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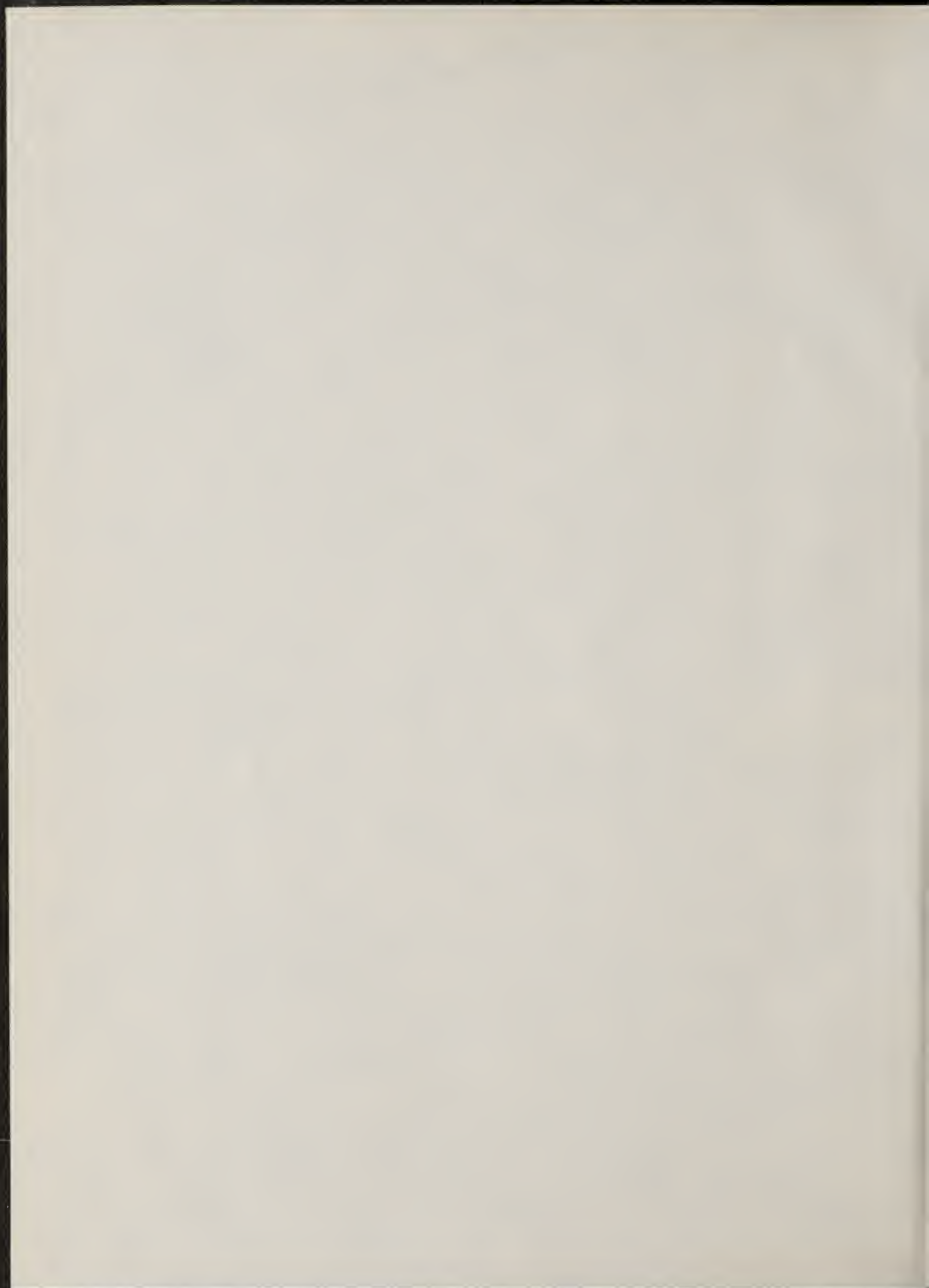
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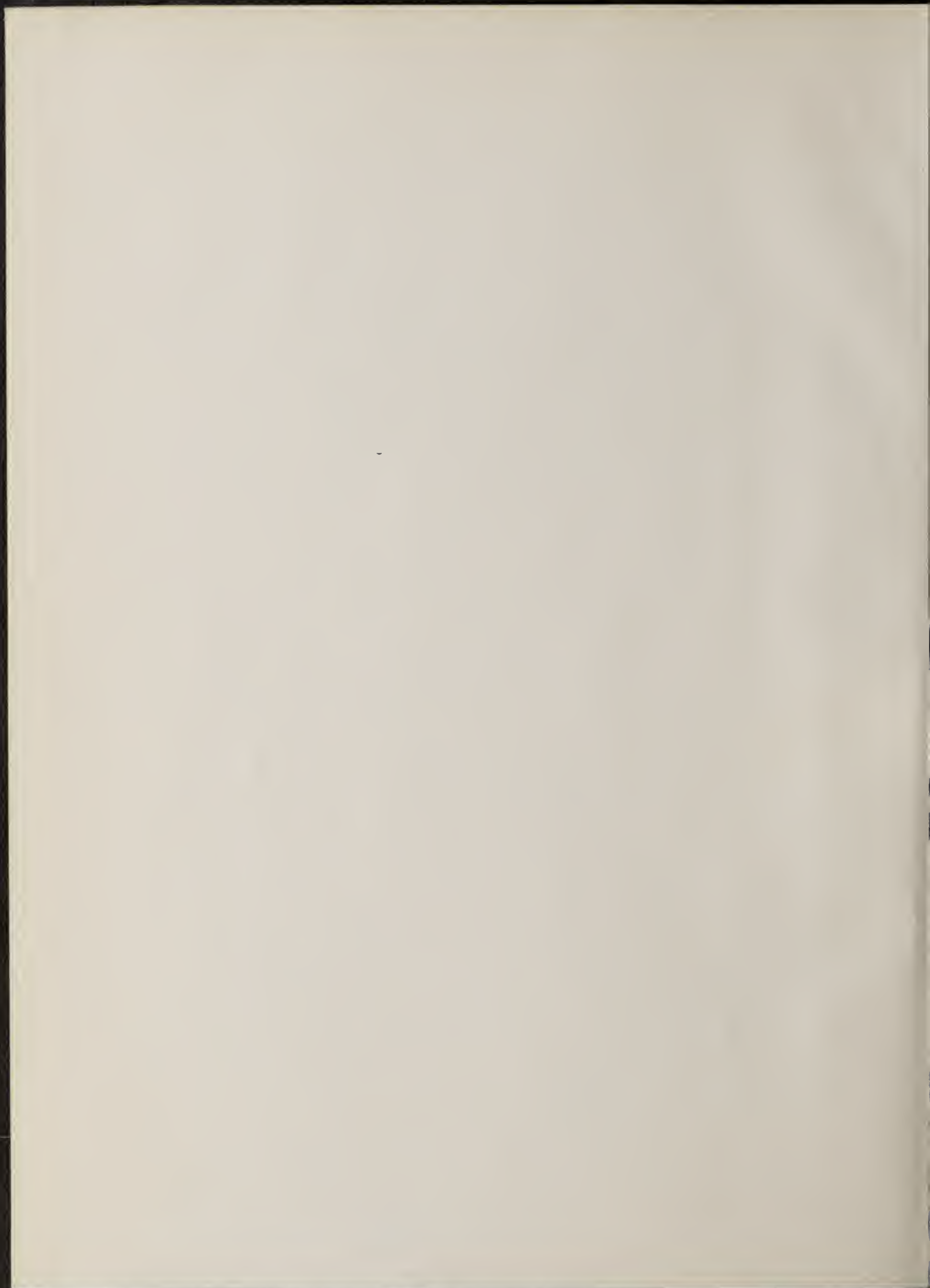
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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

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No. 1

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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265-55-BZ and 266-55-A.

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nection Therewith.

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Tuesdays at 10 a.m. and 2 p.m.

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All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engi-
neers, pertaining to the work of the board, will be seen only
between the hours of ten in the morning and one in the
afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

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997-55-A—B.Q.—112-01 208th street, southeast corner of 112th avenue, Block 10985, Lot 18, Queens Village, Borough of Queens, Alt. 715-55—re frame building use of more than 2 stories for living quarters.

998-55-BZ—B.B.—1638 8th avenue, west side, 110 ft. 5 in. north of Prospect place, Block 1112, Lot 54, Borough of Brooklyn, Alt. 3374-55—re parking lot.

999-55-BZ—B.B.—2596-2608 Coney Island avenue and 820-830 Avenue W, southwest corner and 97-107 Lancaster avenue, Block 7184, Lot 26, Borough of Brooklyn, Alt. 1357-52—re sale and display of building materials; carpentering and woodworking use of power saws, etc.; area excessive for D area district.

1000-55-BZ—B.B.—940-942 Marcy avenue, west side, 80 ft. south of Macon street, Block 1850, Lots 26 and 35, Borough of Brooklyn, Alt. 4411-55—re parking lot.

1001-55-BZ—B.B.—2839 West 23rd street, east side, 315 ft. south of Neptune avenue, Block 7016, Lot 72, Borough of Brooklyn, Alt. 3234-54—re change in use to repair shop; area excessive.

1002-55-BZ—B.Q.—113-14 to 113-20 (113-16 official) Rockaway boulevard, southwest corner of 114th avenue, Block 11705, Lot 36, St. Albans, Borough of Queens, N.B. 4209-55—re gasoline service station, auto washing, lubrication, office, repairs, etc.

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1004-55-A—B.Bx.—1081 Boston road, west side, 137.60 ft. south of East 166th street, Block 2607, Lot 67, Borough of The Bronx, Alt. 501-55—re use of non-fireproof construction as meeting rooms on 2nd floor.

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1006-55-BZ—B.B.—506-514 Utica avenue, southwest corner of Midwood street, Block 4590, Lot 38, Borough of Brooklyn, Alt. 4042-55—re parking of cars in connection with retail food market.

1007-55-A—F.D.—92 Pitt street, east side, 225 ft. south of Stanton street, Block 339, Lot 6, Borough of Manhattan,

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1008-55-BZ—B.R.—1252 Forest avenue and 444 Jewett avenue, southwest corner, Block 388, Lot 54, West New Brighton, Borough of Richmond, N.B. 1138-55—re erection and maintenance gasoline service station, lubritorium, sale of accessories, repairs, parking, etc.

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DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Oct.	19, 1954.
Carbon Dioxide Liquefier, Rules...	Mar.	18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of...	April	12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A

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	Last Publication
Concrete Flat Slabs, Rules.....July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)....Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Ex- cavation for and Demolition of Buildings	Feb. 1, 1955.
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Factory Exit Rules.....Feb.	22, 1955.
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Fire Drill Rules.....Mar.	4, 1952—Vol. 37, No. 10A
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Opening Protective Assemblies, Rules for Inspection of.....May	27, 1954.
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Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)....April	15, 1952—Vol. 37, No. 16A
Procedure, Rules of.....Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for....Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Var- nishes, Lacquers, etc.....Mar.	22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules.....June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting...June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)....Sept.	3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equip-
ment, Gas Burner and Heater Accessories, Oil Fired
Heating Equipment and Oil Burner and Heater Acces-
sories, issued June 1, 1955, listing all approvals through
May 24, 1955.

These pamphlets may be purchased in Room 1014,
Municipal Building, Manhattan. Single Copies—\$1.25;
By Mail—\$1.50.

Further Sections will be published, containing other
approved materials and appliances.

JANUARY 10, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing
Tuesday morning, January 10, 1956, at 10 o'clock in Room
1013, Municipal Building, Manhattan, on the following
matters:

139-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry L.
and Leah Osias, Abraham Savedoff and Jack Parker,
owners.

SUBJECT—Application February 21, 1955—re (decision of
the borough superintendent) under section 7e of the zon-
ing resolution, to permit in a residence use district for a
term of ten years, the use of premises as a golf driving
range, miniature golf course, Par 3 golf course, and to
permit the erection and maintenance of three structures
of Class IV construction to be used as, (1) ticket office
and storage, (2) open shed over driving tees, and (3) for
storage; and to permit the parking of patrons' cars (no
fee to be charged).

PREMISES AFFECTED—242-02 to 242-80 (242-20 of-
ficial) 61st avenue, south side, 43.11 ft. east of Douglaston
parkway and 61-01 to 71-27 Douglaston parkway, Block

8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside,
Borough of Queens.

Laid over to November 9, 1955, for inspection and deci-
sion; hearing closed; then to November 22, 1955, for fur-
ther inspection and hearing at that time; then to December
6, 1955, for further inspection and decision; then to January
10, 1956, for inspection and decision; hearing closed.

140-55-A

APPLICANT—Lama, Proskauer and Prober, for Harry
L. and Leah Osias, Abraham Savedoff and Jack Parker,
owners.

SUBJECT—Application February 21, 1955—re Appeal from
a decision of the borough superintendent—re erection of
frame building for business use.

PREMISES AFFECTED—242-02 to 242-80 (242-20 of-
ficial) 61st avenue, south side, 43.11 ft. east of Douglaston
parkway and 61-01 to 71-27 Douglaston parkway, Block
8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside,
Borough of Queens.

154-35-BZ

APPLICANT—Lama, Proskauer and Prober, for Assets
Control Company, Inc., owner.

SUBJECT—Application reopened January 11, 1955 as Vol.
II—re (decision of the borough superintendent) under
sections 7e, 7h and 7A of the zoning resolution, to permit
in a retail use district, the erection and maintenance of a
gasoline service station, lubritorium, car washing, motor
vehicle repair shop, storage and sale of accessories and
office, and to permit the parking and storage of motor
vehicles on unbuilt upon portion of plot, with an entrance
(curb cut) nearer the residence use district than is per-
mitted.

PREMISES AFFECTED—219-28 to 219-38 (official 219-30)
Hillside avenue and 88-01 to 88-09 Springfield boulevard,
southeast corner, Block 10680, Lot 1, Hollis, Borough of
Queens.

Laid over from November 29, 1955, to December 6, 1955,
for further hearing; then to January 10, 1956, for inspection
and decision; hearing closed.

80-55-A

APPLICANT—Lama, Proskauer and Prober, for Assets
Control Co., Inc., owner.

SUBJECT—Application February 3, 1955—filed pursuant to
section 35, General City Law re premises located partly
in bed of mapped street—proposed widening of Spring-
field boulevard.

PREMISES AFFECTED—219-28 to 219-38 (219-30 offi-
cial) Hillside avenue and 88-01 to 88-09 Springfield boule-
vard, southeast corner, Block 10680, Lot 1, Hollis, Borough
of Queens.

277-55-BZ

APPLICANT—De Rose and Cavalieri, for Giulio Mariani,
owner.

SUBJECT—Application April 11, 1955—re (decision of the
borough superintendent) under sections 7c and 21 of the
zoning resolution, to permit in a local retail and residence
use, D area, Class 1 height district, the change in occu-
pancy of premises to a bar and grill, restaurant and caba-
ret from a restaurant, bar and grill.

PREMISES AFFECTED—2705 Wilson avenue and 1289-
1295 Allerton avenue, northwest corner, Block 4527, Lot 1,
Borough of The Bronx.

Laid over from December 20, 1955, to January 10, 1956,
for revised plans showing location and number of music
pieces, etc.; hearing closed.

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application September 18, 1951—re (decision
of the borough superintendent) under sections 7c and 21
of the zoning resolution, to permit in a retail use district

CALENDAR

the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

Laid over from May 3, 1955 to June 7, 1955, to permit the applicant to obtain a decision from the Building Department as to structural conditions to comply with the Labor Law and to permit the filing of a companion administrative appeal to be heard with the zoning application on the laid over date; laid over, date to be set for hearing when companion "A" appeal has been examined and set for hearing; the "A" and "BZ" cases to be heard on the same date; then set for hearing January 10, 1956.

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner.
SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

197-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Harold J. Weinstock, owner.

SUBJECT—Applicant reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a doctor's office and a gasoline service station, lubricatorium, car-washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—58-12 to 58-30 (official 58-12 and 58-20) Francis Lewis boulevard and 58-15 to 58-37 Hollis Court boulevard, northwest corner, Block 7450, Lot 11, Flushing, Borough of Queens.

Laid over from June 21, 1955; date to be set for Board to investigate as to proposed roadway; hearing closed; then set for decision on January 10, 1956.

313-33-BZ—Vol. II

APPLICANT—Samuel Carr, for Digama Realty Company, owner.

SUBJECT—Application reopened October 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit partly in a residence and partly in a business use district the erection and maintenance of a gasoline service station, lubricatorium, sales space, service parking, car wash, and motor vehicle repairs, with a curb cut less than 75 ft. from residence use district.

PREMISES AFFECTED—38-06 Greenpoint avenue, southwest corner of 50th avenue, Block 212, Lot 23, Woodside, Borough of Queens.

576-37-BZ—Vol. II

APPLICANT—William A. Giesen, for B. J. Denihan, Inc., and Deborah E. Dumont, owners (B. J. Denihan, Inc., and Shamrock Cleaners, Inc., lessees).

SUBJECT—Application reopened October 19, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, to change the use of part of the combined structure from residence to commercial use and other parts of the combined structure from one commercial use to another commercial use.

PREMISES AFFECTED—215-221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

809-54-A

APPLICANT—William A. Giesen, for B. J. Denihan,

Inc., and Deborah E. Dumont, owners (B. J. Denihan, Inc., and Shamrock Cleaners, Inc., lessees).

SUBJECT—Application September 28, 1954—re Appeal from a decision of the borough superintendent—non fire-proof construction, area excessive.

PREMISES AFFECTED—215-221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

104-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Potter Brothers, Inc., owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the continued use of an existing factory and storage building for a term of 5 years.

PREMISES AFFECTED—150-18 to 150-22 Tahoe street, west side, 170.07 ft. south of Albert road, Block 11556, Lot 23, Ozon Park, Borough of Queens.

386-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fire-O-Matic Corp., owner.

SUBJECT—Application May 2, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, car washing, minor vehicle repairs, oil burner repairs, storage, office and sales, showroom for oil burners.

PREMISES AFFECTED—925-931 McDonald avenue, west side, 139 ft. 10½ in. north of 18th avenue, Block 5408, Lots 55-58 inclusive, Borough of Brooklyn.

531-55-BZ

APPLICANT—Charles M. Spindler, for Frank and Catherine Ruzek, owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7c, 7h and 7i of the zoning resolution, to permit in a business use district the extension in area of an existing gasoline service station to include gasoline service, auto washing, lubrication, parking and storage for more than 5 motor vehicles, office, accessory, sales, sale of used cars, 2 car garage, garage for less than 5 cars, brake and ignition service and auto repairs with hand tools only.

PREMISES AFFECTED—34-15 to 34-25 58th street, east side, 131.25 ft. south of Broadway, Block 1197, Lot 25, Woodside, Borough of Queens.

537-55-BZ

APPLICANT—Leonard F. Rothkrug, for Pick Quick Foods, Inc., owner (Key Foods Stores, Inc., lessee).

SUBJECT—Application July 1, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a local retail use district proposed parking lot for the use of patrons of Key Food Stores (no fee to be charged), proposed curb cut and entrance to parking lot within 75 ft. of the residence use district.

PREMISES AFFECTED—9516-9524 3rd avenue, northwest corner of 96th street, Block 6116, Lots 37-39 inclusive, Borough of Brooklyn.

557-55-BZ

APPLICANT—Harry G. Savran, for Pater Realty Co., Inc., owner (42-64 West 30th Street, Corp., lessee).

SUBJECT—Application July 7, 1955—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a business use district the erection of a storage garage for more than 5 motor vehicles.

PREMISES AFFECTED—48-64 West 30th street, south side, 100 ft. east of Avenue of The Americas, Block 831, part of Lot 78, Borough of Manhattan.

CALENDAR

828-55-BZ

APPLICANT—Charles A. Buckley, Jr. for Pennsylvania Tunnel and Terminal Railroad Corp., (Palace of Progress, Corp., lessee).

SUBJECT—Application August 8, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit partly in a Class 1½ and partly in a class 2 height district, the erection of a building with street walls in excess of the heights permitted by section 8 subdivisions (f) and (g) of the zoning resolution.

PREMISES AFFECTED—Entire block bounded by 201-271 West 31st street, 200-270 West 33rd street, 380-418 7th avenue and 420-458 8th avenue, Block 781, Lot 1, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

JANUARY 10, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November 10, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

834-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Finkel Umbrella Frame Company, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re Appeal from a decision re an order of the fire commissioner—re dip tank covers, etc.

PREMISES AFFECTED—890-914 Brush avenue, east side, 551.16 ft. south of Bruckner boulevard 2nd floor, Block 5541, Lot 130, Borough of The Bronx.

475-55-A

APPLICANT—Lama, Proskauer and Prober, for Samuel Harris, owner.

SUBJECT—Application June 6, 1955—re Appeal from a decision of the borough superintendent—re change in use from lodge rooms to nursing home of three story Class III building; exit stairs.

PREMISES AFFECTED—957 Putnam avenue, north side, 100 ft. east of Ralph avenue, Block 1483, Lot 64, Borough of Brooklyn.

975-55-A

APPLICANT—Leonard F. Rothkrug, for Purvis Estate, Inc., owner.

SUBJECT—Application November 29, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—108-110 York street and 110-118 Jay street, southwest corner, Block 64, Lot 8, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

JANUARY 13, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, January 13, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

217-21-SR—Proposed Amendments of the Oil Burner Rules.

HARRIS H. MURDOCK, *Chairman*.

JANUARY 17, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 17, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

692-53-BZ

APPLICANT—Lama, Proskauer and Prober and Rubinton and Coleman, for Kissena Park Corp., Dominick Mazza and Marie Colonna, owners.

SUBJECT—Application September 28, 1953—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—163-10 Pidgeon Meadow road and 47-02 to 47-06 164th street, southwest corner and 47-09 to 47-21 163rd street, Block 5494, Lots 8-13 inclusive, Flushing, Borough of Queens.

Laid over from November 22, 1955 to December 13, 1955, for inspection and decision; hearing closed; then to January 17, 1956, for further consideration and decision.

150-55-BZ

APPLICANT—Jacob Lubroth and Son, for Joseph Oliva, owner.

SUBJECT—Application February 24, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking and storage of motor vehicles (pleasure cars only).

PREMISES AFFECTED—2861-2865 West 29th street, east side, 190 ft. north of Mermaid avenue, Block 7011, Lot 61, Borough of Brooklyn.

Laid over from November 22, 1955, to December 13, 1955, for inspection and decision; hearing closed; applicant to submit letter to the Board from proper source stating whether West 29th street is an officially designated play street; then to January 17, 1956, for further consideration by the Board and additional information to be submitted by the applicant.

225-36-BZ—Vol. III

APPLICANT—Lamb and Lamb, for North American Holding Corp., owner.

SUBJECT—Application reopened June 21, 1955 as Vol. III re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use district proposed change of use to stores in the cellar, which is in the residence use portion of a class A multiple dwelling which is in a business and residence use district.

PREMISES AFFECTED—1180-1188 Grand Concourse and 180-188 East 167th street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.

Laid over from November 29, 1955, to December 13, 1955, for consideration and decision; hearing closed; then to January 17, 1956, for further consideration and decision.

419-55-BZ

APPLICANT—Paul Friedman, for Maude A., Anna M. and Raymond J. Seel, owners.

SUBJECT—Application May 24, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline station, lubritorium, car wash (non automatic), minor repairs, office, sales and storage of auto accessories, and parking of cars awaiting servicing, for a term of 15 years.

PREMISES AFFECTED—244-04 to 244-08 Francis Lewis boulevard and 243-02 to 243-06 South Conduit avenue, southwest corner and 139-03 to 139-11 243rd street, Block 13599, Lot 25, Rosedale, Borough of Queens.

Laid over from October 25, 1955, to November 29, 1955, for inspection and decision; hearing closed; then to December 20, 1955, for decision; hearing closed; then to January 17, 1956, for further study by the Board.

827-55-BZ

APPLICANT—Leonard F. Rothkrug, for Arthur Miller, Herbert Cohen and Frank Bruno, owners (owner under contract—Jaltex Petroleum Corp.); (Master Builders and Mason Supply Co., lessee).

SUBJECT—Application October 21, 1955—re (decision of the borough superintendent) under sections 7f and 7A, to

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permit in a retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, oil selling, sales, with curb cuts less than 75 ft. from the residence use district, for a term of 15 years.
PREMISES AFFECTED—245-20 139th avenue and 245-22 to 245-32 South Conduit avenue, southwest corner and 139-02 to 139-10 246th street, Block 13614, Lots 23 and 24—23 tentative, Rosedale, Borough of Queens.

Laid over from November 29, 1955 to December 20, 1955, for decision; hearing closed; then to January 17, 1956, for further consideration by the Board.

167-55-BZ

APPLICANT—Burke, Green and Groh, for Ralph Gargano, owner.

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubrication, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—20-65 Clintonville street, northeast corner of 21st avenue, Block 4752, Lot 1, Whitestone, Borough of Queens.

Laid over from November 15, 1955, to December 13, 1955, for inspection and decision; hearing closed; then to January 17, 1956 in conjunction with 573-55-BZ; applicant having been notified.

573-55-BZ

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application July 13, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto wrecking (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner and 1727 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

Laid over for inspection and decision; hearing closed; date to be set, awaiting information as to action of Board of Education and the Board of Estimate as to proposed adjacent school; then set for January 17, 1956.

756-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.

SUBJECT—Application September 6, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the extension of an existing building used for restaurant, storage and cabaret and to permit parking of patrons' cars.

PREMISES AFFECTED—2640-2660 Ocean parkway and 63-73 Nixon Court, northwest corner and 64-70 Murdock Court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

757-55-A

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.

SUBJECT—Application September 6, 1955—re Appeal from a decision of the borough superintendent—relating to the proposed use of a portion of a plot within the 30 ft. Ocean parkway setback for the parking of patrons cars and the construction of a driveway entrance accessory thereto.

PREMISES AFFECTED—2640-2660 Ocean parkway and 63-73 Nixon court, northwest corner and 64-70 Murdock court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

9-28-BZ—Vol. II

APPLICANT—Vincent D. Luongo, for James Miceli and Isidore J. Caminiti, owners.

SUBJECT—Application reopened October 14, 1950 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction of existing gasoline service station, and extension of use to include gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—8131-8155 New Utrecht avenue, east side, 242 ft. 5 in. south of 81st street, Block 6314, Lot 112, Borough of Brooklyn.

950-40-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Waldwin Holding Corporation, owner.

SUBJECT—Application reopened September 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the proposed change of occupancy, on the second and attic floors, from dwelling to business use.

PREMISES AFFECTED—7610-7614 4th avenue, west side, 59 ft. south of 76th street, Block 5950, Lot 47, Borough of Brooklyn.

32-42-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Waldwin Holding Corporation, owner.

SUBJECT—Application reopened September 13, 1955 as Vol. II—re Appeal from a decision of the borough superintendent relating to frame construction, inadequate floor loads, enclosure and adequacy of exits.

PREMISES AFFECTED—7610-7614 4th avenue, west side, 59 ft. south of 76th street, Block 5950, Lot 47, Borough of Brooklyn.

39-55-BZ

APPLICANT—Jack Heimlick, lessee, for Fred R. Cronkite, owner.

SUBJECT—Application January 24, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district the extension in use and area of an existing gasoline service station to include lubritorium, auto wash (non automatic), motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—153-95 Rockaway boulevard and 153-02 to 153-12 137th avenue, southeast corner and 137-02 to 137-12 154th street, Block 12301, Lot 19, Jamaica, Borough of Queens.

290-55-BZ

APPLICANT—Reginald S. Hardy, for Land Buyers, Inc., owner.

SUBJECT—Application April 12, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the demolition of existing structures, and the erection and maintenance, for a term of 15 years) a gasoline service station, lubritorium, auto laundry (non-automatic) motor vehicle repair shop and office, and to permit the parking of motor vehicles awaiting service.

PREMISES AFFECTED—134-15 Rockaway boulevard, northwest corner of 135th street, Block 11701, Lot 1, South Ozone Park, Borough of Queens.

375-55-BZ

APPLICANT—Michael Alfano, for Max Sakow, owner.

SUBJECT—Application May 5, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a local retail use district the erection of a gasoline service station, lubritorium, auto repair shop, salesroom, car washing and storage.

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PREMISES AFFECTED—950-970 Allerton avenue, south side, from Paulding avenue to Williamsbridge road, Block 4447, Lots 62, 64 and 66, Borough of The Bronx.

378-55-BZ

APPLICANT—Leonard F. Rothkrug, for Private Garages, Inc., owner.

SUBJECT—Application May 10, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking lot.

PREMISES AFFECTED—2139-2143 65th street, north side, 325 ft. west of Bay parkway, Block 5550, Lot 50, Borough of Brooklyn.

394-55-BZ

APPLICANT—Patrick D. Concagh, for Bome Realty Corp., owner (The Texas Co., lessee).

SUBJECT—Application May 17, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, storage and sale of auto accessories.

PREMISES AFFECTED—329-335 Morris avenue and 266-268 East 140th street, northwest corner, Block 2333, Lot 70, Borough of The Bronx.

409-55-BZ

APPLICANT—Robert Gottlieb, for Aznive Haig, owner (Chris Walsh, lessee).

SUBJECT—Application May 16, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from 3 car garage to motor vehicle repair shop (hand tools only) for a term of 3 years.

PREMISES AFFECTED—1601 Bussing avenue, west side, 6.25 ft. north of East 232nd street, Block 4857, Lot 76, Borough of The Bronx.

691-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Tony and Marie Lanza, Frank Mascali and Sons, Inc., and A. Wollheim and Sons, Inc., owners.

SUBJECT—Application August 2, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, store, utility room, parking and storage of motor vehicles; proposed curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—1774-1798 Nereid avenue and 4400-4406 Barnes avenue, southeast corner, 4385-4389 Wickham avenue and 4386-4390 Gunther avenue, Block 5051, Lots 44, 50, 45 and 51, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 17, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 17, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

994-54-A

APPLICANT—Sidney Daub, for 125 Fifth Avenue Corp., owner.

SUBJECT—Application December 27, 1954—re Appeal from a decision of the borough superintendent, re egress.

PREMISES AFFECTED—7-9 West 18th street, north side, 184 ft. 4 in. west of 5th avenue, Block 820, Lot 33, Borough of Manhattan.

428-55-A

APPLICANT—Noah N. Sherman and Joseph Lau, for East End Temple, owner.

SUBJECT—Application May 27, 1955—re Appeal from a decision of the borough superintendent—re reconstruction.

PREMISES AFFECTED—341-343 East 19th street, north side, 240 ft. west of 1st avenue, Block 925, Lots 24 and 25, Borough of Manhattan.

124-55-A

APPLICANT—National Gypsum Co., owner.

SUBJECT—Application February 10, 1955—re Appeal from a decision of the fire commissioner relating to the use of a heating device not of a type approved by the Board.

PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.

310-55-A

APPLICANT—National Gypsum Co., owner.

SUBJECT—Application April 13, 1955—re Appeal from a decision of the fire commissioner relating to the installation of an above ground tank for the storage of 600,000 gallons of fuel oil.

PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.

164-55-A

APPLICANT—Regan and Barrett, for Park Avenue-Fifty-Ninth Street Corp., owner (National City Bank of New York, lessee).

SUBJECT—Application February 21, 1955—re Appeal from a decision of the borough superintendent—Revocation of Permit re Alt. 1642-52.

PREMISES AFFECTED—487-495 Park avenue and 100-108 East 59th street, southeast corner, Block 1313, Lot 4, Borough of Manhattan.

816-55-A

APPLICANT—Regan and Barrett, for Park Ave. Fifty-Ninth Street Corp., owner.

SUBJECT—Application October 6, 1955—re Appeal from a decision of the borough superintendent—review of Borough Superintendent decision re change in use.

PREMISES AFFECTED—487-495 Park avenue and 100-108 East 59th street, southeast corner, Block 1313, Lot 4, orchestra and stadium, Borough of Manhattan.

680-55-A

APPLICANT—Julius Schwan, for Minority Housing Development Corp., owner.

SUBJECT—Application August 30, 1955—filed pursuant to section 36, General City Law re premises not facing a legal street.

PREMISES AFFECTED—167-16 Brinkerhoff avenue, south side, 64.09 ft. west of 168th street, Block 10195, Lot 8, Jamaica, Borough of Queens.

681-55-A

APPLICANT—Julius Schwan, for Minority Housing Development Corp., owner.

SUBJECT—Application August 30, 1955—filed pursuant to section 36, General City Law re premises not facing on legal street.

PREMISES AFFECTED—167-18 Brinkerhoff avenue, south side, 64.09 ft. west of 168th street, Block 10195, Lot 9, Jamaica, Borough of Queens.

851-55-A

APPLICANT—Harrison and Abramovitz, for Museum of Modern Art, owner (Theatre Guild, lessee).

SUBJECT—Application October 28, 1955—re Appeal from a decision of the borough superintendent—non-fireproof construction—stairs, live load, etc.

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PREMISES AFFECTED—27 West 53rd street, north side, 385 ft. east of Avenue of Americas (6th), Block 1269, Lot 17, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 24, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 24, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

514-54-BZ

APPLICANT—Ervin Palmer, for Gardel Enterprises Inc., and Twenty-Second Street Holding Corp., owners.

SUBJECT—Application May 20, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—87 Monroe street, north side, 100 ft. east of 10th avenue, Block 719, Lots 77-81 inclusive, Borough of Manhattan.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

869-54-BZ

APPLICANT—Joseph B. Koppelman, for Clarence Beeber, owner.

SUBJECT—Application November 17, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—462-472 West 22nd street, south 110 ft. east of Pike street, Block 272, Lot 4, Borough of Manhattan.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

184-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fanny Berger, owner.

SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—1980-1992 Ralph avenue and 5911-5923 Avenue J, northwest corner, Block 7763, Lots 45 and 46, Borough of Brooklyn.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

301-55-BZ

APPLICANT—Martin Isaacs, for RoNan Service Inc., owner.

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the demolition of existing buildings and the erection and maintenance of a structure to be used as an automatic auto laundry.

PREMISES AFFECTED—136 East Broadway, north side, 210 ft. 5 in. east of Pike street and 125-125½ Division street, south side, 212 ft. east of Pike street, Block 283, Lots 59 and 86, Borough of Manhattan.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

302-55-BZ

APPLICANT—Lama, Proskauer and Prober, for John M. Ell, owner (Felix Fezzuologlio, lessee).

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the proposed change in occupancy from boiler room, garage for

5 cars and showroom to boiler room, body and fender repairs, wheel and frame alignment, welding, painting and spraying, parking of cars waiting to be serviced.

PREMISES AFFECTED—1469-1471 86th street, north side, 100 ft. west of 15th avenue, Block 6340, Lot 48, Borough of Brooklyn.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

425-55-BZ

APPLICANT—Robert Teichman, for 352 West 42nd street, Corp., owner (Pearl-Kinney Corp., lessee).

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district proposed open type parking garage for more than 5 cars.

PREMISES AFFECTED—350-358 West 42nd street, south side, 82 ft. east of 9th avenue, Block 1032, Lot 58, Borough of Manhattan.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

575-55-BZ

APPLICANT—Goldwater and Flynn, for The Montefiore Hospital for Chronic Diseases, owner.

SUBJECT—Application July 13, 1955—re (decision of the borough superintendent) under sections 7e, 7h and 7i of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, office, motor repairs, storage and parking of motor vehicles.

PREMISES AFFECTED—Block bounded by South side of Gun Hill road, from Tryon avenue to Wayne avenue, Block 3343C, Lot 245, Borough of The Bronx.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

667-50-BZ—Vol. IV

APPLICANT—Charles M. Spindler and Joseph C. Haus, for C.R.T. Holding Corp., owner.

SUBJECT—Application reopened July 19, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7c of the zoning resolution, to permit in a business, retail and residence use district proposed extension in area of plot and extension of building area of present auto laundry and gasoline service station and proposed use of premises as auto laundry, offices, gasoline service station, sale of auto accessories, parking and storage of more than 5 cars, lubrication, wheel alignment, brake testing and repairs, minor repairs and auto safety inspection station.

PREMISES AFFECTED—85-07 Queens boulevard and 51-25 to 51-39 Reeder street, northeast corner, Block 1549, Lot 41, Elmhurst, Borough of Queens.

Laid over from December 13, 1955 to January 24, 1956, for inspection and decision; hearing closed.

342-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler and Benjamin Hass, owners.

SUBJECT—Application April 30, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of stores, auto show-room, gasoline service station, car wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles; and for loading and unloading and the parking of patrons cars.

PREMISES AFFECTED—76-01 to 76-19 Main street, east side, from 76th avenue to 76th road, 144-02 to 144-10 76th avenue and 141-01 to 141-09 76th road, Block 6666, Lot 1, Flushing, Borough of Queens.

Laid over from December 13, 1955, to January 24, 1956, for inspection and decision; hearing closed.

CALENDAR

800-55-BZ

APPLICANT—T. S. Nilsen, for J. F. and Mary E. Lombard, owners.

SUBJECT—Application October 13, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the relocation of an existing dwelling on a lot so as to have less than the required 15 ft. setback from the line of Horace Harding expressway as widened.

PREMISES AFFECTED—61-11 213th street, southeast corner of Horace Harding boulevard, Block 7603, Lot 1, Bayside, Borough of Queens.

434-16-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Marjorie E. Hart, owner (J. J. Hart, Inc., lessee).

SUBJECT—Application reopened March 3, 1953 as Vol. IV—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business and unrestricted use district proposed addition of garage for more than 5 motor vehicles to proposed occupancy as granted by the Board of Standards and Appeals under Cal. 434-16-BZ. Proposed driveway on Bedford place is contrary to original and amended resolution of the Board.

PREMISES AFFECTED—1095-1107 Atlantic avenue and 14-36 Bedford place, northwest corner, Block 2021, Lot 20, Borough of Brooklyn.

535-37-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Nost-Mont Garage, Inc., owner.

SUBJECT—Application reopened October 18, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7c, 7i, 7h and 7e of the zoning resolution, to permit in a business and residence use district the proposed change of use from a public garage for more than 5 cars, parking of not more than 30 cars, to gasoline service station, public garage, motor vehicle repairs, lubritorium, automatic auto laundry, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—958-990 Nostrand avenue and 412-416 Montgomery street, southwest corner and 291-301 Sullivan place, Block 1305, Lot 40, Borough of Brooklyn.

1293-39-BZ—Vol. II

APPLICANT—Paul Friedman, for Walter Shapiro and Isidore Rachelson, owners.

SUBJECT—Application reopened November 1, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use C area district the erection and maintenance of a one story and cellar building to be used as stores using more than the area permitted.

PREMISES AFFECTED—1401-1407 Avenue M and 1291-1295 East 14th street, northeast corner and 1402-1406 Chestnut avenue, Block 6735, Lot 121, Borough of Brooklyn.

361-52-BZ—Vol. II

APPLICANT—Ingram S. Carner, for LMJ Realty Corporation, owner.

SUBJECT—Application reopened October 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs, sales and storage of auto accessories, storage of more than 5 cars waiting to be serviced with show windows and curb cuts and signs less than 75 ft. from the residence district.

PREMISES AFFECTED—9609-9625 Ditmas avenue and 732-742 Rockaway parkway, northwest corner, Block 8114, Lots 1, 6, 63 and 64, Borough of Brooklyn.

715-52-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application reopened September 20, 1955 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of more than 5 cars to be used by personnel of one story office building directly across the street.

PREMISES AFFECTED—609 East 11th street, north side, 142.8 ft. east of Avenue B, Block 394, Lot 64, Borough of Manhattan.

446-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Fulton Reid Realty and Holding Corporation, owner.

SUBJECT—Application reopened September 20, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a local retail use district, the extension of the existing structure for use as meat processing, cooler, storage plant, offices and dressing rooms. The proposed extension exceeds the area permitted in a C area district.

PREMISES AFFECTED—70-76 Marion street and 349-359 Reid avenue, southeast corner and 1755-1763 Fulton street, Block 1695, Lots 1 and 4, Borough of Brooklyn.

227-55-BZ

APPLICANT—Robert Teichman, for Brunlee Realty Corp., owner.

SUBJECT—Application March 15, 1955—re (decision of the borough superintendent) under sections 7b and 7c of the zoning resolution, to permit in a business and residence use district, the extension of existing public parking lot from business use portion of plot into the residence portion of the plot.

PREMISES AFFECTED—1023-1029 Clay avenue, west side, 50 ft. south of East 165th street and 996-1004 Teller avenue, Block 2424, Lots 11 and 19, Borough of The Bronx.

261-55-BZ

APPLICANT—O'Connell and McInerney, for Rose Gallagher, owner.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district the erection of a 2 story non fireproof building with a cellar, 3 stores on the street level and 2 professional offices and 2 apartments on the second floor, using more than the area permitted.

PREMISES AFFECTED—220-226 Beach 129th street, east side, 220 ft. south of Cronston avenue, Block 722, Lot 62, Belle Harbor, Borough of Queens.

285-55-BZ

APPLICANT—John J. Tricarico, for Nick Pizaaz, owner.

SUBJECT—Application April 7, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, motor vehicle repair shop and to permit the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—1777-1783 McDonald avenue, east side, 170 ft. 8½ in. north of Avenue P, Block 6608, Lot 64, Borough of Brooklyn.

406-55-BZ

APPLICANT—Gabriel Nathan, for Edwin and Edna Hernly, owners.

SUBJECT—Application May 13, 1955—re (decision of the Commissioner Marine and Aviation) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the construction of a timber bulkhead wall along the property, and the use of the property for boat landing and parking of patrons cars.

CALENDAR

PREMISES AFFECTED—225-229 Beach 3rd street, west side, 240 ft. north of Seagirt avenue and 224-230 Beach 4th street, Block 103, Lot 14, Far Rockaway, Borough of Queens.

538-55-BZ

APPLICANT—Leonard F. Rothkrug, for Anne Brown, owner.

SUBJECT—Application July 1, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, non-automatic laundry, office, sales area, utility room and lubritorium.

PREMISES AFFECTED—995-1007 McDonald avenue and 47-57 Lawrence avenue, northeast corner, Block 5419, Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 24, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 24, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

541-55-SM

APPLICANT—Pittsburgh Reflector Company, owner.

SUBJECT—Application June 23, 1955—Pittsburgh Reflector Co., Luma Ceiling No. 10, approval of.

617-52-SM

APPLICANT—Conver Steel and Wire company, for Level-Line Ceiling Inc., owner.

SUBJECT—Application August 4, 1952—Level Line Hanger for use on construction of hung-ceilings, approval of.

822-55-SM

APPLICANT—Conver Steel and Wire Company, owner-manufacturer (The Fireproof Products Co., Inc., agent).

SUBJECT—Application September 30, 1955—Conver-Zin-aloy Zinc Cavity Wall Tie (wall tie for anchoring hollow wall switches together—cavity wall), approval of.

322-54-SM

APPLICANT—Minwax Company, Inc., owner.

SUBJECT—Application April 22, 1954—Minx Transparents (waterproofing exterior masonry walls above grade), approval of.

183-54-SM

APPLICANT—The Wiremold Company, owner.

SUBJECT—Application for consideration—reopened November 9, 1955 as to change in model designation—re Wiremold Flexible Connector; previously approved.

734-54-SM

APPLICANT—Seelye Stevenson Value & Knecht, owner.

SUBJECT—Application for consideration—reopened September 13, 1955 as to amendment to resolution as to additional insulation fill—re Corruform and Tufcor Steel Deck (fire-resistive roof for industrial construction); previously approved.

825-54-A

APPLICANT—Recordak Corp., for Eastman Kodak Co., owner.

SUBJECT—Application October 20, 1954—re Appeal from an order and a decision of the fire commissioner—relating to a film vault.

PREMISES AFFECTED—235-239 West 23rd street, north side, 347 ft. west of 7th avenue, Block 773, Lot 24, Borough of Manhattan.

692-55-A

APPLICANT—Julius Eckmann, for Estate of Isabelle C. Hoffman (Pauline H. Rosenberg, Executor), owner.

SUBJECT—Application August 3, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—5 East 47th street, north side, 150 ft. east of 5th avenue, Block 1283, Lot 7, Borough of Manhattan.

661-46-A—Vol. II

APPLICANT—Herman E. Horwood, for W. A. & W. O. Kaiser Inc., owners.

SUBJECT—Application reopened June 14, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—re means of egress.

PREMISES AFFECTED—412-414 Avenue of the Americas (6th), east side, 43 ft. 8 in. south of West 9th street, Block 572, Lot 6, Borough of Manhattan.

700-54-A

APPLICANT—Frank Braun, for Alabama Realities, Inc., owner (Canarsie Unit Jehovah's Witnesses, lessees).

SUBJECT—Application September 14, 1954—re Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—568-574 Sutter avenue, southeast corner of Alabama avenue, Block 3769, Lot 21, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 31, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 31, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed; then to September 27, 1955, at request of the applicant for information as to possible acquisition on subject site for approach to Throggs Neck Bridge; then to December 13, 1955, for further information as to the acquisition of land, including the subject site in connection with approaches for the proposed Throggs Neck Bridge; then to January 31, 1956, for consideration in relation to proposed Throggs Neck Housing Project.

352-32-BZ—Vol. II

APPLICANT—Joseph Schafran, for Sylvia Friedman, Esther Goldman, Sol. Goldman, Norton Goldman and Leo Goldman, owners.

SUBJECT—Application reopened October 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7f of the zoning resolution, to permit in a business use district the extension of gasoline service station, lubritorium, minor repairs and adjustments (with hand tools only) and car wash room (non automatic).

PREMISES AFFECTED—3305 Boston road, southwest corner of East 211th street, Block 4705, Lot 62, Borough of The Bronx.

Laid over from December 13, 1955 to January 31, 1956, for inspection and decision; hearing closed.

CALENDAR

423-54-BZ—Vol. II

APPLICANT—O'Dwyer and Bernstein, for Peter and Rachel Federico, owners.

SUBJECT—Application reopened September 20, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), office, sales and storage of auto accessories and open parking.

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

Laid over from December 13, 1955 to January 31, 1956, for inspection and decision; hearing closed.

767-55-A

APPLICANT—O'Dwyer and Bernstein, for Peter and Rachel Federico, owners.

SUBJECT—Application August 2, 1955—re Appeal from a decision of the borough superintendent re non-fireproof construction.

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

135-55-BZ

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail and retail use C area district the extension of existing structure on first story, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. $\frac{1}{8}$ in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

Laid over from December 13, 1955, to January 31, 1956, for inspection and decision; hearing closed.

136-55-A

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

SUBJECT—Application February 18, 1955—re Appeal from a decision of the borough superintendent re exits.

PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. $\frac{1}{8}$ in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

415-55-BZ

APPLICANT—Burke, Green and Groh, for Martha H. Paltrow and Joseph McElroy, owners (o/u/c Bay Chevrolet, Inc.).

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7h and 7i of the zoning resolution, to permit in a local retail and residence use district, the proposed use of automobile showroom, service of new and used cars and trucks, new and used car conditioning, storage and sale of parts, wheel alignment, lubrication, undercoating, car wash, parking and storage of customers' cars waiting to be serviced, car storage, locker room, tool storage, car polishing, offices, body shop, paint shop, gas pump for owner's use only.

PREMISES AFFECTED—240-02 Northern boulevard, southwest corner of Alameda avenue and 46-02 to 46-12 Hanford street, Block 8167, Lot 1, Douglaston, Borough of Queens.

Laid over from December 13, 1955, to January 31, 1956, for inspection and decision; hearing closed.

675-55-BZ

APPLICANT—Paul Friedman, for William Spiller, owner.

SUBJECT—Application August 25, 1955—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a retail D, $\frac{1}{2}$ district

and residence D, 1 district the erection and maintenance of a gasoline service station, auto washing (non automatic), lubrication, office and accessory sales, minor repairs with hand tools only and parking of motor vehicles service, with a ground sign in a retail use district for a term of 15 years.

PREMISES AFFECTED—116-32 (116-14 to 116-46 official) Merrick boulevard, west side, 124.94 ft. south of 116th avenue, Block 12353, Lot 374, St. Albans, Borough of Queens.

Laid over from December 13, 1955 to January 31, 1956, for inspection and decision; hearing closed.

109-29-BZ Vol. III

APPLICANT—Lama, Proskauer and Prober, for The Weiss Management Corp., owner.

SUBJECT—Application reopened July 12, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles, proposed show windows facing Webster avenue.

PREMISES AFFECTED—948-960 Coney Island avenue and 382-392 Webster avenue, southwest corner, Block 5425, Lot 26, Borough of Brooklyn.

Laid over from December 20, 1955 to January 31, 1956, for inspection and decision; hearing closed.

13-48-BZ Vol. II

APPLICANT—Ferdinand Savignano, for Irving Israel, owner.

SUBJECT—Application reopened May 24, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the proposed use of dry cleaning in the basement of a 3-story multiple dwelling.

PREMISES AFFECTED—254 West 88th street, south side, 100 ft. west of Broadway, Block 1235, Lot 56, Borough of Manhattan.

Laid over from December 20, 1955 to January 31, 1956, for inspection and decision; hearing closed.

469-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael T. Marshall, owner.

SUBJECT—Application May 31, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—4320-4338 Broadway, east side, from West 184th to West 185th streets, 659-665 West 184th street and 654-660 West 185th street, Block 2167, Lots 1-6, Borough of Manhattan.

Laid over from December 20, 1955 to January 31, 1956, for inspection and decision; hearing closed.

636-55-BZ

APPLICANT—Paul Friedman, for Julius T. Parker, Moe Silverstein and Max and Beatrice Grossman, owners.

SUBJECT—Application July 29, 1955—re (decision of the borough superintendent under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor repairs (hand tools only), office and sale of auto accessories, parking of more than 5 cars waiting to be serviced, with curb cuts and show windows within 75 ft. of residence use district.

PREMISES AFFECTED—1331-1341 Utica avenue and 5001-5011 Foster avenue, northeast corner, Block 4781, Lots 45, 47 and 48, Borough of Brooklyn.

CALENDAR

Laid over from December 20, 1955 to January 31, 1956, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 31, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 31, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

946-54-A

APPLICANT—Samuel Rosenblum, for Jesse H. Barkin, trustee, owner.

SUBJECT—Application December 7, 1954—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—22-24 West 27th street, south side, 160 ft. 6¼ in. west of Broadway, Block 828, Lot 61, Borough of Manhattan.

55-55-A

APPLICANT—Alexander S. Traub, for 43 White Street Corp., owner.

SUBJECT—Application January 31, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—43-45 White street, south side, 125 ft. 11½ in. east of Church street, Block 175, Lot 20, Borough of Manhattan.

571-55-A

APPLICANT—Samuel Rosenblum, for Aldorn Garage, Inc., owner.

SUBJECT—Application July 12, 1955—re Appeal from a decision of the borough superintendent—exits and fire wall.

PREMISES AFFECTED—43-35 39th street, east side, 200.02 ft. north of 47th avenue, Block 195, Lot 13, Long Island City, Borough of Queens.

721-55-A

APPLICANT—Abraham Grossman, for 110 West 14th Street Corp., owner.

SUBJECT—Application September 21, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—110 West 14th street, south side, 150 ft. west of Avenue of The Americas (6th), Block 609, Lot 33, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining minutes of the meeting of December 20, 1955)

428-55-A

APPLICANT—Noah N. Sherman and Joseph Lau, for East End Temple, owner.

SUBJECT—Application May 27, 1955—re Appeal from a decision of the borough superintendent—re reconstruction.

PREMISES AFFECTED—341-343 East 19th street, north side, 240 ft. west of 1st avenue, Block 925, Lots 24 and 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 17, 1956, at 2 P. M., at the request of the applicant.

280-41-BZ—Vol. III

APPLICANT—Paul Friedman, for Constel Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, for a term of fifteen years, the erection and maintenance of a storage garage for more than five motor vehicles, and a motor vehicle repair shop (including welding, painting and spraying) and permitting the parking of motor vehicles on unbuilt upon portion of plot for customers and employees.

PREMISES AFFECTED—89 Furman avenue, west side, 99.5 ft. north of Bushwick avenue, Block 3462, lots 26, 63 and 67, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on January 4, 1955, certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work; and

WHEREAS, the record shows that the decision of the Board was sustained by Special Term and a further appeal was filed but was withdrawn by the attorney for the objectors.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 4, 1955, under Vol. III only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 180/54)

1011-41-BZ—Vol. II

APPLICANT—The Texas Company, lessee, for Cy Caine and Jerry Finkelstein, present owners.

SUBJECT—Application for consideration—reopening as to amendment and extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7e and 7h of the zoning resolution, permitting in a restricted retail use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, (non-automatic) motor vehicle repairs, storage and sale of accessories and office and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1702-1718 Bruckner boulevard and 975-979 Noble avenue, southwest corner and 960-970

MINUTES

Soundview avenue, Block 3661, Lot 58, Borough of the Bronx.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on January 18, 1955, certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 18, 1955, by adding thereto the following:

"that in the event the owner desires to change the design of the accessory building to a sloping roof with side walls finished with face brick on three street fronts and to reduce the size from 60 by 30 feet to 60 ft. 1 in. by 27 feet and to permit two brand signs on Bruckner boulevard, such changes may be made as now indicated on revised plans marked 'Received December 7, 1955', (4 sheets), *on condition* that in all other respects the resolution above cited shall be complied with where not inconsistent with this amended resolution; that under section 7e there may be minor repairs with hand tools only, for adjustments, maintained solely within the accessory building, as acted on by the Borough Superintendent under N.B. 607/54, decision rendered December 14, 1955; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution."

310-50-BZ

APPLICANT—Burke, Green and Groh, for Max and Theresa Hummel, owners.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of Dept. of Marine and Aviation), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station for boats and for patrons to use boat yard.

PREMISES AFFECTED—164-30 95th street, west side, 220 ft. north of 165th avenue, Block 4153, Lot 46, Howard Beach, Borough of Queens.

APPEARANCES—

For Applicant: John W. McClancy, Jr.

ACTION OF BOARD—Application reopened and term of variance and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 26, 1950, certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 26, 1950, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision f for a term of five years from the date of this *amended* resolution,

to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution."

815-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Menashe Shekerdge, owner.

SUBJECT—Application for consideration—reopening as to approve working plans—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution, permitting for a term of twenty years in a business use district the erection and maintenance of an auto showroom, gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and permitting the parking and storage of motor vehicles (previously denied by the Board).

PREMISES AFFECTED—2153-2159 8th avenue and 301 West 116th street, northwest corner, Block 1943, Lots 29, 30 and 31, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and working drawings approved, as in substantial compliance with the resolution adopted April 26, 1955.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on April 26, 1955 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *approve* working drawings marked "Received May 20, 1955" (4 sheets) as being in substantial compliance with the resolution adopted April 26, 1955. (N.B. Applic. 112-54).

519-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Weis and Sons, Inc., owners.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7a of the zoning resolution, permitting in a residence and business use district the maintenance of existing use of office and drafting room in building No. 1 in conjunction with monument works and to permit the maintenance of existing steel rolling crane and open storage of granite between buildings No. 1 and No. 2, and to permit building No. 2 to be used for diesel engine in connection with monument works; and to maintain building No. 3 with its present monument works and machinery use and the southern part of lot with its existing steel rolling crane and open monument machinery consisting of a wire saw, and the erection of an additional wire saw alongside of present one in open area.

PREMISES AFFECTED—928-940 Jamaica avenue and 1-35 Lincoln avenue, southeast corner, Block 4109, Lot 91, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 7, 1954, certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 14, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 7, 1954, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings the work has been substantially completed and additional time is required to fully complete the work, that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (N.B. App. 1305/52).

917-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment as to rearrangement of accessory building and pumps—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in a residence and business use district the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs and store and the parking and storage of motor vehicles with a curb cut partially in the residence use portion of plot.

PREMISES AFFECTED—2371-2379 Southern boulevard and 774-778 East 187th street, southwest corner, Block 3114, Lot 62, Borough of the Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 12, 1955, certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 12, 1955, by adding thereto:

"that the building may be changed in location along the westerly lot line 26 ft. north of the southerly lot line and the arrangement of pump islands may be rearranged as now proposed on revised drawings, marked "Received November 28, 1955", 1 sheet, *on condition* that in all other respects where not inconsistent with this amendment, the resolution above cited shall be complied with." (N.B. 921/54)

106-30-BZ

APPLICANT—Arthur Lawton, for Mabel Hall, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7f for a term of five years, permitting in a business use district (now local retail use district), the maintenance of a gasoline service station.

PREMISES AFFECTED—337 Arbutus avenue, northeast corner of Hylan boulevard, Block 6499, Lot 5, Huguenot, Borough of Richmond.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on January 24, 1955, at 10 A.M., subject to the regular procedure, waiving all requirements except two publications and new decision of the borough superintendent, in view of the change of zone to local retail use, as acted on by the borough superintendent on December 15, 1955, under Alt. App. 518/55.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative: 0

265-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman and Maurice S. Kapplow, owners.

SUBJECT—Application for consideration—reopening as to restoration to docket—re Application (decision of the borough superintendent); previously withdrawn, under section 7h of the zoning resolution, to permit in the local retail use portion of plot located in a residence, local retail and business use district, the parking and storage of motor vehicles and the erection of an office, for a term of 10 years.

PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.50 ft. east of McBride street, Block 159, Lot 12, and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and restored to the docket, previously withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative: 0

266-55-A

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman and Maurice S. Kapplow, owners.

SUBJECT—Application for consideration—reopening as to restoration to docket—re Appeal from a decision of the borough superintendent; previously withdrawn.

PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.5 ft. east of McBride street, Block 159, Lot 12, and Block 162, Lots 1, 6, 11 and 39 Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and restored to the docket, previously withdrawn.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

Adjourned: 3:05 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on February 2, 1954, as they appeared in Bulletin No. 6, Vol. 39, are hereby corrected to read as follows:

566-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Amalie Seyfried, owner.

SUBJECT—Application reopened January 5, 1954 for consideration as to amendment of resolution, to reduce plot and other changes, Application (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage, and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—2929-2955 Shell road and 592-602 Triton avenue, southeast corner (Block 7269, Lot 29), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating..... 3
Negative 0

Absent: Deputy Chief Connors..... 1

THE RESOLUTION—

WHEREAS, on March 11, 1952 this application was granted by the Board on certain conditions, under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, for a term of fifteen years, the subject premises to be occupied as a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot; and

WHEREAS, on April 7, 1953 the Board reopened the application and extended time to complete; and

WHEREAS, the applicant requested reopening of this application and amendment of the resolution; and

WHEREAS, this application was reopened on January 5, 1954 and set for hearing on February 2, 1954 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on February 2, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated December 14, 1953 acting on N.B. Applic. 741-51, reads:

"3. Layout of bldg. does not agree with resolution of Bd. of St. & Appeals.

6. Resolution of Bd. of St. & Appeals calls for the demolishing of existing residences at rear."

and

WHEREAS, the applicant requests the following amendments to the resolution: to rearrange the accessory building on the plot and erect a 5 ft. 6 in. high brick wall to separate the existing dwelling from the gasoline station area; to allow the two 1-family dwellings to remain; to omit windows in the east wall and install skylight; parking and stor-

age of motor vehicles to be maintained on the gasoline station area only and rearrange layout of building and omit the boiler room; change size of plot on Shell road from 156 ft. 8 in. to 162 ft. 11½ in., and to change the size of the most southerly lot line from 72 ft. to 76 ft. 10¼ in.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on March 11, 1952, by adding thereto:

"that in the event the owner desires to reduce a portion of the plot, lot 29, for the gasoline service station and supplementary uses therewith, as shown on plans marked 'Received December 21, 1953' (3 sheets), such reduction in area may be permitted, and the requirements of the resolution above cited need not be complied with as to the portion of the premises to the east of the now proposed gasoline service station area, *on condition* that the requirements of the resolution adopted as above cited shall be complied with where not inconsistent with these revised plans; that the arrangement now shown on revised plans marked 'Received December 21, 1953' may be substituted with the use thereon shown, *including a flat sign attached to the front facade of the building, excluding all roof, signs and all temporary signs, but including the illuminated globes of the pumps and permitting two (2) post standards within the building line, where shown, for supporting signs which may be illuminated, advertising only the brand of gasoline on sale and permitting such signs to extend beyond the building line for a distance of not more than four feet*; that the heretofore required masonry brick wall shall be located where now shown on such revised plans, and in view of this, the wire fence heretofore required on the lot lines not now to be incorporated in the gasoline service station area need not be constructed and the residence buildings existing on such portion of the premises may continue; that the resolution as adopted April 7, 1953, extending the time to complete may be amended so as to require that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." (NB 741/51)

* Correction—Resolution corrected by the insertion of conditions relative to sign on building and post standards, all as printed in italics.

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on October 11, 1955, as they appeared in Bulletin No. 42, Vol. 40, are hereby corrected to read as follows:

341-55-BZ

APPLICANT—Frederick A. Ketcher, for Hyman R. and Irving J. Shapiro, owners (A. and P. Stores, lessee).

SUBJECT—Application April 27, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking of motor vehicles for patrons, of A. & P. market.

PREMISES AFFECTED—37-39 Grove street, west side, 100 ft. north of Goodwin place, Block 3294, Lot 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Frederick Ketcher.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 20, 1955 after due notice by publication in the Bulletin; laid over to October 11, 1955, applicant to file revised plans and additional photographs showing A & P

MINUTES

store site, present parking lot and proposed addition of Lot 42; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1 height district; Grove street is in residence and business use, C area, class 1 height districts; Goodwin place is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 25, 1955 acting on Alt. Applic. 1529-55, reads:

"1. Proposed parking of motor vehicles in a Residence use district is contrary to Art. II Sec. 3 of Zoning Res." and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage by 192 ft. in depth, irregular, presently vacant; that the premises affected by this application is in a residence use district; that there has been no change in use, height and area districts since 1916; that no proposed housing development is contemplated and the area has not been set aside for rehabilitation; that the premises is a vacant lot which was purchased as part of the original parcel 189 ft. by 140 ft.; that this 40 ft. is the only part which is not in the business district; that the small and irregular size and the location of this lot makes it financially unfeasible for a residence or apartment; that it is proposed to grade the plot, install a concrete pavement with proper drainage, enclose the plot with a 5 ft. 6 in. chain link fence on the north, west and east lot lines and provide an entrance on Grove street; that although there will be no night parking, suitable lighting for any possible emergency will be provided; that it is further proposed that the use of this premises will be limited as follows: that the sole lessee of the premises, the A & P market, which adjoins to the south, will operate and maintain this parking lot in conjunction with its present store operations; that the parking will be restricted exclusively to pleasure cars for its patrons, customers and employees and no fees will be charged; that there will be no overnight, Sunday and holidays parking and the parking will be limited to store hour operation and the gate will be kept locked at all other times; that there will be only one sign at the gate which will read "free parking for A & P customers only"; and

WHEREAS, the applicant contends that during the week the shoppers in all probability will use the Goodwin place parking area, but when the peak load arrives, once or twice a week, the proposed parking space will help to provide for the overflow; that there is serious need for off-street parking in this section and although the size of the plot is only 6,500 sq. ft., it will provide for a limited amount of off-street parking and will definitely contribute towards reducing present traffic congestion on this 50 ft. street; that with the

parking on both sides it narrows the street to one lane traffic; that any double parking, congestion or traffic block would prevent the timely arrival of emergency and fire apparatus and create a safety problem and increased fire hazard; and

WHEREAS, the applicant states that the present owner has held title to the property since January 19, 1954 and that the assessed valuation of land is \$5,600; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h, *for a term of five (5) years*, to permit the extension of the lawfully existing parking lot facing Goodwin place and used in conjunction with the store at the corner of Goodwin place and Grove street, substantially as proposed and as indicated on plans filed with this application, marked "Received April 27, 1955", 3 sheets, and revised plans marked "Received September 28, 1955", 3 sheets, *on condition* that all uses on the premises shall be removed and the premises leveled substantially to the grade of Grove street and the present parking lot on Goodwin place; that the plot shall be covered with steam cinders or clean gravel, treated with a binder and properly rolled; that the fence between the existing parking lot on lot 45 and the subject premises may be removed; that there shall be erected on the interior lot lines of lot 42 a substantial woven wire fence of the chain link type not less than 5 ft. 6 in. in height and a similar fence shall be erected along the street building line of Grove street, except for an entrance with curb cut opposite not over 20 feet in width, as shown; that there shall be constructed a gate at such entrance which shall be kept closed and locked when the store is not open for business; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that any sign erected shall be attached to the fence, advertising the use of the plot for customers of the market, such sign shall not exceed 25 square feet in area, shall not extend beyond the building line and shall not be illuminated; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

*Correction—Term of variance inserted in resolution, as indicated in italics.

PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES COVERING THE INSTALLATION AND USE OF OIL BURNING EQUIPMENT AND THE STORAGE OF OILS USED IN CONNECTION THEREWITH

(Cal. No. 217-21-SR)

Adopted by the Board of Standards and Appeals June 15, 1934, Amended July 12, 1935, January 28, 1936, December 4, 1936, July 1, 1941, June 15, 1948 and July 13, 1951, effective August 13, 1951.

(Superseding Fuel Oil Rules adopted by the Board of Standards and Appeals, November 6, 1919; amended January 6, 1922; January 18, 1924; November 3, 1926; September 11, 1928; January 11, 1929; March 20, 1931; May 12, 1931; November 24,

PUBLIC HEARING

1931; May 10, 1932; June 24, 1932; November 4, 1932).

Authority: Section 666, paragraph 2 of the New York City Charter.

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Board of Standards and Appeals on Friday, January 13, 1956, at 10 A.M. in Room 1013 Municipal Building, Manhattan, on the following Proposed Amendments to the Rules Covering the Installation and Use of Oil Burning Equipment and the Storage of Oils Used in Connection Therewith.

Note: New matter appears in *italics*; old matter to be deleted appears in brackets [].

Rule 2. Definitions.

- 2.6 CONTROLS: Such electrical or mechanical devices as are installed for the purpose of providing safe and continuous *or intermittent* operation.
- 2.9 DWELLINGS: Buildings used exclusively for dwelling purposes and occupied by one or two families including convents, rectories and monasteries.
- 2.10 ELECTRICALLY GROUNDED: For protection against lightning shall mean storage tanks set directly in or on the ground and/or with underground piping connections. Where storage tanks without underground piping connections are built on bases above the surface of the earth *outside of buildings*, such storage tanks shall be grounded at two (2) points 180° (degrees) apart as follows:
- 2.14 INDUSTRIAL INSTALLATIONS: [Oil burner installations for industrial purposes.] *The same as Commercial Installations—see 2.5.*

Rule 3. Oil Permitted.

- 3.1 Oil permitted under these rules shall be any hydrocarbon oils free from acid, grit and fibrous or other foreign matter. The fuel oils shall be classified as provided in *current* Commercial Standard [CS12-38] *published by the U. S. Department of Commerce* *The holder of a Class B Installer's License shall be permitted to install fuel oil burning equipment capable of burning only oils that may be directly ignited by electrical ignition without preheating.* [, and shall have a flashpoint not lower than 100 degrees Fahrenheit when tested in a Pensky-Martens closed cup tester (American Society for Testing Materials Method D-93-36) and marketed under the following commercial grades:

{ Range Oil
{ No. 1 Fuel Oil
No. 2 " "
No. 4 " "
No. 5 " "
No. 6 " "]

Rule 4. Standards for Approval of Oil Burners by the Board.

- 4.1 Approved burners, including oil-burning heaters, *and electrical controls*, shall be an assembly of approved parts suitable for use with each other for the service intended, as approved, such burners

shall be provided with suitable safeguards to prevent abnormal discharge of oil.

Rule 6. Location of Tanks.

6.1 Inside of Buildings, Above Ground.

- 6.1.2 Storage tanks having a capacity of more than two hundred and seventy-five (275) gallons, when installed inside of buildings shall be located on the lowest floor level and all portions of such tanks above the floor shall be protected by [a continuous jacket of] not less than four inches (4") of *masonry*. [Portland cement concrete reinforced with not less than No. 20 gauge steel wire cloth 2" x 2" mesh, and extending at least four inches (4") beyond the horizontal outline of tank in all directions, with weep holes along the bottom one inch in diameter not more than 3 ft. apart.] Each storage tank may be placed in a protective enclosure having [solid] masonry walls not less than [eight inches (8")] *four inches (4")* in thickness [and of dimension not less than fifteen inches (15") greater on all sides than the outside dimensions of the storage tank.] The walls of *the enclosure* shall be carried up to a height not less than two feet (2') above the top of the tank *or to the ceiling where the ceiling is less than two feet (2') above the top of the tank.* [A fireproof access door] *An access door of incombustible materials* shall be installed in the enclosure. [above the point where the enclosure has a capacity equal to the tank; and for each additional 10 feet or fraction thereof by which the longest inside dimension of the enclosure exceeds 35 feet an additional fireproof access door shall be similarly installed at one or more intervals of not less than 10 feet.] The ceiling above the tank enclosure shall be either fireproof or fire-retarded.

6.4 Outside of Buildings, Above Ground.

- 6.4.1 Storage tanks *of a capacity greater than 275 gallons* located outside of buildings above ground shall be not less than one and one-quarter (1¼) tank diameters and in no case less than ten feet (10') from the line of adjoining property, the nearest building or adjacent tank. Such tanks shall be electrically grounded. The maximum capacity of individual tanks located outside of buildings above ground shall be fixed by the following schedule:

If distant 25 feet from line of adjoining property which may be built, upon	16,000 gallons
If distant 30 feet.....	24,000 "
If distant 40 feet.....	36,000 "
If distant 50 feet.....	48,000 "
If distant 60 feet.....	60,000 "
If distant 75 feet.....	96,000 "
If distant 85 feet or more..	100,000 "

6.5 Tanks Located Along Line of Subways.

- 6.5.1 Along the line of subways no *buried* tank shall be placed within twenty feet (20') of any wall, separating a building from the subway, and, where practicable, tanks shall be placed in a lower position than the roadbed of the subway, except as may be modified in specific instances by the Board of Standards and

PUBLIC HEARING

Appeals. *Where the subway passes directly underneath a building, the tank located within the building above ground shall be placed within a welded steel oil-tight pan of adequate capacity to contain the contents of the tank.*

Rule 7. Piping.

7.2 Relief Valves.

7.2.2 Oil preheaters shall be of approved type and provided with a relief or pressure regulating valve in the piping system to prevent excessive oil pressure. Oil preheaters shall not be installed in the steam or water space of the boiler and shall be so designed that in the event of oil leakage within the preheater, the oil shall be prevented by an approved method from entering the water or steam circulation system. *Water piping connections shall be equipped with a blow-down system providing positive flushing of the water side of the preheater. Two (2) thermometers shall also be installed, one on the intake oil line of the preheater and the other on the discharge oil line.*

7.2.3 Relief valves shall be set to discharge at not more than one and one-half ($1\frac{1}{2}$) times the maximum working pressure of the system. The discharge from relief valves shall be returned to storage tank or to the supply line. *Pressure regulating valves and viscosity valves are not included within the scope of this subdivision. There shall be no shut-off valve in the line of relief.*

7.3 Vent Pipe.

7.3.4 Vent pipes shall be provided with an approved weather-proof hood having a free area of not less than the pipe size area and shall terminate outside the building not less than two feet (2') from any building opening and not less than two feet (2') nor more than twelve (12') above the fill pipe terminal except as may be otherwise approved by the Board. When such openings are fixed and constructed of incombustible materials they shall not be deemed openings within the intent of this rule. If the vent pipe terminal is not visible from the fill pipe terminal location, a one-inch (1") line shall be connected to tank and shall parallel the fill pipe and terminate at the fill pipe terminal with unthreaded end. Such tell tale lines shall be provided with a check valve set to prevent flow of surface water to storage tank.

7.4 Fill Pipes.

7.4.1 Fill pipe shall terminate outside the buildings with the fill pipe terminal located at or above grade at least two feet (2') of any building opening or subway grating at or below the level of the fill pipe terminal. No fill pipe shall be less than 2 inches in diameter. *Installations utilizing No. 6 fuel oil shall be equipped with fill pipe having a minimum diameter of three inches (3"), which must be carried to within three feet (3') of the curb or such other distance as may be required by the Bureau of Highways, provided however that in buildings having no curb lines but having facilities for off-street deliveries, the fill pipe terminal shall be installed elsewhere, as approved by the administrative official.*

7.4.3 Where the top of the storage tanks is above the fill pipe terminal the fill pipe shall be connected to the top of the tank and be provided with a shut-off valve and a swing check valve [which] shall be located at the fill pipe terminal *and the shut-off valve may be located at the fill box terminal or inside the building in an accessible location.*

Rule 8. Valves and Control of Oil Flow.

8.2 Each supply line for storage tanks of more than two hundred and seventy-five (275) gallons' capacity, shall be provided with a shut-off valve at the burner and where the top of the tank is above the oil inlet connection to the burner and/or transfer pump, shall be provided with an approved anti-syphon device located at the highest point in the supply line, except that where heavy oil (No. 6 Commercial Standard Grade) having a viscosity of one hundred (100) seconds or more Saybolt Furol at one hundred and twenty-two degrees Fahrenheit (122° F.) is used, the anti-syphon device shall not be required. *No anti-syphon device shall be required where a foot valve is installed at the inlet of the suction line.*

Rule 10. Permits, Plants, Inspection and Tests of Storage Tanks and Piping.

10.1 Permits.

10.1.2 Applications.

[10.1.2] Application for permit shall be made *and fee covering the permit as per Rule 10.4.1 be paid within ten days after the completion of the installation* by the installer who holds a certificate or license issued by the Fire Commissioner, on forms furnished by the Fire Commissioner [and] *which shall [provide for] include the location of the building in which the installation [is to be] has been made, name and address of owner and/or occupant, name and address of installer, make and approval number of burners, pumps and other devices, capacity number and location of storage tanks, together with approval of such [proposed] installation by the Borough Superintendent of Buildings when required under Rule 10.2.*

10.1.3 CO₂ Affidavit.

[10.1.3] No permit shall be issued by the Fire Commissioner until [the installation has been inspected by his representative and the installer has furnished an affidavit] *there has been furnished a sworn statement by the installer in proper affidavit form attesting to such installation and test, and that the CO₂ content of the flue gas by actual test of the completed installation is not less than 8 per cent without smoking.*

10.3 Inspection and Tests of Installations of Storage Tanks and Piping.

10.3.1 Tank and Piping Tests.

[10.3.1] All fuel oil storage tanks and piping installed as required to be tested by these Oil Burner Rules, shall after installation, except as indicated in this section, be tested by the installer in the manner and to the pressures set forth

PUBLIC HEARING

in this section, and proved tight before any fuel oil system shall be placed in operation. A sworn statement by the installer in proper affidavit form attesting to such installation and test shall be filed with the Fire Commissioner. [and a copy thereof be posted in the boiler room.]

(See Sections of the Administrative Code C19-19, as amended by Local Law 46 of 1951 and C19-152).

Rule 12. Ventilation.

12.1 Ventilation, Connections to Chimneys.

- [12.1] No burner shall be installed in any boiler, heater, range or stove unless each boiler, heater, range or stove be connected to a legal chimney, complying with Article 11 of the Administrative Building Code except that in [high pressure mercantile and industrial plants,] *commercial buildings, public buildings and multiple dwellings*, several units may be connected to a *common* boiler room [stack.] chimney.

12.2 Adequate Ventilation.

- [12.2] Adequate ventilation, at least equivalent to area of the smoke pipe at the point where it enters the flue, shall be provided in all rooms in which burners are installed [.,] *except that in commercial installations the area for natural fixed ventilation shall be at least equivalent to eight (8) square inches for each gallon of oil for which the fuel burning equipment is rated. Where the fixed ventilation is supplied mechanically and electrically interlocked with the burner at least the equivalent of two (2) square inches for each gallon of oil for which the fuel burning equipment is rated.*

12.3 Dampers.

- [12.3] Dampers shall be so constructed that they cannot completely cut off the passage of flue gases at any time [.,] [and on all installations in one and two family dwellings an approved automatic draft control of the same size as the cross-sectional area of the pipe or breaching shall be installed in the breaching or flue pipes.] *Approved automatic draft controls may be installed when necessary to provide proper draft where the draft is excessive.*

Rule 14. Fire Protection.

14.6 Oil Burning Devices.

- [14.6] Oil burning devices designed for installation with storage of not more than six (6) gallons shall be [firmly anchored to the floor,] set level and *firmly anchored*. The floor beneath [the] stoves or any such heating devices *shall be* protected by a shield of $\frac{1}{2}$ " asbestos or equivalent extending at least twelve inches (12") beyond the projected area of such device where required within the specific approval of each burner. Approved safety cans only shall be used for the storage and filling of oil containers. The fuel oil used for these burners shall be range oil or No. 1 or No. 2 fuel oil. The manufacturer or installer of these burners shall within 48 hours after each installation notify the Fire Department in writing of the name of the person to whom this burner is sold and the address of the premises where installed.

- [14.7] Near each boiler or furnace of a fuel oil-burning unit there shall be kept ready for use fire extinguishing equipment of not less than two quart

capacity approved as suitable for oil fires or not less than two pails of sand, the pails to have rounded bottom.]

14.7 Extinguishers.

One approved hand fire extinguisher of not less than two (2) quart capacity suitable for oil fires, or two (2) sand pails with rounded bottom, shall be provided near each boiler, furnace or other oil burning unit. Extinguishers shall be provided for all suspended oil burning units.

Rule 15. Instruction Cards and Certificate of Fitness.

- 15.2 *Except as provided in Rule 15.21 every* [Every] heating system in which the oil is preheated or systems not fully automatic when operating shall be under the direct supervision of a person holding a certificate of fitness issued by the Fire Commissioner and who shall be in the building at all times while the burners are in operation, except, that a person holding a certificate of fitness as a licensed engineer or as a licensed fireman issued after May 1, 1941, under the provisions of C-26-213.0 of the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burners" shall not be required to obtain such certificate.

- 15.2.1 *In any installation utilizing No. 6 fuel oil which is equipped with controls performing the functions set for below, the heating system shall be under the supervision of a person holding a certificate of fitness issued by the Fire Commissioner and who is regularly employed at a building and whose employment has, as one of its purposes the operating and maintenance of the oil burner, except that a person holding a certificate of fitness as a licensed engineer or as a licensed fireman issued after May 1, 1941 under the provisions of C-26-213.0 the Administrative Building Code, or a person with such license issued prior to May 1, 1941 carrying an endorsement reading "Oil Burner" shall not be required to obtain such certificate.*

The controls are to provide the following functions:

- A. *A protectorelay unit shall be provided which shall close the main fuel valve within two to four seconds following flame failure, and shall include a temperature controlled safety switch to shut down the system within 25 to 55 seconds in event of flame or ignition failure.*
- B. *A low voltage alarm contact to close an external alarm circuit in event such a signal is required.*
- C. *The protectorelay shall include a self-checking circuit which shall automatically prove each part or component before every burner starts, so designed that, should a failure occur, the burner cannot be started. The timing for interrupted ignition shall be fully adjustable over a range of 5 seconds to 3 minutes. Each unit shall provide for pre-ignition purge and postpurge timing approximately 15 seconds in duration, or an optional main fuel valve delay timing of 15 seconds and a 15 second postpurge timing.*

Technical Division
University of Illinois Library
Urbana, Ill.

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this

permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fireresisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

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NEW

BULLETIN OF THE BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 2

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
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TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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pair, Excavation for and Demolition of Buildings.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engi-
neers, pertaining to the work of the board, will be seen only
between the hours of ten in the morning and one in the
afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases filed up to January 3, 1956

Cal. No. Dept. Premises Affected

1016-55-BZ—B.Bx.—2351-2355 Hermany avenue, north side, 191.52 ft. west of Zerega avenue, and 2346-2350 Story avenue, Block 3698, Lots 31, 34 and 58, Borough of The Bronx, Alt. 1177-55—re parking and storage of motor vehicles in residence use district.

1017-55-BZ—B.Bx.—2361-2385 Hermany avenue and 861-875 Zerega avenue, northwest corner, Block 3698, Lot 47, Borough of The Bronx, N.B. 1984-55—re gasoline service station, office, sales of parts, minor repairs, parking and storage, etc.

1018-55-BZ—B.Bx.—133-135 West 165th street and 1058-1066 Ogden avenue, northwest corner, Block 2514, Lot 1, Borough of The Bronx, Alt. 1175-55—re parking lot for more than 5 motor vehicles in a local retail use district.

1019-55-BZ—B.B.—7204 13th avenue, west side, 20 ft. south of 72nd street, Block 6188, Lot 39, Borough of Brooklyn, Alt. 2977-54—re area excessive.

1020-55-BZ—B.B.—423-425 Lincoln road, north side, 156 ft. 6½ in. west of New York avenue and 376-380 Lefferts avenue, Block 1330, Lots 24 and 48, Borough of Brooklyn, Alt. 4155-55—re parking and storage of motor vehicles in a residence use district.

1021-55-A—B.M.—867-869 Broadway, southwest corner of East 18th street, Block 846, Lot 60, Borough of Manhattan, B.N. 3579-55—re egress.

1022-55-BZ—B.B.—305-319 Oakland street, west side, from India street to Huron street, 222-226 India street and 193-197 Huron street, Block 2533, Lot 33, Borough of Brooklyn, N.B. 2728-55—re gasoline service station, lubritorium, storage and sales, etc.

1023-55-SA—Quaker Gas-fired Heater, Models WCVA-256, WCVA-258, manufactured by Quaker Manufacturing Co., Heating Division of Florence Stove Co., Appliance.

1024-55-SA—Bantam Oil Burner, Models AII-050-100; AI-060-130; A2-125-220 and A3-200-275, manufactured by Selectrol Engineering Co., Appliance.

1025-55-SM—Buckeye Iron and Brass Works, Emergency Valve, No. 431-D (1½"), manufactured by Buckeye Iron and Brass Works, Material.

1026-55-SM—Lite-Span Light Diffusing Material, manufactured by Practical Research Organization, Ltd., Material.

1027-55-SM—RP Paint Arrestor Pads (for collection of overspray in spray booth), manufactured by Research Products Corp., Material.

1028-55-SA—Maytag Gas Ranges, Models 20S, 60D, 60D2, 60K, 60G, 60G2, 204SC, 204CPSC, 204MW, 204CMPW, 204CPAW, 204CPDW, 214AW, 214CPAW, 213AW, 213CPAW, and 213CPDW, manufactured by Globe American Corp., Appliance.

1029-55-SM—Matthew J. Langert Rope-Hitching Device for Swing Scaffolds (two-point suspension), manufactured by Matthew J. Langert, Material.

1030-55-A—F.D.—Re: Storage and Sale of Combustible Mixture known as "Prestone Brand 10 Minute Radiator Flush" in Metal Containers (caps on containers not in accordance with Administrative Code requirements), Decision.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Oct.	19, 1954.
Carbon Dioxide Liquefier, Rules...	Mar.	18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of...	April	12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April	24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept.	15, 1955.
Concrete Rules (Hydrated Lime)...	Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules	Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb.	1, 1955.
Exit Rules (Revolving Doors)	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar.	11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb.	22, 1955.
Fire Alarm Rules (Interior)	Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar.	4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of	May	26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	April	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	April	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan.	21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	April	7, 1925—Vol. 10, No. 14
Hatchway Protection	June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules	May	25, 1954.
Opening Protective Assemblies, Rules for Inspection of	May	27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	April	15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar.	22, 1955.
Sprinkler, Rules	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept.	3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—\$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

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JANUARY 10, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 10, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

139-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.

SUBJECT—Application February 21, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of ten years, the use of premises as a golf driving range, miniature golf course, Par 3 golf course, and to permit the erection and maintenance of three structures of Class IV construction to be used as, (1) ticket office and storage, (2) open shed over driving tees, and (3) for storage; and to permit the parking of patrons' cars (no fee to be charged).

PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

Laid over from June 21, 1955, for inspection and decision; hearing closed; date to be set; then set for November 9, 1955; then to November 22, 1955, for further inspection and hearing at that time; then to December 6, 1955, for further inspection and decision; then to January 10, 1956, for inspection and decision; hearing closed.

140-55-A

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.

SUBJECT—Application February 21, 1955—re Appeal from a decision of the borough superintendent—re erection of frame building for business use.

PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

154-35-BZ

APPLICANT—Lama, Proskauer and Prober, for Assets Control Company, Inc., owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—219-28 to 219-38 (official 219-30) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.

Laid over from November 29, 1955, to December 6, 1955, for further hearing; then to January 10, 1956, for inspection and decision; hearing closed.

80-55-A

APPLICANT—Lama, Proskauer and Prober, for Assets Control Co., Inc., owner.

SUBJECT—Application February 3, 1955—filed pursuant to section 35, General City Law re premises located partly in bed of mapped street—proposed widening of Springfield boulevard.

PREMISES AFFECTED—219-28 to 219-38 (219-30 official) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.

ward, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.

277-55-BZ

APPLICANT—De Rose and Cavalieri, for Giulio Mariani, owner.

SUBJECT—Application April 11, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a local retail and residence use, D area, Class 1 height district, the change in occupancy of premises to a bar and grill, restaurant and cabaret from a restaurant, bar and grill.

PREMISES AFFECTED—2705 Wilson avenue and 1289-1295 Allerton avenue, northwest corner, Block 4527, Lot 1, Borough of The Bronx.

Laid over from December 20, 1955, to January 10, 1956, for revised plans showing location and number of music pieces, etc.; hearing closed.

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

Laid over from May 3, 1955 to June 7, 1955, to permit the applicant to obtain a decision from the Building Department as to structural conditions to comply with the Labor Law and to permit the filing of a companion administrative appeal to be heard with the zoning application on the laid over date; laid over, date to be set for hearing when companion "A" appeal has been examined and set for hearing; the "A" and "BZ" cases to be heard on the same date; then set for hearing January 10, 1956.

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

197-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Harold J. Weinstock, owner.

SUBJECT—Applicant reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a doctor's office and a gasoline service station, lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—58-12 to 58-30 (official 58-12 and 58-20) Francis Lewis boulevard and 58-15 to 58-37 Hollis Court boulevard, northwest corner, Block 7450, Lot 11, Flushing, Borough of Queens.

Laid over from June 21, 1955; date to be set for Board to investigate as to proposed roadway; hearing closed; then set for decision on January 10, 1956.

313-33-BZ—Vol. II

APPLICANT—Samuel Carr, for Digama Realty Company, owner.

SUBJECT—Application reopened October 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit partly in a residence and partly in a business use district the erection and maintenance of a gasoline service station,

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lubritorium, sales space, service parking, car wash, and motor vehicle repairs, with a curb cut less than 75 ft. from residence use district.

PREMISES AFFECTED—38-06 Greenpoint avenue, southwest corner of 50th avenue, Block 212, Lot 23, Woodside, Borough of Queens.

576-37-BZ—Vol. II

APPLICANT—William A. Giesen, for B. J. Denihan, Inc., and Deborah E. Dumont, owners (B. J. Denihan, Inc., and Shamrock Cleaners, Inc., lessees).

SUBJECT—Application reopened October 19, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, to change the use of part of the combined structure from residence to commercial use and other parts of the combined structure from one commercial use to another commercial use.

PREMISES AFFECTED—215-221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

809-54-A

APPLICANT—William A. Giesen, for B. J. Denihan, Inc., and Deborah E. Dumont, owners (B. J. Denihan, Inc., and Shamrock Cleaners, Inc., lessees).

SUBJECT—Application September 28, 1954—re Appeal from a decision of the borough superintendent—non fire-proof construction, area excessive.

PREMISES AFFECTED—215-221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

104-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Potter Brothers, Inc., owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the continued use of an existing factory and storage building for a term of 5 years.

PREMISES AFFECTED—150-18 to 150-22 Tahoe street, west side, 170.07 ft. south of Albert road, Block 11556, Lot 23, Ozone Park, Borough of Queens.

386-55-BZ

APPLICANT—Lama, Proskauer, and Prober, for Fire-O-Matic Corp., owner.

SUBJECT—Application May 2, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, minor vehicle repairs, oil burner repairs, storage, office and sales, showroom for oil burners.

PREMISES AFFECTED—925-931 McDonald avenue, west side, 139 ft. 10½ in. north of 18th avenue, Block 5408, Lots 55-58 inclusive, Borough of Brooklyn.

531-55-BZ

APPLICANT—Charles M. Spindler, for Frank and Catherine Ruzek, owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7c, 7h and 7i of the zoning resolution, to permit in a business use district the extension in area of an existing gasoline service station to include gasoline service, auto washing, lubrication, parking and storage for more than 5 motor vehicles, office, accessory, sales, sale of used cars, 2 car garage, garage for less than 5 cars, brake and ignition service and auto repairs with hand tools only.

PREMISES AFFECTED—34-15 to 34-25 58th street, east side, 131.25 ft. south of Broadway, Block 1197, Lot 25, Woodside, Borough of Queens.

537-55-BZ

APPLICANT—Leonard F. Rothkrug, for Pick Quick

Foods, Inc., owner (Key Foods Stores, Inc., lessee).

SUBJECT—Application July 1, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a local retail use district proposed parking lot for the use of patrons of Key Food Stores (no fee to be charged), proposed curb cut and entrance to parking lot within 75 ft. of the residence use district.

PREMISES AFFECTED—9516-9524 3rd avenue, northwest corner of 96th street, Block 6116, Lots 37-39 inclusive, Borough of Brooklyn.

557-55-BZ

APPLICANT—Harry G. Savran, for Pater Realty Co., Inc., owner (42-64 West 30th Street, Corp., lessee).

SUBJECT—Application July 7, 1955—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a business use district the erection of a storage garage for more than 5 motor vehicles.

PREMISES AFFECTED—48-64 West 30th street, south side, 100 ft. east of Avenue of The Americas, Block 831, part of Lot 78, Borough of Manhattan.

828-55-BZ

APPLICANT—Charles A. Buckley, Jr. for Pennsylvania Tunnel and Terminal Railroad Corp., (Palace of Progress, Corp., lessee).

SUBJECT—Application August 8, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit partly in a Class 1½ and partly in a class 2 height district, the erection of a building with street walls in excess of the heights permitted by section 8 subdivisions (f) and (g) of the zoning resolution.

PREMISES AFFECTED—Entire block bounded by 201-271 West 31st street, 200-270 West 33rd street, 380-418 7th avenue and 420-458 8th avenue, Block 781, Lot 1, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 10, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, November 10, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

834-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Finkel Umbrella Frame Company, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re Appeal from a decision re an order of the fire commissioner—re dip tank covers, etc.

PREMISES AFFECTED—890-914 Brush avenue, east side, 551.16 ft. south of Bruckner boulevard 2nd floor, Block 5541, Lot 130, Borough of The Bronx.

475-55-A

APPLICANT—Lama, Proskauer and Prober, for Samuel Harris, owner.

SUBJECT—Application June 6, 1955—re Appeal from a decision of the borough superintendent—re change in use from lodge rooms to nursing home of three story Class III building; exit stairs.

PREMISES AFFECTED—957 Putnam avenue, north side, 100 ft. east of Ralph avenue, Block 1483, Lot 64, Borough of Brooklyn.

975-55-A

APPLICANT—Leonard F. Rothkrug, for Purvis Estate, Inc., owner.

SUBJECT—Application November 29, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—108-110 York street and 110-118 Jay street, southwest corner, Block 64, Lot 8, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

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JANUARY 13, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, January 13, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

217-21-SR—Proposed Amendments of the Oil Burner Rules.
HARRIS H. MURDOCK, *Chairman*.

JANUARY 17, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 17, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

692-53-BZ

APPLICANT—Lama, Proskauer and Prober and Rubinton and Coleman, for Kissena Park Corp., Dominick Mazza and Marie Colonna, owners.

SUBJECT—Application September 28, 1953—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—163-10 Pidgeon Meadow road and 47-02 to 47-06 164th street, southwest corner and 47-09 to 47-21 163rd street, Block 5494, Lots 8-13 inclusive, Flushing, Borough of Queens.

Laid over from November 22, 1955 to December 13, 1955, for inspection and decision; hearing closed; then to January 17, 1956, for further consideration and decision.

150-55-BZ

APPLICANT—Jacob Lubroth and Son, for Joseph Oliva, owner.

SUBJECT—Application February 24, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking and storage of motor vehicles (pleasure cars only).

PREMISES AFFECTED—2861-2865 West 29th street, east side, 190 ft. north of Mermaid avenue, Block 7011, Lot 61, Borough of Brooklyn.

Laid over from November 22, 1955, to December 13, 1955, for inspection and decision; hearing closed; applicant to submit letter to the Board from proper source stating whether West 29th street is an officially designated play street; then to January 17, 1956, for further consideration by the Board and additional information to be submitted by the applicant.

225-36-BZ—Vol. III

APPLICANT—Lamb and Lamb, for North American Holding Corp., owner.

SUBJECT—Application reopened June 21, 1955 as Vol. III re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use district proposed change of use to stores in the cellar, which is in the residence use portion of a class A multiple dwelling which is in a business and residence use district.

PREMISES AFFECTED—1180-1188 Grand Concourse and 180-188 East 167th street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.

Laid over from November 29, 1955, to December 13, 1955, for consideration and decision; hearing closed; then to January 17, 1956, for further consideration and decision.

419-55-BZ

APPLICANT—Paul Friedman, for Maude A., Anna M. and Raymond J. Seel, owners.

SUBJECT—Application May 24, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the

zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline station, lubritorium, car wash (non automatic), minor repairs, office, sales and storage of auto accessories, and parking of cars awaiting servicing, for a term of 15 years.

PREMISES AFFECTED—244-04 to 244-08 Francis Lewis boulevard and 243-02 to 243-06 South Conduit avenue, southwest corner and 139-03 to 139-11 243rd street, Block 13599, Lot 25, Rosedale, Borough of Queens.

Laid over from October 25, 1955, to November 29, 1955, for inspection and decision; hearing closed; then to December 20, 1955, for decision; hearing closed; then to January 17, 1956, for further study by the Board.

827-55-BZ

APPLICANT—Leonard F. Rothkrug, for Arthur Miller, Herbert Cohen and Frank Bruno, owners (owner under contract—Jaltex Petroleum Corp.); (Master Builders and Mason Supply Co., lessee).

SUBJECT—Application October 21, 1955—re (decision of the borough superintendent) under sections 7f and 7A, to permit in a retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, oil selling, sales, with curb cuts less than 75 ft. from the residence use district, for a term of 15 years.

PREMISES AFFECTED—245-20 139th avenue and 245-22 to 245-32 South Conduit avenue, southwest corner and 139-02 to 139-10 246th street, Block 13614, Lots 23 and 24—23 tentative, Rosedale, Borough of Queens.

Laid over from November 29, 1955 to December 20, 1955, for decision; hearing closed; then to January 17, 1956, for further consideration by the Board.

167-55-BZ

APPLICANT—Burke, Green and Groh, for Ralph Gargano, owner.

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubrication, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—20-65 Clintonville street, northeast corner of 21st avenue, Block 4752, Lot 1, Whitestone, Borough of Queens.

Laid over from November 15, 1955, to December 13, 1955, for inspection and decision; hearing closed; then to January 17, 1956 in conjunction with 573-55-BZ; applicant having been notified.

573-55-BZ

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application July 13, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto wrecking (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner and 1727 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

Laid over for inspection and decision; hearing closed; date to be set, awaiting information as to action of Board of Education and the Board of Estimate as to proposed adjacent school; then set for January 17, 1956.

756-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.

SUBJECT—Application September 6, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the extension of an existing building used for

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restaurant, storage and cabaret and to permit parking of patrons' cars.
PREMISES AFFECTED—2640-2660 Ocean parkway and 63-73 Nixon Court, northwest corner and 64-70 Murdock Court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

757-55-A

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.

SUBJECT—Application September 6, 1955—re Appeal from a decision of the borough superintendent—relating to the proposed use of a portion of a plot within the 30 ft. Ocean parkway setback for the parking of patrons cars and the construction of a driveway entrance accessory thereto.

PREMISES AFFECTED—2640-2660 Ocean parkway and 63-73 Nixon court, northwest corner and 64-70 Murdock court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

9-28-BZ—Vol. II

APPLICANT—Vincent D. Luongo, for James Miceli and Isidore J. Caminiti, owners.

SUBJECT—Application reopened October 14, 1950 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station, and extension of use to include gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—8131-8155 New Utrecht avenue, east side, 242 ft. 5 in. south of 81st street, Block 6314, Lot 112, Borough of Brooklyn.

950-40-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Waldwin Holding Corporation, owner.

SUBJECT—Application reopened September 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the proposed change of occupancy on the second and attic floors, from dwelling to business use.

PREMISES AFFECTED—7610-7614 4th avenue, west side, 59 ft. south of 76th street, Block 5950, Lot 47, Borough of Brooklyn.

32-42-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Waldwin Holding Corporation, owner.

SUBJECT—Application reopened September 13, 1955 as Vol. II—re Appeal from a decision of the borough superintendent relating to frame construction, inadequate floor loads, enclosure and adequacy of exits.

PREMISES AFFECTED—7610-7614 4th avenue, west side, 59 ft. south of 76th street, Block 5950, Lot 47, Borough of Brooklyn.

39-55-BZ

APPLICANT—Jack Heimlick, lessee, for Fred R. Cronkite, owner.

SUBJECT—Application January 24, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district the extension in use and area of an existing gasoline service station to include lubritorium, auto wash (non automatic), motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—153-95 Rockaway boulevard and 153-02 to 153-12 137th avenue, southeast corner and 137-02 to 137-12 154th street, Block 12301, Lot 19, Jamaica, Borough of Queens.

290-55-BZ

APPLICANT—Reginald S. Hardy, for Land Buyers, Inc., owner.

SUBJECT—Application April 12, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the demolition of existing structures, and the erection and maintenance, for a term of 15 years) a gasoline service station, lubritorium, auto laundry (non-automatic) motor vehicle repair shop and office, and to permit the parking of motor vehicles awaiting service.

PREMISES AFFECTED—134-15 Rockaway boulevard, northwest corner of 135th street, Block 11701, Lot 1, South Ozone Park, Borough of Queens.

375-55-BZ

APPLICANT—Michael Alfano, for Max Sakow, owner.

SUBJECT—Application May 5, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a local retail use district the erection of a gasoline service station, lubritorium, auto repair shop, salesroom, car washing and storage.

PREMISES AFFECTED—950-970 Allerton avenue, south side, from Paulding avenue to Williamsbridge road, Block 4447, Lots 62, 64 and 66, Borough of The Bronx.

378-55-BZ

APPLICANT—Leonard F. Rothkrug, for Private Garages, Inc., owner.

SUBJECT—Application May 10, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking lot.

PREMISES AFFECTED—2139-2143 65th street, north side, 325 ft. west of Bay parkway, Block 5550, Lot 50, Borough of Brooklyn.

394-55-BZ

APPLICANT—Patrick D. Concagh, for Bome Realty Corp., owner (The Texas Co., lessee).

SUBJECT—Application May 17, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, storage and sale of auto accessories.

PREMISES AFFECTED—329-335 Morris avenue and 266-268 East 140th street, northwest corner, Block 2333, Lot 70, Borough of The Bronx.

409-55-BZ

APPLICANT—Robert Gottlieb, for Aznive Haig, owner (Chris Walsh, lessee).

SUBJECT—Application May 16, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from 3 car garage to motor vehicle repair shop (hand tools only) for a term of 3 years.

PREMISES AFFECTED—1601 Bussing avenue, west side, 6.25 ft. north of East 232nd street, Block 4857, Lot 76, Borough of The Bronx.

691-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Tony and Marie Lanza, Frank Mascali and Sons, Inc., and A. Wollheim and Sons, Inc., owners.

SUBJECT—Application August 2, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, store, utility room, parking and storage of motor vehicles; proposed curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—1774-1798 Nereid avenue and 4400-4406 Barnes avenue, southeast corner, 4385-4389 Wickham avenue and 4386-4390 Gunther avenue, Block 5051, Lots 44, 50, 45 and 51, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

JANUARY 17, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 17, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

994-54-A

APPLICANT—Sidney Daub, for 125 Fifth Avenue Corp., owner.

SUBJECT—Application December 27, 1954—re Appeal from a decision of the borough superintendent, re egress.

PREMISES AFFECTED—7-9 West 18th street, north side, 184 ft. 4 in. west of 5th avenue, Block 820, Lot 33, Borough of Manhattan.

428-55-A

APPLICANT—Noah N. Sherman and Joseph Lau, for East End Temple, owner.

SUBJECT—Application May 27, 1955—re Appeal from a decision of the borough superintendent—re reconstruction.

PREMISES AFFECTED—341-343 East 19th street, north side, 240 ft. west of 1st avenue, Block 925, Lots 24 and 25, Borough of Manhattan.

124-55-A

APPLICANT—National Gypsum Co., owner.

SUBJECT—Application February 10, 1955—re Appeal from a decision of the fire commissioner relating to the use of a heating device not of a type approved by the Board.

PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.

310-55-A

APPLICANT—National Gypsum Co., owner.

SUBJECT—Application April 13, 1955—re Appeal from a decision of the fire commissioner relating to the installation of an above ground tank for the storage of 600,000 gallons of fuel oil.

PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.

164-55-A

APPLICANT—Regan and Barrett, for Park Avenue-Fifty-Ninth Street Corp., owner (National City Bank of New York, lessee).

SUBJECT—Application February 21, 1955—re Appeal from a decision of the borough superintendent—Revocation of Permit re Alt. 1642-52.

PREMISES AFFECTED—487-495 Park avenue and 100-108 East 59th street, southeast corner, Block 1313, Lot 4, Borough of Manhattan.

816-55-A

APPLICANT—Regan and Barrett, for Park Ave. Fifty-Ninth Street Corp., owner.

SUBJECT—Application October 6, 1955—re Appeal from a decision of the borough superintendent—review of Borough Superintendent decision re change in use.

PREMISES AFFECTED—487-495 Park avenue and 100-108 East 59th street, southeast corner, Block 1313, Lot 4, orchestra and stadium, Borough of Manhattan.

680-55-A

APPLICANT—Julius Schwan, for Minority Housing Development Corp., owner.

SUBJECT—Application August 30, 1955—filed pursuant to section 36, General City Law re premises not facing a legal street.

PREMISES AFFECTED—167-16 Brinkerhoff avenue, south side, 64.09 ft. west of 168th street, Block 10195, Lot 8, Jamaica, Borough of Queens.

681-55-A

APPLICANT—Julius Schwan, for Minority Housing Development Corp., owner.

SUBJECT—Application August 30, 1955—filed pursuant to section 36, General City Law re premises not facing on legal street.

PREMISES AFFECTED—167-18 Brinkerhoff avenue, south side, 64.09 ft. west of 168th street, Block 10195, Lot 9, Jamaica, Borough of Queens.

851-55-A

APPLICANT—Harrison and Abramovitz, for Museum of Modern Art, owner (Theatre Guild, lessee).

SUBJECT—Application October 28, 1955—re Appeal from a decision of the borough superintendent—non-fireproof construction—stairs, live load, etc.

PREMISES AFFECTED—27 West 53rd street, north side, 385 ft. east of Avenue of Americas (6th), Block 1269, Lot 17, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 24, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 24, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

514-54-BZ

APPLICANT—Ervin Palmer, for Gardel Enterprises Inc., and Twenty-Second Street Holding Corp., owners.

SUBJECT—Application May 20, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—87 Monroe street, north side, side, 100 ft. east of 10th avenue, Block 719, Lots 77-81 inclusive, Borough of Manhattan.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

869-54-BZ

APPLICANT—Joseph B. Koppelman, for Clarence Beeber, owner.

SUBJECT—Application November 17, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—462-472 West 22nd street, south 110 ft. east of Pike street, Block 272, Lot 4, Borough of Manhattan.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

184-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fanny Berger, owner.

SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—1980-1992 Ralph avenue and 5911-5923 Avenue J, northwest corner, Block 7763, Lots 45 and 46, Borough of Brooklyn.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

301-55-BZ

APPLICANT—Martin Isaacs, for RoNan Service Inc., owner.

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the demolition of existing buildings and the erection and maintenance of a structure to be used as an automatic auto laundry.

PREMISES AFFECTED—136 East Broadway, north side,

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210 ft. 5 in. east of Pike street and 125-125½ Division street, south side, 212 ft. east of Pike street, Block 283, Lots 59 and 86, Borough of Manhattan.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

302-55-BZ

APPLICANT—Lama, Proskauer and Prober, for John M. Ell, owner (Felix Fezzuologlio, lessee).

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the proposed change in occupancy from boiler room, garage for 5 cars and showroom to boiler room, body and fender repairs, wheel and frame alignment, welding, painting and spraying, parking of cars waiting to be serviced.

PREMISES AFFECTED—1469-1471 86th street, north side, 100 ft. west of 15th avenue, Block 6340, Lot 48, Borough of Brooklyn.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

425-55-BZ

APPLICANT—Robert Teichman, for 352 West 42nd street, Corp., owner (Pearl-Kinney Corp., lessee).

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district proposed open type parking garage for more than 5 cars.

PREMISES AFFECTED—350-358 West 42nd street, south side, 82 ft. east of 9th avenue, Block 1032, Lot 58, Borough of Manhattan.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

575-55-BZ

APPLICANT—Goldwater and Flynn, for The Montefiore Hospital for Chronic Diseases, owner.

SUBJECT—Application July 13, 1955—re (decision of the borough superintendent) under sections 7e, 7h and 7i of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, office, motor repairs, storage and parking of motor vehicles.

PREMISES AFFECTED—Block bounded by South side of Gun Hill road, from Tryon avenue to Wayne avenue, Block 3343C, Lot 245, Borough of The Bronx.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

667-50-BZ—Vol. IV

APPLICANT—Charles M. Spindler and Joseph C. Haus, for C.R.T. Holding Corp., owner.

SUBJECT—Application reopened July 19, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7c of the zoning resolution, to permit in a business, retail and residence use district proposed extension in area of plot and extension of building area of present auto laundry and gasoline service station and proposed use of premises as auto laundry, offices, gasoline service station, sale of auto accessories, parking and storage of more than 5 cars, lubrication, wheel alignment, brake testing and repairs, minor repairs and auto safety inspection station.

PREMISES AFFECTED—85-07 Queens boulevard and 51-25 to 51-39 Reeder street, northeast corner, Block 1549, Lot 41, Elmhurst, Borough of Queens.

Laid over from December 13, 1955 to January 24, 1956, for inspection and decision; hearing closed.

342-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler and Benjamin Hass, owners.

SUBJECT—Application April 30, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district

for a term of fifteen years the erection and maintenance of stores, auto show-room, gasoline service station, car wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles; and for loading and unloading and the parking of patrons cars.

PREMISES AFFECTED—76-01 to 76-19 Main street, east side, from 76th avenue to 76th road, 144-02 to 144-10 76th avenue and 141-01 to 141-09 76th road, Block 6666, Lot 1, Flushing, Borough of Queens.

Laid over from December 13, 1955, to January 24, 1956, for inspection and decision; hearing closed.

106-30-BZ

APPLICANT—Esso Standard Oil Company, lessee, for Arthur Lawton, owner.

SUBJECT—Application reopened December 20, 1955 in view of the change of zone to local retail use—re (decision of the borough superintendent) previously granted on condition under section 7f for a term of five years, permitting in a business use district, the maintenance of a gasoline service station.

PREMISES AFFECTED—337 Arbutus avenue, northeast corner of Hylan boulevard, Block 6499, Lot 1, Huguenot, Borough of Richmond.

800-55-BZ

APPLICANT—T. S. Nilsen, for J. F. and Mary E. Lombard, owners.

SUBJECT—Application October 13, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the relocation of an existing dwelling on a lot so as to have less than the required 15 ft. setback from the line of Horace Harding expressway as widened.

PREMISES AFFECTED—61-11 213th street, southeast corner of Horace Harding boulevard, Block 7603, Lot 1, Bayside, Borough of Queens.

434-16-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Marjorie E. Hart, owner (J. J. Hart, Inc., lessee).

SUBJECT—Application reopened March 3, 1953 as Vol. IV—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business and unrestricted use district proposed addition of garage for more than 5 motor vehicles to proposed occupancy as granted by the Board of Standards and Appeals under Cal. 434-16-BZ. Proposed driveway on Bedford place is contrary to original and amended resolution of the Board.

PREMISES AFFECTED—1095-1107 Atlantic avenue and 14-36 Bedford place, northwest corner, Block 2021, Lot 20, Borough of Brooklyn.

535-37-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Nost-Mont Garage, Inc., owner.

SUBJECT—Application reopened October 18, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7c, 7i, 7h and 7e of the zoning resolution, to permit in a business and residence use district the proposed change of use from a public garage for more than 5 cars, parking of not more than 30 cars, to gasoline service station, public garage, motor vehicle repairs, lubritorium, automatic auto laundry, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—958-990 Nostrand avenue and 412-416 Montgomery street, southwest corner and 291-301 Sullivan place, Block 1305, Lot 40, Borough of Brooklyn.

1293-39-BZ—Vol. II

APPLICANT—Paul Friedman, for Walter Shapiro and Isidore Rachelson, owners.

SUBJECT—Application reopened November 1, 1955 as Vol. II—re (decision of the borough superintendent) under

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section 21 of the zoning resolution, to permit in a business use C area district the erection and maintenance of a one story and cellar building to be used as stores using more than the area permitted.

PREMISES AFFECTED—1401-1407 Avenue M and 1291-1295 East 14th street, northeast corner and 1402-1406 Chestnut avenue, Block 6735, Lot 121, Borough of Brooklyn.

361-52-BZ—Vol. II

APPLICANT—Ingram S. Carner, for LMJ Realty Corporation, owner.

SUBJECT—Application reopened October 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs, sales and storage of auto accessories, storage of more than 5 cars waiting to be serviced with show windows and curb cuts and signs less than 75 ft. from the residence district.

PREMISES AFFECTED—9609-9625 Ditmas avenue and 732-742 Rockaway parkway, northwest corner, Block 8114, Lots 1, 6, 63 and 64, Borough of Brooklyn.

715-52-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application reopened September 20, 1955 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of more than 5 cars to be used by personnel of one story office building directly across the street.

PREMISES AFFECTED—609 East 11th street, north side, 142.8 ft. east of Avenue B, Block 394, Lot 64, Borough of Manhattan.

446-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Fulton Reid Realty and Holding Corporation, owner.

SUBJECT—Application reopened September 20, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a local retail use district, the extension of the existing structure for use as meat processing, cooler, storage plant, offices and dressing rooms. The proposed extension exceeds the area permitted in a C area district.

PREMISES AFFECTED—70-76 Marion street and 349-359 Reid avenue, southeast corner and 1755-1763 Fulton street, Block 1695, Lots 1 and 4, Borough of Brooklyn.

227-55-BZ

APPLICANT—Robert Teichman, for Brunlee Realty Corp., owner.

SUBJECT—Application March 15, 1955—re (decision of the borough superintendent) under sections 7b and 7c of the zoning resolution, to permit in a business and residence use district, the extension of existing public parking lot from business use portion of plot into the residence portion of the plot.

PREMISES AFFECTED—1023-1029 Clay avenue, west side, 50 ft. south of East 165th street and 996-1004 Teller avenue, Block 2424, Lots 11 and 19, Borough of The Bronx.

261-55-BZ

APPLICANT—O'Connell and McInerney, for Rose Gallagher, owner.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district the erection of a 2 story non fireproof building with a cellar, 3 stores on the street level and 2 professional offices and 2 apartments on the second floor, using more than the area permitted.

PREMISES AFFECTED—220-226 Beach 129th street,

east side, 220 ft. south of Cronston avenue, Block 722, Lot 62, Belle Harbor, Borough of Queens.

285-55-BZ

APPLICANT—John J. Tricarico, for Nick Pizaaz, owner.

SUBJECT—Application April 7, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, motor vehicle repair shop and to permit the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—1777-1783 McDonald avenue, east side, 170 ft. 8½ in. north of Avenue P, Block 6608, Lot 64, Borough of Brooklyn.

406-55-BZ

APPLICANT—Gabriel Nathan, for Edwin and Edna Hernly, owners.

SUBJECT—Application May 13, 1955—re (decision of the Commissioner Marine and Aviation) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the construction of a timber bulkhead wall along the property, and the use of the property for boat landing and parking of patrons cars.

PREMISES AFFECTED—225-229 Beach 3rd street, west side, 240 ft. north of Seagirt avenue and 224-230 Beach 4th street, Block 103, Lot 14, Far Rockaway, Borough of Queens.

538-55-BZ

APPLICANT—Leonard F. Rothkrug, for Anne Brown, owner.

SUBJECT—Application July 1, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, non-automatic laundry, office, sales area, utility room and lubritorium.

PREMISES AFFECTED—995-1007 McDonald avenue and 47-57 Lawrence avenue, northeast corner, Block 5419, Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 24, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, January 24, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

541-55-SM

APPLICANT—Pittsburgh Reflector Company, owner.

SUBJECT—Application June 23, 1955—Pittsburgh Reflector Co., Luma Ceiling No. 10, approval of.

617-52-SM

APPLICANT—Conver Steel and Wire company, for Level-Line Ceiling Inc., owner.

SUBJECT—Application August 4, 1952—Level Line Hanger for use on construction of hung-ceilings, approval of.

822-55-SM

APPLICANT—Conver Steel and Wire Company, owner-manufacturer (The Fireproof Products Co., Inc., agent).

SUBJECT—Application September 30, 1955—Conver-Zinc alloy Zinc Cavity Wall Tie (wall tie for anchoring hollow wall switches together—cavity wall), approval of.

322-54-SM

APPLICANT—Minwax Company, Inc., owner.

SUBJECT—Application April 22, 1954—Minx Transparents (waterproofing exterior masonry walls above grade), approval of.

183-54-SM

APPLICANT—The Wiremold Company, owner.

SUBJECT—Application for consideration—reopened No-

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vember 9, 1955 as to change in model designation—re Wiremold Flexible Connector; previously approved.

734-54-SM

APPLICANT—Seelye Stevenson Value & Knecht, owner.
SUBJECT—Application for consideration—reopened September 13, 1955 as to amendment to resolution as to additional insulation fill—re Corruform and Tufcor Steel Deck (fire-resistive roof for industrial construction); previously approved.

825-54-A

APPLICANT—Recordak Corp., for Eastman Kodak Co., owner.
SUBJECT—Application October 20, 1954—re Appeal from an order and a decision of the fire commissioner—relating to a film vault.
PREMISES AFFECTED—235-239 West 23rd street, north side, 347 ft. west of 7th avenue, Block 773, Lot 24, Borough of Manhattan.

692-55-A

APPLICANT—Julius Eckmann, for Estate of Isabelle C. Hoffman (Pauline H. Rosenberg, Executor), owner.
SUBJECT—Application August 3, 1955—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—5 East 47th street, north side, 150 ft. east of 5th avenue, Block 1283, Lot 7, Borough of Manhattan.

661-46-A—Vol. II

APPLICANT—Herman E. Horwood, for W. A. & W. O. Kaiser Inc., owners.
SUBJECT—Application reopened June 14, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—re means of egress.
PREMISES AFFECTED—412-414 Avenue of the Americas (6th), east side, 43 ft. 8 in. south of West 9th street, Block 572, Lot 6, Borough of Manhattan.

158-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Co., owner.
SUBJECT—Application reopened December 20, 1955 and restored to docket—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

700-54-A

APPLICANT—Frank Braun, for Alabama Realities, Inc., owner (Canarsie Unit Jehovah's Witnesses, lessees).
SUBJECT—Application September 14, 1954—re Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—568-574 Sutter avenue, southeast corner of Alabama avenue, Block 3769, Lot 21, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 31, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 31, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.
SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of

accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed; then to September 27, 1955, at request of the applicant for information as to possible acquisition on subject site for approach to Throggs Neck Bridge; then to December 13, 1955, for further information as to the acquisition of land, including the subject site in connection with approaches for the proposed Throggs Neck Bridge; then to January 31, 1956, for consideration in relation to proposed Throggs Neck Housing Project.

352-32-BZ—Vol. II

APPLICANT—Joseph Schafran, for Sylvia Friedman, Esther Goldman, Sol. Goldman, Norton Goldman and Leo Goldman, owners.

SUBJECT—Application reopened October 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7f of the zoning resolution, to permit in a business use district the extension of gasoline service station, lubritorium, minor repairs and adjustments (with hand tools only) and car wash room (non automatic).

PREMISES AFFECTED—3305 Boston road, southwest corner of East 211th street, Block 4705, Lot 62, Borough of The Bronx.

Laid over from December 13, 1955 to January 31, 1956, for inspection and decision; hearing closed.

423-54-BZ—Vol. II

APPLICANT—O'Dwyer and Bernstein, for Peter and Rachel Federico, owners.

SUBJECT—Application reopened September 20, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), office, sales and storage of auto accessories and open parking.

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

Laid over from December 13, 1955 to January 31, 1956, for inspection and decision; hearing closed.

767-55-A

APPLICANT—O'Dwyer and Bernstein, for Peter and Rachel Federico, owners.

SUBJECT—Application August 2, 1955—re Appeal from a decision of the borough superintendent re non-fireproof construction.

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

135-55-BZ

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail and retail use C area district the extension of existing structure on first story, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. 1/8 in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

Laid over from December 13, 1955, to January 31, 1956, for inspection and decision; hearing closed.

136-55-A

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

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SUBJECT—Application February 18, 1955—re Appeal from a decision of the borough superintendent re exits.
PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. $\frac{1}{8}$ in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

415-55-BZ

APPLICANT—Burke, Green and Groh, for Martha H. Paltrow and Joseph McElroy, owners (o/u/c Bay Chevrolet, Inc.).

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7h and 7i of the zoning resolution, to permit in a local retail and residence use district, the proposed use of automobile showroom, service of new and used cars and trucks, new and used car conditioning, storage and sale of parts, wheel alignment, lubrication, undercoating, car wash, parking and storage of customers' cars waiting to be serviced, car storage, locker room, tool storage, car polishing, offices, body shop, paint shop, gas pump for owner's use only.

PREMISES AFFECTED—240-02 Northern boulevard, southwest corner of Alameda avenue and 46-02 to 46-12 Hanford street, Block 8167, Lot 1, Douglaston, Borough of Queens.

Laid over from December 13, 1955, to January 31, 1956, for inspection and decision; hearing closed.

675-55-BZ

APPLICANT—Paul Friedman, for William Spiller, owner.

SUBJECT—Application August 25, 1955—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a retail D, $\frac{1}{2}$ district and residence D, 1 district the erection and maintenance of a gasoline service station, auto washing (non automatic), lubrication, office and accessory sales, minor repairs with hand tools only and parking of motor vehicles service, with a ground sign in a retail use district for a term of 15 years.

PREMISES AFFECTED—116-32 (116-14 to 116-46 official) Merrick boulevard, west side, 124.94 ft. south of 116th avenue, Block 12353, Lot 374, St. Albans, Borough of Queens.

Laid over from December 13, 1955 to January 31, 1956, for inspection and decision; hearing closed.

109-29-BZ Vol. III

APPLICANT—Lama, Proskauer and Prober, for The Weiss Management Corp., owner.

SUBJECT—Application reopened July 12, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles, proposed show windows facing Webster avenue.

PREMISES AFFECTED—948-960 Coney Island avenue and 382-392 Webster avenue, southwest corner, Block 5425, Lot 26, Borough of Brooklyn.

Laid over from December 20, 1955 to January 31, 1956, for inspection and decision; hearing closed.

13-48-BZ Vol. II

APPLICANT—Ferdinand Savignano, for Irving Israel, owner.

SUBJECT—Application reopened May 24, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the proposed use of dry cleaning in the basement of a 3-story multiple dwelling.

PREMISES AFFECTED—254 West 88th street, south side, 100 ft. west of Broadway, Block 1235, Lot 56, Borough of Manhattan.

Laid over from December 20, 1955 to January 31, 1956, for inspection and decision; hearing closed.

469-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael T. Marshall, owner.

SUBJECT—Application May 31, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—4320-4338 Broadway, east side, from West 184th to West 185th streets, 659-665 West 184th street and 654-660 West 185th street, Block 2167, Lots 1-6, Borough of Manhattan.

Laid over from December 20, 1955 to January 31, 1956, for inspection and decision; hearing closed.

636-55-BZ

APPLICANT—Paul Friedman, for Julius T. Parker, Moe Silverstein and Max and Beatrice Grossman, owners.

SUBJECT—Application July 29, 1955—re (decision of the borough superintendent under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor repairs (hand tools only), office and sale of auto accessories, parking of more than 5 cars waiting to be serviced, with curb cuts and show windows within 75 ft. of residence use district.

PREMISES AFFECTED—1331-1341 Utica avenue and 5001-5011 Foster avenue, northeast corner, Block 4781, Lots 45, 47 and 48, Borough of Brooklyn.

Laid over from December 20, 1955 to January 31, 1956, for inspection and decision; hearing closed.

1170-22-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Shapiro, owner.

SUBJECT—Application reopened June 21, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed change in occupancy from public storage garage to public storage garage, minor auto repairs, brake testing, wheel alignment, car washing, office and sales and addition of parking and storage on open portion of lot (previously approved as separate occupancy), also rearrangement of gasoline tanks and pumps are not in accordance with original Board of Standards and Appeals approval Cal. No. 1170-22-BZ.

PREMISES AFFECTED—259-267 Pacific street, north side, 75 ft. west of Smith street and 280 Atlantic avenue, Block 181, Lots 20, 31 and 32, Borough of Brooklyn.

825-23-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Shapiro, owner.

SUBJECT—Application reopened June 21, 1955 as Vol. II—re Appeal from a decision of the borough superintendent relating to egress.

PREMISES AFFECTED—259-267 Pacific street, north side, 75 ft. west of Smith street and 280 Atlantic avenue, Block 181, Lots 20, 31 and 32, Borough of Brooklyn.

119-29-BZ—Vol. II

APPLICANT—John J. Tricarico, for Elizabeth Stevens, owner.

SUBJECT—Application reopened February 15, 1955 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the proposed change of occupancy from garage to garage and parking and storage of more than 5 motor vehicles, on open portion of the plot.

PREMISES AFFECTED—625 Halsey street, north side, 200 ft. west of Patchen avenue, Block 1662, Lots 59 and 61, Borough of Brooklyn.

CALENDAR

206-47-BZ—Vol. II

APPLICANT—Joshua Brown, for Antonino Coppola, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and local retail district the extension to accessory building on existing gasoline service station (previously granted by the Board for a term of years, to expire September 1958).

PREMISES AFFECTED—167 Olympia boulevard and 265 Kinsington avenue, northeast corner, Block 3255, Lot 32, South Beach, Borough of Richmond.

788-49-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Herman Flyer, owner (Murray M. Garren, lessee).

SUBJECT—Application reopened April 26, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the change of occupancy from auto laundry, to auto laundry, gasoline service station, motor vehicle repair shop, auto safety inspection station, lubrication, wheel alignment, brake testing and lining, electrical system, adjustment and repair, and sale of auto accessories.

PREMISES AFFECTED—88-12 to 88-20 Northern boulevard, southwest corner of 89th street, Block 1436, Lot 6, Jackson Heights, Borough of Queens.

260-55-BZ

APPLICANT—Abraham Grossman, for Leonard J. Swanson, owner.

SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from 4 car private garage on first floor to plumbing shop, office and private garage for 2 cars.

PREMISES AFFECTED—37-39 Perry street, north side, 215 ft. 4 in. west of Waverly place, Block 613, Lot 38, Borough of Manhattan.

457-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Morton Linzer and Irving Perelstein, owners.

SUBJECT—Application June 8, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7e of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—163-01 to 163-19 (163-05 official) Rockaway boulevard, 165-01 to 165-15 146th avenue, northeast corner and 165-02 to 165-10 145th drive, Block 13295, Lot 1, Springfield, Borough of Queens.

461-55-BZ

APPLICANT—Fred C. Dahlem, for Jacob Presser, owner.

SUBJECT—Application June 9, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of more than 5 motor vehicles upon unbuilt upon portion of the plot.

PREMISES AFFECTED—2642 Marion avenue, east side, 139 ft. north of East 194th street, Block 3282, Lots 10 and 11, Borough of The Bronx.

572-55-BZ

APPLICANT—Ingram S. Carner, for John Chianello and Guido Mastroianni, owners.

SUBJECT—Application July 12, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the proposed conversion from a private dwelling to a class A multiple dwelling of class 3 construction.

PREMISES AFFECTED—39-19 222nd street, east side, 137.33 ft. south of 39th avenue, Block 6340, Lot 127, Bayside, Borough of Queens.

802-55-BZ

APPLICANT—Paul Friedman, for Edna Greiner, owner.

SUBJECT—Application October 13, 1955—re (decision of the borough superintendent) under sections 7f, 7A and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs (hand tools only), car washing (non-automatic), office, storage and sale of auto accessories, parking of more than 5 cars waiting to be serviced, with proposed show window less than 75 ft. from a residence use district, for a term of 15 years.

PREMISES AFFECTED—219-11 to 219-19 Northern boulevard and 43-32 to 43-38 220th street, northwest corner, Block 6322, Lot 24, Bayside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

JANUARY 31, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 31, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

946-54-A

APPLICANT—Samuel Rosenblum, for Jesse H. Barkin, trustee, owner.

SUBJECT—Application December 7, 1954—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—22-24 West 27th street, south side, 160 ft. 6¼ in. west of Broadway, Block 828, Lot 61, Borough of Manhattan.

55-55-A

APPLICANT—Alexander S. Traub, for 43 White Street Corp., owner.

SUBJECT—Application January 31, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—43-45 White street, south side, 125 ft. 11½ in. east of Church street, Block 175, Lot 20, Borough of Manhattan.

571-55-A

APPLICANT—Samuel Rosenblum, for Aldorn Garage, Inc., owner.

SUBJECT—Application July 12, 1955—re Appeal from a decision of the borough superintendent—exits and fire wall.

PREMISES AFFECTED—43-35 39th street, east side, 200.02 ft. north of 47th avenue, Block 195, Lot 13, Long Island City, Borough of Queens.

721-55-A

APPLICANT—Abraham Grossman, for 110 West 14th Street Corp., owner.

SUBJECT—Application September 21, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—110 West 14th street, south side, 150 ft. west of Avenue of The Americas (6th), Block 609, Lot 33, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 7, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 7, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

1069-27-BZ—Vol. III

APPLICANT—Larry Meltzer, for Anna Pillitteri, owner.

CALENDAR

SUBJECT—Application reopened June 7, 1955 as Vol. III —re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the erection and maintenance of an automatic auto laundry, simonize room, boiler room and offices.

PREMISES AFFECTED—6702-6724 New Utrecht avenue and 1501-1511 Ovington avenue (68th street), northwest corner and 6703-6725 15th avenue, Block 5565, Lot 1, Borough of Brooklyn.

512-29-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Merry Twins, Inc., owner.

SUBJECT—Application reopened May 17, 1955 as Vol. III —re (decision of the borough superintendent) under sections 7c, 7f, 7h and 7A of the zoning resolution, to permit in a business and residence use district the proposed extension of present gasoline service station and use of premises as gasoline service station, lubritorium, auto washing, office and sale of accessories, minor repairs (hand tools only) and parking and storage of more than 5 motor vehicles, with curb cuts and sign closer to the residence use district than permitted.

PREMISES AFFECTED—173-02 to 173-16 64th avenue, southeast corner of Fresh Meadow lane, Block 6902, Lot 26, Flushing, Borough of Queens.

482-48-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Upper N. Y. Garage, Inc., owner.

SUBJECT—Application reopened February 15, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business and residence use district the maintenance of a garage for more than 5 motor vehicles, repair shop for motor vehicles (hand tools only).

PREMISES AFFECTED—4342-4344 Broadway and 649-651 West 185th street, northeast corner, Block 2167, Lot 29, Borough of Manhattan.

135-49-BZ—Vol. II

APPLICANT—Leonard A. Swarthe, for Krekor and Pauline Selian, owners.

SUBJECT—Application reopened May 3, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7c, 7e, 7f and 7i of the zoning resolution, to permit in a business use district the proposed extension of an existing gasoline and oil service station previously granted by the Board under Cal. No. 135-49-BZ.

PREMISES AFFECTED—1773 East Gun Hill road, north side, 125 ft. east of Wickham avenue, Block 4806, Lot 44, Borough of The Bronx.

21-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Minnie Berkowitz, owner.

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit in a business and residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only) auto laundry (non-automatic) office, storage and sale of auto accessories, parking for more than 5 cars waiting to be serviced for a term of 15 years.

PREMISES AFFECTED—379-389 Kings highway and 1753-1763 West 3rd street, northeast corner, Block 6654, Lots 37, 39 and 40, Borough of Brooklyn.

402-52-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Edward Lehr, owner.

SUBJECT—Application reopened June 21, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7c, 7f, 7h and 7i of the zoning resolution, to permit in a business and residence use district the erection and maintenance of a building to be used as auto safety inspection station, motor vehicle repair shop and 21 one car garages, also proposed extension to existing building partly in a business and partly in a residence use district for use as auto showroom, in conjunction with existing uses of gasoline service station, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage for more than 5 motor vehicles and outdoor sale and display of more than 5 motor vehicles on the unbuilt upon portion of the lot as granted by the Board under Cal. No. 402-52-BZ.

PREMISES AFFECTED—572-590 Wyckoff avenue and 1444-1460 Hancock street, southeast corner and 407-413 Weirfield street, Block 3400, Lot 46, Borough of Brooklyn.

796-52-BZ—Vol. II

APPLICANT—Max Ehrlich, for Swire Building Corporation, owner.

SUBJECT—Application reopened May 3, 1955 as Vol. II —re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use E-1 area district, the maintenance of an existing building without the required 10 foot setback from the building line.

PREMISES AFFECTED—191-193 Irwin street, northeast corner of Oriental boulevard, Block 7517, Lot 992, Borough of Brooklyn.

416-54-BZ

APPLICANT—Siegel and Green, for Kollsman Instrument Corp., lessee (Leator Corp., owner).

SUBJECT—Application May 26, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles for patrons and employees (no fee to be charged).

PREMISES AFFECTED—42-61 81st street, west side, 100 ft. north of 45th avenue, Block 1527, Lot 6, Elmhurst, Borough of Queens.

73-55-BZ

APPLICANT—Henry Nordheim, for Rubenstein and Tutanauer, owners.

SUBJECT—Application February 3, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, and office and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1680 Gun Hill road and 1674 Allerton avenue, intersection of Gun Hill road, Allerton avenue and Lodovick avenue, Block 4539, Lot 1, Borough of The Bronx.

423-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Epstein, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, high speed auto laundry, lubritorium, body and fender work, welding, incidental repairs, brake testing, wheel alignment, incidental painting and spraying, office and sales, parking of motor vehicles awaiting service with entrances closer to the residence use district than permitted.

PREMISES AFFECTED—70-11 to 70-19 Northern boulevard and 32-62 to 32-70 71st street, northwest corner, Block 1166, Lot 37, Woodside, Borough of Queens.

CALENDAR

657-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Pietro Ventola, owner.

SUBJECT—Application August 8, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use D area district the extension of restaurant, bar, cabaret, parking

of more than 5 cars, and 1 family residence into the residence use district exceeding permissible coverage and without the required rear yard.

PREMISES AFFECTED—1012-1022 Ralph avenue, west side, 80 ft. south of Snyder Avenue, Block 4731, Lot 42, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on November 22, 1955, as they appeared in Bulletin No. 48, Vol. 40, are hereby corrected to read as follows:

485-55-SA

APPLICANT—Erie Meter Systems, Inc., owner.

SUBJECT—Application June 6, 1955—Erie Remote Control Electric Gasoline Dispensing Pumps, Models 742, 745, 245, and 935, and Erie Remote Control Gasoline Pumps, Series 776.

APPEARANCES—

For Applicant: F. E. Carney.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 485-55-SA

Subject: Erie Remote Control Electric Gasoline Dispensing Pumps, Models 742, 745, 245 and 935 and Erie Remote Control Gasoline Pumps, Series 776.

The Erie Meter Systems, owner-manufacturer, filed June 6, 1955, an application with the Board of Standards and Appeals for approval of the Erie Remote Control Electric Gasoline Dispensing Pumps and Erie Remote Control Gasoline Pumps, Series 776, under the provisions of chapter 19, Administrative Code.

Purpose

A pumping system which supplies gasoline from an underground tank to a number of gasoline dispensers.

Description

The flow rate of each island dispenser or hose nozzle outlet shall be 10 to 14 gallons per minute with the nozzle valve full open. Dispensers are of the conventional type with hose extension or retracting device suitable for a minimum length of 12' of standard refueling hose.

The fuel discharged from each hose nozzle is measured individually by an approved displacement type meter and computing type register with a non-reset totalizer. The dispensers are either the single outlet or the dual outlet model, the same or equal to Erie Meter Systems, Inc., Model 745 or Model 245.

The gasoline pumps are of the submerged or deep well type, with a non-overloading characteristic which does not require a by-pass valve. The pumps are installed in the storage tank in accordance with the manufacturer's recommendations. The mechanical components of the pumping unit, such as thrust bearing, mechanical shaft seal or stuffing box, electric motor, etc., which may require periodic inspection or service are assembled and installed above grade, or

if below grade level, in a suitable access pit or housing.

The pumping unit is of adequate capacity and pressure to supply fuel to the dispensers at the rate of flow specified in paragraph one for each dispenser, multiplied by the maximum number of dispensers that may be in operation at one time, rather than by the total number of units that may be installed.

Two or more pumping units may be installed for each grade or type of gasoline. Each pump is equipped with adequate and approved air release or air eliminator unit and an expansion relief mechanism to prevent excessive pressures due to thermal expansion or other causes. The discharge line between each pump and dispenser, for gasoline shall be provided with a pressure regulator or flow control valve to prevent hydraulic shock due to rapid closing of the nozzle valve. Each discharge line between each pump and dispenser is also provided with a water separator with adequate capacity, and with an efficiency suitable to deliver fuel that is at least 99.95% free of entrained water. There is also installed in the discharge line, as a separate unit, or as part of the water separator, a filter or strainer having a dirt removal efficiency to at least a 325 mesh screen, or capable of removing all particles approximately 40 microns or larger. The motors are explosion proof.

The storage tanks are of steel and of a size and capacity suitable for the service intended. Openings are provided in the tank shell for fill, gauge and vent lines, and a minimum of a 4" threaded opening provided for each pump to be used.

Where it is necessary to provide a greater number of storage tanks than pumps, the gasoline from one tank is transferred to the pumping tank by means of a suitable syphon. The syphon is actuated by a suitable eductor which is supplied with the submerged pumping unit. The eductor valve unit shall be the same or equal to Model 4965 as manufactured by Erie Meter Systems, Inc., Erie, Pennsylvania.

All piping is of a full weight galvanized steel or wrought iron pipe with galvanized malleable iron fittings. The size of the piping is as recommended by the pump manufacturer and in no instance is less than 2" iron pipe size for the pipe line with a minimum of 1½" iron pipe size from the main line to each dispenser. All pipe lines are installed with adequate provision being made for expansion and contraction of the pipe, or the shifting of underground storage tanks, through the use of proper joints and swing joints. Adequate vent and fill lines are provided by the contractor as required for each installation.

The pumping units are manually controlled by remote pilot switch in each dispenser. A pilot light is installed in each dispenser to indicate that the pilot switch is in the "on" position. When specified or deemed necessary for safety, one or more auxiliary shut-off switches are provided on the island or other convenient locations so an attendant can stop any one or all pump motors in case of accident or other emergencies. Automatic pump motor control may be of the full electric type which is activated by the number of dispensers in use, or of the pressure type, which is actuated by an increase or decrease in the pump discharge line pressure. The type of pump motor control shall be as recom-

MINUTES

mended by the manufacturer as being the best suited for the type of pumping system to be supplied or installed.

Inspection and Test

These pumps were inspected and tested at 9 Rockefeller Plaza and found to operate as designed. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and Frank Carney representing the applicant. All wiring is in steel tubes with explosion proof fillings. The pumps have been tested by the Underwriters Laboratories, Inc., Guide No. 60 0316, File MH 2432.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Erie Remote Control Electric Gasoline Dispensing Pumps—Models 742, 745, 245 and 935 and Erie Remote Control Gasoline Pumps, Series 776, for use in New York City when installed and operated in accordance with

this report and the provisions of Chapter 19 of the Administrative Code provided each pump has a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 485-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

* Correction—Model No. 645 corrected to read Model No. 745.

RULES

AMENDMENTS TO THE RULES FOR ERECTION, ALTERATION, REPAIR, EXCAVATION FOR AND DEMOLITION OF BUILDINGS

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS OCTOBER 14, 1955

EFFECTIVE NOVEMBER 10, 1955

(Cal. No. 784-41-SR)

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, (3) and (4) of The New York City Charter; Sections C26-189.0, C26-191.0, C26-504.0(a), and C26-689.0 of the Administrative Code.

7.8.1 Design of Forms:

7.8.1.1 Forms shall conform to the shape, lines and dimensions as called for on the plans.

7.8.1.2 All form work supported by shores and used for the construction of walls, floors, beams and girders shall be designed by a Registered Architect or a Licensed Professional Engineer, who shall furnish the Borough Superintendent with a complete set of design drawings and, before concrete is poured, file an affidavit with the Borough Superintendent that the form work was built in accordance with such plans.

7.8.1.3 It shall be unlawful for anyone to pour concrete in any portion of such form work before such portion has been duly inspected and certified to the Borough Superintendent by the designing Architect or Engineer who designed the form work as required in Rule 7.8.1.2.

7.8.1.4 Forms shall be substantial and sufficiently tight to prevent leakage of mortar; and shall be properly braced or tied together so as to maintain position and shape and insure safety to workmen and passersby.

7.8.1.5 Temporary openings shall be provided where necessary, to facilitate cleaning and inspection immediately before depositing concrete.

7.8.1.6. Whenever in the opinion of the Borough Superintendent the scope of the work is of a minor nature and does not require strict compliance with these rules, he may waive the requirements hereof in an individual case under such conditions as he may prescribe or may require an alternate method.

7.29.0 Power Buggies

7.29.1 Definition.

As used herein, the term "Power Buggy" shall mean an automotive vehicle designed or used for the transportation of materials on and about construction and demolition sites. It shall not include automobiles, motor trucks, general purpose tractors or excavating or material handling machinery.

7.29.2 Responsibility of Employers.

Every employer causing a power buggy to be used shall provide trained and competent operators therefor and shall carry out all provisions of this rule pertaining to him in respect to the use, operation and maintenance thereof.

7.29.3 Assigned Operator.

No person shall operate a power buggy other than an operator assigned thereto by the employer.

7.29.4 Operator in Charge.

A power buggy in use shall be in charge and custody of the operator assigned thereto and no other person shall in any way interfere with or handle it, nor shall the operator cause or permit any other person to do so.

7.29.5 Defective Machines.

No power buggy shall be operated unless it has the mechanical characteristics, features and devices herein required and is in good operating condition.

MECHANICAL REQUIREMENTS

7.29.6 Stability.

Every power buggy shall be so designed and constructed as to withstand without tilting: (a) a 45° turn at full rated load and maximum designed forward speed; (b) a collision stop against wheel blockage on a level grade at full rated load and ½ maximum designed forward or full reverse speed; (c) lateral traversal of 10% slopes at full rated load and maximum designed speed.

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RULES

7.29.7 Braking Power.

1. Every power buggy shall be provided with brakes and tire surfaces capable of bringing it to a full stop within 25 feet on a level dry plank surface or frictional equivalent at full rated load and maximum designed speed.

2. Brakes shall be capable of being fixed in engagement to hold the full load stationary on a 25% grade.

3. The lateral thrust for which any form work, bridge or scaffold is designed shall be the thrust set up when all buggies operating thereon are stopped at a gravity deceleration of 1 simultaneously.

7.29.8 Accidental Starting.

All movement controls of every power buggy shall be so arranged or shielded that they cannot be inadvertently engaged and so that the buggy cannot be accidentally set in motion.

7.29.9 Warning Devices.

Every power buggy of the riding type shall be equipped with an easily operable horn or other audible warning signal.

7.29.10 Seats and Visibility.

Every power buggy of the riding type shall be provided with an operator's seat or standing platform designed and secured to prevent slipping off and so located that the operator may have maximum practicable driving visibility.

7.29.11 Speed.

Every power buggy of riding type shall be so designed or equipped that it cannot travel faster than 12 M.P.H. on a level surface.

OPERATION

7.29.12 Parking on Grades.

No power buggy shall be left unattended on any grade sufficiently steep to cause it to coast if free of engine and brake resistance.

7.29.13 Conditions for Operation.

No power buggy shall be operated: (a) at a speed greater than 12 M.P.H., (b) when carrying more than its full rated load, (c) on insecure or skiddy surfaces or surfaces so inclined or uneven as to endanger stability, (d) on grades steeper than 25%, or (e) on ramps, runways, or other surfaces not in compliance with this rule.

7.29.14 Special Requirements for Runways, etc.

Runways, ramps, platforms and other surfaces upon which power buggies are operated shall conform to the following requirements:

- (a) They shall be substantially constructed and securely supported, braced and fastened to prevent movement.
- (b) They shall be constructed to sustain without failure at least four times the maximum load for which they are intended.
- (c) The minimum width inside of curbs for any ramp, runway or platform shall be two feet wider than the outside width of any power buggy operated thereon without passing, and two feet wider than twice such buggy width in the places where passing occurs.
- (d) Ramps shall be limited to maximum grades of 25%.
- (e) All runways shall be substantially level transversely.
- (f) The use of curbs along the edges of surfaces upon which power buggies are operated shall be governed by the following provisions:
 1. Curbs shall be furnished along all edges which are nearer than ten feet horizontally to any open side wall, shaft or other open space into or through which a fall from such surface of more than 12 inches is possible, except as set forth in (3) below.
 2. Where curbs are not required because the buggy is operated on a surface not over 12 inches above an under surface, such under surface shall be strong enough to sustain the loaded vehicle in the event of a fall thereon.
 3. Curbs may be omitted at actual dumping points more than 12 inches above such under surfaces if the edge over which dumping occurs is provided with bumpers or other means which will effectively stop the buggy from running over the edge while dumping.
 4. Curbs must be at least seven inches high, securely fastened, and capable of resistance to side impact at least equal to that of a 2" x 8" plank set on edge against uprights securely fastened and braced at not less than four foot intervals.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

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Special Meeting, Friday Morning, January 13, 1956, on Proposed Amendments to the Rules Covering the Installation and Use of Oil Burning Equipment, etc.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases Filed up to January 10, 1956

Cal. No. Dept. Premises Affected

1031-55-BZ—B.B.—2844 West 33rd street, west side, 350 ft. south of Neptune avenue, Block 7006, Lot 26, Borough of Brooklyn, Alt. 3486-54 re erection of more than one building on lot.

1032-55-A—B.B.—2844 West 33rd street (rear), west side, 350 ft. south of Neptune avenue, Block 7006, Lot 26, Borough of Brooklyn, Alt. 3486-54 filed pursuant to sec. 310 of the Multiple Dwelling Law, re rear yard, frame building and Local Law 24-1954.

1033-55-A—B.M.—333 Avenue of The Americas (6th), west side, from West 4th street to Cornelia street, Block 589, Lots 25 and 28, Borough of Manhattan, re egress.

1034-55-A—B.B.—410 Tompkins avenue and 294-304 Hancock street, southwest corner, Block 1839, Lot 55, Borough of Brooklyn, review of Borough Superintendent's decision on zoning matter, re Alt. 278-55.

1035-55-BZ—B.M.—355-359 Lexington avenue and 133-135 East 40th street, northeast corner, Block 1295, Lots 21, 23 and 24, Borough of Manhattan, N.B. 219-55, re business use—erection of office building, area excessive, loading, berths required, etc.

1036-55-SA—The North American Manufacturing Co., Continuous Flame Gas Burner, Series 130, Models 130-E, B, H, S, L, X and T, manufactured by the The North American Manufacturing Co., Appliance.

1037-55-SA—The North American Manufacturing Co., Series 65 Aspirator, Models 65-0 through 65-9, manufactured by The North American Manufacturing Co., Appliance.

1038-55-SA—The North American Manufacturing Co., Series 18 Atmosphere Gas Regulator, Models 18-0 through 18-7, manufactured by The North American Manufacturing Co., Appliance.

1039-55-SA—Washex Tube Filters, Models 2000, 3000, 5000, 7000, 10,000 and 15,000, manufactured by Washex Machinery Corp., Appliance.

1040-55-SA—Washex Combination Washer-Extractor, Models P-65 and P-100, manufactured by Washex Machinery Corp., Appliance.

1041-55-SA—Washex Syntomat Models P-65 and P-100, manufactured by Washex Machinery Corp., Appliance.

1042-55-SA—The North American Manufacturing Co., Series 138 Incinerator (gas-fired), Models 138, 138S, SP, SJ, SC, SCJ, SPL and SJL, manufactured by The North American Manufacturing Co., Appliance.

1043-55-SM—Tapestron (for sliding walls and doors, drap-

eries, etc.), manufactured by Delco-Tapestron Distributing Inc., Material.

1044-55-A—B.Q.—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens, N.B. 2525-55, (under section 35, General City Law re premises partly in bed of mapped street—Clintonville street).

1045-55-SM—Filon (for partitions, awnings, patios, etc.), manufactured by Filon Plastics Corp., Material.

1-56-A—B.M.—88-90 Walker street, north side, 48.6 ft. west of Lafayette Street, Block 196, Lot 24, Borough of Manhattan, Amendment to Alt. 1092-55 re egress.

2-56-A—B.M.—551-553 West 22nd street, north side, 125 ft. east of 11th avenue, Block 694, Lot 7, Borough of Manhattan, Alt. 1908-55 re egress.

3-56-BZ—B.Q.—76-01 to 76-15 (76-07 official) North Conduit avenue and 107-55 to 107-63 76th street, northeast corner, Block 9129, Lot 52, Ozone Park, Borough of Queens, N.B. 5380-55, re erection and maintenance gasoline service station, etc.

4-56-A—B.M.—15-17 Allen street and 73 Canal street, northwest corner, Block 300, Lot 29, Borough of Manhattan, B.N. 111-55 re egress.

5-56-BZ—B.Q.—24-23 Parsons boulevard and 145-07 Willets Point boulevard, northeast corner, Block 4641, Lot 1, Flushing, Borough of Queens, N.B. 4298-55, re erection and maintenance of gasoline service station, etc.

6-56-A—F.D.—2545 7th avenue, east side, intersection of West 148th street, Block 2016, Lot 1, Borough of Manhattan, re installation of additional fuel oil tank.

7-56-BZ—B.Q.—88-22 182nd street, west side, 175 ft. north of 89th avenue, Block 9917, Lot 11, Jamaica, Borough of Queens, Alt. 826-55, parking lot.

8-56-BZ—B.Q.—161-30 122nd avenue, and 122-01 to 122-17 161st place, southeast corner, Block 12256, Lots 12, 16 and 19, Baisley Park, Borough of Queens, Alt. 2600-55, re parking lot.

Restored to Docket

382-43-A Vol. VI—B.B.—150 Ocean parkway, west side, 395 ft. south of Caton avenue, Block 5328, Lot 30, Borough of Brooklyn, Alt. 3377-54—re additional room in the cellar.

104-53-SM Vol. II—“Sanearth”—Santorin earth lightweight aggregate (all purpose lightweight aggregate for use in concrete), manufactured by Lava Limited, Material.

965-48-SA Vol. II—AMC Clothes Washing, Models A153AP and A454AP; Firestone Clothes Washing Machine, Model F454AP; Wizard Clothes Washing Machine, Model W454AP (reopened for test and report as to additional

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names under which to be marketed), manufactured by Beam Manufacturing Co., Division of Solar Corp., owner.

561-38-SA—Kerrick Kleaner, Models J and L (reopened for test and report as to additional models—C, LH and LHR), manufactured by Clayton Manufacturing Co., Appliance.

624-37-BZ Vol. II—B.Bx.—2421 Boston road, northwest corner of Waring Avenue, Block 4430, Lot 57, Borough of The Bronx, Alt. 1034-55—re auto repair shop with hand tools, car washing and polishing, etc.

815-42-BZ Vol. II—B.M.—248-250 West 80th street and 2231-2239 Broadway, southwest corner, Block 1227, part of Lots 54 and 59, Borough of Manhattan, Alt. 1198-52—re extension of garage to include parking or more than 5 motor vehicles.

490-52-BZ Vol. II—H.B.Q.—155-15 Aguilar avenue, north side, 246.26 ft. west of 72nd avenue, Block 6793, Lot 380, Flushing, Borough of Queens, B.N. 575-55—re use of premises as a driveway giving access to existing sawway store and parking lot.

715-47-BZ Vol. II—B.B.—966 4th avenue and 367-369 37th street, northwest corner, Block 696, Lot 39, Borough of Brooklyn, Alt. 2370-47—re extension of term of variance (expired 10/20/55)—change of occupancy private garage to motor vehicle repair shop, with school yard between intersecting streets.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules...	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of...	April 12, 1955.
Cements, Blended, Rules for Testing and Use of.....	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules.....	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)...	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1955.
Exit Rules (Revolving Doors).....	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules.....	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules.....	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of....	May 26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	April 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of.....	April 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for.....	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules.....	April 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules.....	Mar. 25, 1952—Vol. 37, No. 13A

	Last Publication
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules.....	May 25, 1954.
Opening Protective Assemblies, Rules for Inspection of.....	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings.....	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	April 15, 1952—Vol. 37, No. 16A
Procedure, Rules of.....	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for....	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.....	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules.....	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting....	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—\$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

JANUARY 17, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 17, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

692-53-BZ

APPLICANT—Lama, Proskauer and Prober and Rubinton and Coleman, for Kissena Park Corp., Dominick Mazza and Marie Colonna, owners.

SUBJECT—Application September 28, 1953—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—163-10 Pidgeon Meadow road and 47-02 to 47-06 164th street, southwest corner and 47-09 to 47-21 163rd street, Block 5494, Lots 8-13 inclusive, Flushing, Borough of Queens.

Laid over from November 22, 1955 to December 13, 1955, for inspection and decision; hearing closed; then to January 17, 1956, for further consideration and decision.

150-55-BZ

APPLICANT—Jacob Lubroth and Son, for Joseph Oliva, owner.

SUBJECT—Application February 24, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking and storage of motor vehicles (pleasure cars only).

PREMISES AFFECTED—2861-2865 West 29th street, east side, 190 ft. north of Mermaid avenue, Block 7011, Lot 61, Borough of Brooklyn.

Laid over from November 22, 1955, to December 13, 1955, for inspection and decision; hearing closed; applicant to submit letter to the Board from proper source stating whether West 29th street is an officially designated play street; then to January 17, 1956, for further consideration by the Board and additional information to be submitted by the applicant.

225-36-BZ—Vol. III

APPLICANT—Lamb and Lamb, for North American Holding Corp., owner.

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SUBJECT—Application reopened June 21, 1955 as Vol. III re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use district proposed change of use to stores in the cellar, which is in the residence use portion of a class A multiple dwelling which is in a business and residence use district.

PREMISES AFFECTED—1180-1188 Grand Concourse and 180-188 East 167th street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.

Laid over from November 29, 1955, to December 13, 1955, for consideration and decision; hearing closed; then to January 17, 1956, for further consideration and decision.

419-55-BZ

APPLICANT—Paul Friedman, for Maude A., Anna M. and Raymond J. Seel, owners.

SUBJECT—Application May 24, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline station, lubritorium, car wash (non automatic), minor repairs, office, sales and storage of auto accessories, and parking of cars awaiting servicing, for a term of 15 years.

PREMISES AFFECTED—244-04 to 244-08 Francis Lewis boulevard and 243-02 to 243-06 South Conduit avenue, southwest corner and 139-03 to 139-11 243rd street, Block 13599, Lot 25, Rosedale, Borough of Queens.

Laid over from October 25, 1955, to November 29, 1955, for inspection and decision; hearing closed; then to December 20, 1955, for decision; hearing closed; then to January 17, 1956, for further study by the Board.

827-55-BZ

APPLICANT—Leonard F. Rothkrug, for Arthur Miller, Herbert Cohen and Frank Bruno, owners (owner under contract—Jaltex Petroleum Corp.); (Master Builders and Mason Supply Co., lessee).

SUBJECT—Application October 21, 1955—re (decision of the borough superintendent) under sections 7f and 7A, to permit in a retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, oil selling, sales, with curb cuts less than 75 ft. from the residence use district, for a term of 15 years.

PREMISES AFFECTED—245-20 139th avenue and 245-22 to 245-32 South Conduit avenue, southwest corner and 139-02 to 139-10 246th street, Block 13614, Lots 23 and 24—23 tentative, Rosedale, Borough of Queens.

Laid over from November 29, 1955 to December 20, 1955, for decision; hearing closed; then to January 17, 1956, for further consideration by the Board.

167-55-BZ

APPLICANT—Burke, Green and Groh, for Ralph Gargano, owner.

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubrication, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—20-65 Clintonville street, northeast corner of 21st avenue, Block 4752, Lot 1, Whitestone, Borough of Queens.

Laid over from November 15, 1955, to December 13, 1955, for inspection and decision; hearing closed; then to January 17, 1956 in conjunction with 573-55-BZ; applicant having been notified.

573-55-BZ

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application July 13, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the

erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto wrecking (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner and 1727 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

Laid over for inspection and decision; hearing closed; date to be set, awaiting information as to action of Board of Education and the Board of Estimate as to proposed adjacent school; then set for January 17, 1956.

154-35-BZ

APPLICANT—Lama, Proskauer and Prober, for Assets Control Company, Inc., owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—219-28 to 219-38 (official 219-30) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.

Laid over from November 29, 1955, to December 6, 1955, for further hearing; then to January 10, 1956, for inspection and decision; hearing closed; then to January 17, 1956, for further consideration by the Board.

80-55-A

APPLICANT—Lama, Proskauer and Prober, for Assets Control Co., Inc., owner.

SUBJECT—Application February 3, 1955—filed pursuant to section 35, General City Law re premises located partly in bed of mapped street—proposed widening of Springfield boulevard.

PREMISES AFFECTED—219-28 to 219-38 (219-30 official) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.

197-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Harold J. Weinstock, owner.

SUBJECT—Applicant reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a doctor's office and a gasoline service station, lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—58-12 to 58-30 (official 58-12 and 58-20) Francis Lewis boulevard and 58-15 to 58-37 Hollis Court boulevard, northwest corner, Block 7450, Lot 11, Flushing, Borough of Queens.

Laid over from June 21, 1955; date to be set for Board to investigate as to proposed roadway; hearing closed; then set for decision on January 10, 1956; then to January 17, 1956, for decision.

386-55-BZ

APPLICANT—Lama, Proskauer, and Prober, for Fire-O-Matic Corp., owner.

SUBJECT—Application May 2, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use dis-

CALENDAR

strict the erection and maintenance of a gasoline service station, lubritorium, car washing, minor vehicle repairs, oil burner repairs, storage, office and sales, showroom for oil burners.

PREMISES AFFECTED—925-931 McDonald avenue, west side, 139 ft. 10½ in. north of 18th avenue, Block 5408, Lots 55-58 inclusive, Borough of Brooklyn.

Laid over from January 10, 1956, to January 17, 1956, at request of objector, applicant concurring.

756-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.

SUBJECT—Application September 6, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the extension of an existing building used for restaurant, storage and cabaret and to permit parking of patrons' cars.

PREMISES AFFECTED—2640-2660 Ocean parkway and 63-73 Nixon Court, northwest corner and 64-70 Murdock Court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

757-55-A

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.

SUBJECT—Application September 6, 1955—re Appeal from a decision of the borough superintendent—relating to the proposed use of a portion of a plot within the 30 ft. Ocean parkway setback for the parking of patrons cars and the construction of a driveway entrance accessory thereto.

PREMISES AFFECTED—2640-2660 Ocean parkway and 63-73 Nixon court, northwest corner and 64-70 Murdock court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

9-28-BZ—Vol. II

APPLICANT—Vincent D. Luongo, for James Miceli and Isidore J. Caminiti, owners.

SUBJECT—Application reopened October 14, 1950 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station, and extension of use to include gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—8131-8155 New Utrecht avenue, east side, 242 ft. 5 in. south of 81st street, Block 6314, Lot 112, Borough of Brooklyn.

950-40-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Waldwin Holding Corporation, owner.

SUBJECT—Application reopened September 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the proposed change of occupancy on the second and attic floors, from dwelling to business use.

PREMISES AFFECTED—7610-7614 4th avenue, west side, 59 ft. south of 76th street, Block 5950, Lot 47, Borough of Brooklyn.

32-42-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Waldwin Holding Corporation, owner.

SUBJECT—Application reopened September 13, 1955 as Vol. II—re Appeal from a decision of the borough superintendent relating to frame construction, inadequate floor loads, enclosure and adequacy of exits.

PREMISES AFFECTED—7610-7614 4th avenue, west side, 59 ft. south of 76th street, Block 5950, Lot 47, Borough of Brooklyn.

39-55-BZ

APPLICANT—Jack Heimlick, lessee, for Fred R. Cronkite, owner.

SUBJECT—Application January 24, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district the extension in use and area of an existing gasoline service station to include lubritorium, auto wash (non automatic), motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—153-95 Rockaway boulevard and 153-02 to 153-12 137th avenue, southeast corner and 137-02 to 137-12 154th street, Block 12301, Lot 19, Jamaica, Borough of Queens.

290-55-BZ

APPLICANT—Reginald S. Hardy, for Land Buyers, Inc., owner.

SUBJECT—Application April 12, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the demolition of existing structures, and the erection and maintenance, for a term of 15 years) a gasoline service station, lubritorium, auto laundry (non-automatic) motor vehicle repair shop and office, and to permit the parking of motor vehicles awaiting service.

PREMISES AFFECTED—134-15 Rockaway boulevard, northwest corner of 135th street, Block 11701, Lot 1, South Ozone Park, Borough of Queens.

375-55-BZ

APPLICANT—Michael Alfano, for Max Sakow, owner.

SUBJECT—Application May 5, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a local retail use district the erection of a gasoline service station, lubritorium, auto repair shop, salesroom, car washing and storage.

PREMISES AFFECTED—950-970 Allerton avenue, south side, from Paulding avenue to Williamsbridge road, Block 4447, Lots 62, 64 and 66, Borough of The Bronx.

378-55-BZ

APPLICANT—Leonard F. Rothkrug, for Private Garages, Inc., owner.

SUBJECT—Application May 10, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking lot.

PREMISES AFFECTED—2139-2143 65th street, north side, 325 ft. west of Bay parkway, Block 5550, Lot 50, Borough of Brooklyn.

394-55-BZ

APPLICANT—Patrick D. Concagh, for Bome Realty Corp., owner (The Texas Co., lessee).

SUBJECT—Application May 17, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, storage and sale of auto accessories.

PREMISES AFFECTED—329-335 Morris avenue and 266-268 East 140th street, northwest corner, Block 2333, Lot 70, Borough of The Bronx.

409-55-BZ

APPLICANT—Robert Gottlieb, for Aznive Haig, owner (Chris Walsh, lessee).

SUBJECT—Application May 16, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from 3 car garage to motor vehicle repair shop (hand tools only) for a term of 3 years.

PREMISES AFFECTED—1601 Bussing avenue, west side

CALENDAR

6.25 ft. north of East 232nd street, Block 4857, Lot 76, Borough of The Bronx.

691-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Tony and Marie Lanza, Frank Mascali and Sons, Inc., and A. Wollheim and Sons, Inc., owners.

SUBJECT—Application August 2, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, store, utility room, parking and storage of motor vehicles; proposed curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—1774-1798 Nereid avenue and 4400-4406 Barnes avenue, southeast corner, 4385-4389 Wickham avenue and 4386-4390 Gunther avenue, Block 5051, Lots 44, 50, 45 and 51, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 17, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 17, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

994-54-A

APPLICANT—Sidney Daub, for 125 Fifth Avenue Corp., owner.

SUBJECT—Application December 27, 1954—re Appeal from a decision of the borough superintendent, re egress.

PREMISES AFFECTED—7-9 West 18th street, north side, 184 ft. 4 in. west of 5th avenue, Block 820, Lot 33, Borough of Manhattan.

428-55-A

APPLICANT—Noah N. Sherman and Joseph Lau, for East End Temple, owner.

SUBJECT—Application May 27, 1955—re Appeal from a decision of the borough superintendent—re reconstruction.

PREMISES AFFECTED—341-343 East 19th street, north side, 240 ft. west of 1st avenue, Block 925, Lots 24 and 25, Borough of Manhattan.

124-55-A

APPLICANT—National Gypsum Co., owner.

SUBJECT—Application February 10, 1955—re Appeal from a decision of the fire commissioner relating to the use of a heating device not of a type approved by the Board.

PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.

310-55-A

APPLICANT—National Gypsum Co., owner.

SUBJECT—Application April 13, 1955—re Appeal from a decision of the fire commissioner relating to the installation of an above ground tank for the storage of 600,000 gallons of fuel oil.

PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.

164-55-A

APPLICANT—Regan and Barrett, for Park Avenue-Fifty-Ninth Street Corp., owner (National City Bank of New York, lessee).

SUBJECT—Application February 21, 1955—re Appeal from a decision of the borough superintendent—Revocation of Permit re Alt. 1642-52.

PREMISES AFFECTED—487-495 Park avenue and 100-108 East 59th street, southeast corner, Block 1313, Lot 4, Borough of Manhattan.

816-55-A

APPLICANT—Regan and Barrett, for Park Ave. Fifty-Ninth Street Corp., owner.

SUBJECT—Application October 6, 1955—re Appeal from a decision of the borough superintendent—review of Borough Superintendent decision re change in use.

PREMISES AFFECTED—487-495 Park avenue and 100-108 East 59th street, southeast corner, Block 1313, Lot 4, orchestra and stadium, Borough of Manhattan.

680-55-A

APPLICANT—Julius Schwan, for Minority Housing Development Corp., owner.

SUBJECT—Application August 30, 1955—filed pursuant to section 36, General City Law re premises not facing a legal street.

PREMISES AFFECTED—167-16 Brinkerhoff avenue, south side, 64.09 ft. west of 168th street, Block 10195, Lot 8, Jamaica, Borough of Queens.

681-55-A

APPLICANT—Julius Schwan, for Minority Housing Development Corp., owner.

SUBJECT—Application August 30, 1955—filed pursuant to section 36, General City Law re premises not facing on legal street.

PREMISES AFFECTED—167-18 Brinkerhoff avenue, south side, 64.09 ft. west of 168th street, Block 10195, Lot 9, Jamaica, Borough of Queens.

851-55-A

APPLICANT—Harrison and Abramovitz, for Museum of Modern Art, owner (Theatre Guild, lessee).

SUBJECT—Application October 28, 1955—re Appeal from a decision of the borough superintendent—non-fireproof construction—stairs, live load, etc.

PREMISES AFFECTED—27 West 53rd street, north side, 385 ft. east of Avenue of Americas (6th), Block 1269, Lot 17, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 24, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 24, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

514-54-BZ

APPLICANT—Ervin Palmer, for Gardel Enterprises Inc., and Twenty-Second Street Holding Corp., owners.

SUBJECT—Application May 20, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—87 Monroe street, north side, side, 100 ft. east of 10th avenue, Block 719, Lots 77-81 inclusive, Borough of Manhattan.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

869-54-BZ

APPLICANT—Joseph B. Koppelman, for Clarence Beeber, owner.

SUBJECT—Application November 17, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—462-472 West 22nd street, south side, 110 ft. east of Pike street, Block 272, Lot 4, Borough of Manhattan.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

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184-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fanny Berger, owner.

SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—1980-1992 Ralph avenue and 5911-5923 Avenue J, northwest corner, Block 7763, Lots 45 and 46, Borough of Brooklyn.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

301-55-BZ

APPLICANT—Martin Isaacs, for RoNan Service Inc., owner.

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the demolition of existing buildings and the erection and maintenance of a structure to be used as an automatic auto laundry.

PREMISES AFFECTED—136 East Broadway, north side, 210 ft. 5 in. east of Pike street and 125-125½ Division street, south side, 212 ft. east of Pike street, Block 283, Lots 59 and 86, Borough of Manhattan.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

302-55-BZ

APPLICANT—Lama, Proskauer and Prober, for John M. Ell, owner (Felix Fezzuologlio, lessee).

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the proposed change in occupancy from boiler room, garage for 5 cars and showroom to boiler room, body and fender repairs, wheel and frame alignment, welding, painting and spraying, parking of cars waiting to be serviced.

PREMISES AFFECTED—1469-1471 86th street, north side, 100 ft. west of 15th avenue, Block 6340, Lot 48, Borough of Brooklyn.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

425-55-BZ

APPLICANT—Robert Teichman, for 352 West 42nd street, Corp., owner (Pearl-Kinney Corp., lessee).

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district proposed open type parking garage for more than 5 cars.

PREMISES AFFECTED—350-358 West 42nd street, south side, 82 ft. east of 9th avenue, Block 1032, Lot 58, Borough of Manhattan.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

575-55-BZ

APPLICANT—Goldwater and Flynn, for The Montefiore Hospital for Chronic Diseases, owner.

SUBJECT—Application July 13, 1955—re (decision of the borough superintendent) under sections 7e, 7h and 7i of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, office, motor repairs, storage and parking of motor vehicles.

PREMISES AFFECTED—Block bounded by South side of Gun Hill road, from Tryon avenue to Wayne avenue, Block 3343C, Lot 245, Borough of The Bronx.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

667-50-BZ—Vol. IV

APPLICANT—Charles M. Spindler and Joseph C. Haus, for C.R.T. Holding Corp., owner.

SUBJECT—Application reopened July 19, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7c of the zoning resolution, to permit in a business, retail and residence use district proposed extension in area of plot and extension of building area of present auto laundry and gasoline service station and proposed use of premises as auto laundry, offices, gasoline service station, sale of auto accessories, parking and storage of more than 5 cars, lubrication, wheel alignment, brake testing and repairs, minor repairs and auto safety inspection station.

PREMISES AFFECTED—85-07 Queens boulevard and 51-25 to 51-39 Reeder street, northeast corner, Block 1549, Lot 41, Elmhurst, Borough of Queens.

Laid over from December 13, 1955 to January 24, 1956, for inspection and decision; hearing closed.

342-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler and Benjamin Hass, owners.

SUBJECT—Application April 30, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of stores, auto show-room, gasoline service station, car wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles; and for loading and unloading and the parking of patrons cars.

PREMISES AFFECTED—76-01 to 76-19 Main street, east side, from 76th avenue to 76th road, 144-02 to 144-10 76th avenue and 141-01 to 141-09 76th road, Block 6666, Lot 1, Flushing, Borough of Queens.

Laid over from December 13, 1955, to January 24, 1956, for inspection and decision; hearing closed.

106-30-BZ

APPLICANT—Esso Standard Oil Company, lessee, for Arthur Lawton, owner.

SUBJECT—Application reopened December 20, 1955 in view of the change of zone to local retail use—re (decision of the borough superintendent) previously granted on condition under section 7f for a term of five years, permitting in a business use district, the maintenance of a gasoline service station.

PREMISES AFFECTED—337 Arbutus avenue, northeast corner of Hylan boulevard, Block 6499, Lot 1, Huguenot, Borough of Richmond.

800-55-BZ

APPLICANT—T. S. Nilsen, for J. F. and Mary E. Lombard, owners.

SUBJECT—Application October 13, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the relocation of an existing dwelling on a lot so as to have less than the required 15 ft. setback from the line of Horace Harding expressway as widened.

PREMISES AFFECTED—61-11 213th street, southeast corner of Horace Harding boulevard, Block 7603, Lot 1, Bayside, Borough of Queens.

434-16-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Marjorie E. Hart, owner (J. J. Hart, Inc., lessee).

SUBJECT—Application reopened March 3, 1953 as Vol. IV—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business and unrestricted use district proposed addition of garage for more than 5 motor vehicles to proposed occupancy as granted by the Board of Standards and Appeals under Cal. 434-16-BZ. Proposed driveway on Bed-

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ford place is contrary to original and amended resolution of the Board.

PREMISES AFFECTED—1095-1107 Atlantic avenue and 14-36 Bedford place, northwest corner, Block 2021, Lot 20, Borough of Brooklyn.

535-37-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Nost-Mont Garage, Inc., owner.

SUBJECT—Application reopened October 18, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7c, 7i, 7h and 7e of the zoning resolution, to permit in a business and residence use district the proposed change of use from a public garage for more than 5 cars, parking of not more than 30 cars, to gasoline service station, public garage, motor vehicle repairs, lubritorium, automatic auto laundry, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—958-990 Nostrand avenue and 412-416 Montgomery street, southwest corner and 291-301 Sullivan place, Block 1305, Lot 40, Borough of Brooklyn.

1293-39-BZ—Vol. II

APPLICANT—Paul Friedman, for Walter Shapiro and Isidore Rachelson, owners.

SUBJECT—Application reopened November 1, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use C area district the erection and maintenance of a one story and cellar building to be used as stores using more than the area permitted.

PREMISES AFFECTED—1401-1407 Avenue M and 1291-1295 East 14th street, northeast corner and 1402-1406 Chestnut avenue, Block 6735, Lot 121, Borough of Brooklyn.

361-52-BZ—Vol. II

APPLICANT—Ingram S. Carner, for LMJ Realty Corporation, owner.

SUBJECT—Application reopened October 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs, sales and storage of auto accessories, storage of more than 5 cars waiting to be serviced with show windows and curb cuts and signs less than 75 ft. from the residence district.

PREMISES AFFECTED—9609-9625 Ditmas avenue and 732-742 Rockaway parkway, northwest corner, Block 8114, Lots 1, 6, 63 and 64, Borough of Brooklyn.

715-52-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application reopened September 20, 1955 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of more than 5 cars to be used by personnel of one story office building directly across the street.

PREMISES AFFECTED—609 East 11th street, north side, 142.8 ft. east of Avenue B, Block 394, Lot 64, Borough of Manhattan.

446-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Fulton Reid Realty and Holding Corporation, owner.

SUBJECT—Application reopened September 20, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a local retail use district, the extension of the existing structure for use as meat processing, cooler, storage plant, offices and dressing rooms. The proposed extension exceeds the area permitted in a C area district.

PREMISES AFFECTED—70-76 Marion street and 349-

359 Reid avenue, southeast corner and 1755-1763 Fulton street, Block 1695, Lots 1 and 4, Borough of Brooklyn.

227-55-BZ

APPLICANT—Robert Teichman, for Brunlee Realty Corp., owner.

SUBJECT—Application March 15, 1955—re (decision of the borough superintendent) under sections 7b and 7c of the zoning resolution, to permit in a business and residence use district, the extension of existing public parking lot from business use portion of plot into the residence portion of the plot.

PREMISES AFFECTED—1023-1029 Clay avenue, west side, 50 ft. south of East 165th street and 996-1004 Teller avenue, Block 2424, Lots 11 and 19, Borough of The Bronx.

261-55-BZ

APPLICANT—O'Connell and McInerney, for Rose Gallagher, owner.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district the erection of a 2 story non fireproof building with a cellar, 3 stores on the street level and 2 professional offices and 2 apartments on the second floor, using more than the area permitted.

PREMISES AFFECTED—220-226 Beach 129th street, east side, 220 ft. south of Cronston avenue, Block 722, Lot 62, Belle Harbor, Borough of Queens.

285-55-BZ

APPLICANT—John J. Tricarico, for Nick Pizaaz, owner.

SUBJECT—Application April 7, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, motor vehicle repair shop and to permit the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—1777-1783 McDonald avenue, east side, 170 ft. 8½ in. north of Avenue P, Block 6608, Lot 64, Borough of Brooklyn.

406-55-BZ

APPLICANT—Gabriel Nathan, for Edwin and Edna Hernly, owners.

SUBJECT—Application May 13, 1955—re (decision of the Commissioner Marine and Aviation) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the construction of a timber bulkhead wall along the property, and the use of the property for boat landing and parking of patrons cars.

PREMISES AFFECTED—225-229 Beach 3rd street, west side, 240 ft. north of Seagirt avenue and 224-230 Beach 4th street, Block 103, Lot 14, Far Rockaway, Borough of Queens.

538-55-BZ

APPLICANT—Leonard F. Rothkrug, for Anne Brown, owner.

SUBJECT—Application July 1, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, non-automatic laundry, office, sales area, utility room and lubritorium.

PREMISES AFFECTED—995-1007 McDonald avenue and 47-57 Lawrence avenue, northeast corner, Block 5419, Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 24, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, January 24, 1956, at 2 o'clock in Room

CALENDAR

1013, Municipal Building, Manhattan on the following matters:

541-55-SM

APPLICANT—Pittsburgh Reflector Company, owner.
SUBJECT—Application June 23, 1955—Pittsburgh Reflector Co., Luma Ceiling No. 10, approval of.

617-52-SM

APPLICANT—Conver Steel and Wire company, for Level-Line Ceiling Inc., owner.
SUBJECT—Application August 4, 1952—Level Line Hanger for use on construction of hung-ceilings, approval of.

822-55-SM

APPLICANT—Conver Steel and Wire Company, owner-manufacturer (The Fireproof Products Co., Inc., agent).
SUBJECT—Application September 30, 1955—Conver-Zinc-alloy Zinc Cavity Wall Tie (wall tie for anchoring hollow wall switches together—cavity wall), approval of.

322-54-SM

APPLICANT—Minwax Company, Inc., owner.
SUBJECT—Application April 22, 1954—Minx Transparents (waterproofing exterior masonry walls above grade), approval of.

183-54-SM

APPLICANT—The Wiremold Company, owner.
SUBJECT—Application for consideration—reopened November 9, 1955 as to change in model designation—re Wiremold Flexible Connector; previously approved.

734-54-SM

APPLICANT—Seelye Stevenson Value & Knecht, owner.
SUBJECT—Application for consideration—reopened September 13, 1955 as to amendment to resolution as to additional insulation fill—re Corruform and Tufcor Steel Deck (fire-resistive roof for industrial construction); previously approved.

475-55-A

APPLICANT—Lama, Proskauer and Prober, for Samuel Harris, owner.
SUBJECT—Application June 6, 1955—re Appeal from a decision of the borough superintendent—re change in use from lodge rooms to nursing home of three story Class III building; exit stairs.
PREMISES AFFECTED—957 Putnam avenue, north side, 100 ft. east of Ralph avenue, Block 1483, Lot 64, Borough of Brooklyn.

825-54-A

APPLICANT—Recordak Corp., for Eastman Kodak Co., owner.
SUBJECT—Application October 20, 1954—re Appeal from an order and a decision of the fire commissioner—relating to a film vault.
PREMISES AFFECTED—235-239 West 23rd street, north side, 347 ft. west of 7th avenue, Block 773, Lot 24, Borough of Manhattan.

692-55-A

APPLICANT—Julius Eckmann, for Estate of Isabelle C. Hoffman (Pauline H. Rosenberg, Executor), owner.
SUBJECT—Application August 3, 1955—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—5 East 47th street, north side, 150 ft. east of 5th avenue, Block 1283, Lot 7, Borough of Manhattan.

661-46-A—Vol. II

APPLICANT—Herman E. Horwood, for W. A. & W. O. Kaiser Inc., owners.
SUBJECT—Application reopened June 14, 1955 as Vol. II

—re Appeal from a decision of the borough superintendent—re means of egress.

PREMISES AFFECTED—412-414 Avenue of the Americas (6th), east side, 43 ft. 8 in. south of West 9th street, Block 572, Lot 6, Borough of Manhattan.

158-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Co., owner.
SUBJECT—Application reopened December 20, 1955 and restored to docket—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

700-54-A

APPLICANT—Frank Braun, for Alabama Realities, Inc., owner (Canarsie Unit Jehovah's Witnesses, lessees).
SUBJECT—Application September 14, 1954—re Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—568-574 Sutter avenue, southeast corner of Alabama avenue, Block 3769, Lot 21, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 31, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 31, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.
SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed; then to September 27, 1955, at request of the applicant for information as to possible acquisition on subject site for approach to Throggs Neck Bridge; then to December 13, 1955, for further information as to the acquisition of land, including the subject site in connection with approaches for the proposed Throggs Neck Bridge; then to January 31, 1956, for consideration in relation to proposed Throggs Neck Housing Project.

352-32-BZ—Vol. II

APPLICANT—Joseph Schafran, for Sylvia Friedman, Esther Goldman, Sol. Goldman, Norton Goldman and Leo Goldman, owners.
SUBJECT—Application reopened October 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7f of the zoning resolution, to permit in a business use district the extension of gasoline service station, lubritorium, minor repairs and adjustments (with hand tools only) and car wash room (non automatic).
PREMISES AFFECTED—3305 Boston road, southwest corner of East 211th street, Block 4705, Lot 62, Borough of The Bronx.

Laid over from December 13, 1955 to January 31, 1956, for inspection and decision; hearing closed.

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423-54-BZ—Vol. II

APPLICANT—O'Dwyer and Bernstein, for Peter and Rachel Federico, owners.

SUBJECT—Application reopened September 20, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), office, sales and storage of auto accessories and open parking.

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

Laid over from December 13, 1955 to January 31, 1956, for inspection and decision; hearing closed.

767-55-A

APPLICANT—O'Dwyer and Bernstein, for Peter and Rachel Federico, owners.

SUBJECT—Application August 2, 1955—re Appeal from a decision of the borough superintendent re non-fireproof construction.

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

135-55-BZ

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail and retail use C area district the extension of existing structure on first story, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. $\frac{1}{8}$ in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

Laid over from December 13, 1955, to January 31, 1956, for inspection and decision; hearing closed.

136-55-A

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

SUBJECT—Application February 18, 1955—re Appeal from a decision of the borough superintendent re exits.

PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. $\frac{1}{8}$ in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

415-55-BZ

APPLICANT—Burke, Green and Groh, for Martha H. Paltrow and Joseph McElroy, owners (o/u/c Bay Chevrolet, Inc.).

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7h and 7i of the zoning resolution, to permit in a local retail and residence use district, the proposed use of automobile showroom, service of new and used cars and trucks, new and used car conditioning, storage and sale of parts, wheel alignment, lubrication, undercoating, car wash, parking and storage of customers' cars waiting to be serviced, car storage, locker room, tool storage, car polishing, offices, body shop, paint shop, gas pump for owner's use only.

PREMISES AFFECTED—240-02 Northern boulevard, southwest corner of Alameda avenue and 46-02 to 46-12 Hanford street, Block 8167, Lot 1, Douglaston, Borough of Queens.

Laid over from December 13, 1955, to January 31, 1956, for inspection and decision; hearing closed.

675-55-BZ

APPLICANT—Paul Friedman, for William Spiller, owner.

SUBJECT—Application August 25, 1955—re (decision of the borough superintendent) under sections 7f and 7e of

the zoning resolution, to permit in a retail D, $\frac{1}{2}$ district and residence D, 1 district the erection and maintenance of a gasoline service station, auto washing (non automatic), lubrication, office and accessory sales, minor repairs with hand tools only and parking of motor vehicles service, with a ground sign in a retail use district for a term of 15 years.

PREMISES AFFECTED—116-32 (116-14 to 116-46 official) Merrick boulevard, west side, 124.94 ft. south of 116th avenue, Block 12353, Lot 374, St. Albans, Borough of Queens.

Laid over from December 13, 1955 to January 31, 1956, for inspection and decision; hearing closed.

109-29-BZ Vol. III

APPLICANT—Lama, Proskauer and Prober, for The Weiss Management Corp., owner.

SUBJECT—Application reopened July 12, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles, proposed show windows facing Webster avenue.

PREMISES AFFECTED—948-960 Coney Island avenue and 382-392 Webster avenue, southwest corner, Block 5425, Lot 26, Borough of Brooklyn.

Laid over from December 20, 1955 to January 31, 1956, for inspection and decision; hearing closed.

13-48-BZ Vol. II

APPLICANT—Ferdinand Savignano, for Irving Israel, owner.

SUBJECT—Application reopened May 24, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the proposed use of dry cleaning in the basement of a 3-story multiple dwelling.

PREMISES AFFECTED—254 West 88th street, south side, 100 ft. west of Broadway, Block 1235, Lot 56, Borough of Manhattan.

Laid over from December 20, 1955 to January 31, 1956, for inspection and decision; hearing closed.

469-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael T. Marshall, owner.

SUBJECT—Application May 31, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—4320-4338 Broadway, east side, from West 184th to West 185th streets, 659-665 West 184th street and 654-660 West 185th street, Block 2167, Lots 1-6, Borough of Manhattan.

Laid over from December 20, 1955 to January 31, 1956, for inspection and decision; hearing closed.

636-55-BZ

APPLICANT—Paul Friedman, for Julius T. Parker, Moe Silverstein and Max and Beatrice Grossman, owners.

SUBJECT—Application July 29, 1955—re (decision of the borough superintendent under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor repairs (hand tools only), office and sale of auto accessories, parking of more than 5 cars waiting to be serviced, with curb cuts and show windows within 75 ft. of residence use district.

PREMISES AFFECTED—1331-1341 Utica avenue and

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5001-5011 Foster avenue, northeast corner, Block 4781, Lots 45, 47 and 48, Borough of Brooklyn.

Laid over from December 20, 1955 to January 31, 1956, for inspection and decision; hearing closed.

1170-22-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Shapiro, owner.

SUBJECT—Application reopened June 21, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed change in occupancy from public storage garage to public storage garage, minor auto repairs, brake testing, wheel alignment, car washing, office and sales and addition of parking and storage on open portion of lot (previously approved as separate occupancy), also rearrangement of gasoline tanks and pumps are not in accordance with original Board of Standards and Appeals approval Cal. No. 1170-22-BZ.

PREMISES AFFECTED—259-267 Pacific street, north side, 75 ft. west of Smith street and 280 Atlantic avenue, Block 181, Lots 20, 31 and 32, Borough of Brooklyn.

825-23-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Shapiro, owner.

SUBJECT—Application reopened June 21, 1955 as Vol. II—re Appeal from a decision of the borough superintendent relating to egress.

PREMISES AFFECTED—259-267 Pacific street, north side, 75 ft. west of Smith street and 280 Atlantic avenue, Block 181, Lots 20, 31 and 32, Borough of Brooklyn.

119-29-BZ—Vol. II

APPLICANT—John J. Tricarico, for Elizabeth Stevens, owner.

SUBJECT—Application reopened February 15, 1955 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the proposed change of occupancy from garage to garage and parking and storage of more than 5 motor vehicles, on open portion of the plot.

PREMISES AFFECTED—625 Halsey street, north side, 200 ft. west of Patchen avenue, Block 1662, Lots 59 and 61, Borough of Brooklyn.

206-47-BZ—Vol. II

APPLICANT—Joshua Brown, for Antonino Coppola, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and local retail district the extension to accessory building on existing gasoline service station (previously granted by the Board for a term of years, to expire September 1958).

PREMISES AFFECTED—167 Olympia boulevard and 265 Kinsington avenue, northeast corner, Block 3255, Lot 32, South Beach, Borough of Richmond.

788-49-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Herman Flyer, owner (Murray M. Garren, lessee).

SUBJECT—Application reopened April 26, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the change of occupancy from auto laundry, to auto laundry, gasoline service station, motor vehicle repair shop, auto safety inspection station, lubrication, wheel alignment, brake testing and lining, electrical system, adjustment and repair, and sale of auto accessories.

PREMISES AFFECTED—88-12 to 88-20 Northern boulevard, southwest corner of 89th street, Block 1436, Lot 6, Jackson Heights, Borough of Queens.

260-55-BZ

APPLICANT—Abraham Grossman, for Leonard J. Swanson, owner.

SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from 4 car private garage on first floor to plumbing shop, office and private garage for 2 cars.

PREMISES AFFECTED—37-39 Perry street, north side, 215 ft. 4 in. west of Waverly place, Block 613, Lot 38, Borough of Manhattan.

457-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Morton Linzer and Irving Perelstein, owners.

SUBJECT—Application June 8, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7e of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—163-01 to 163-19 (163-05 official) Rockaway boulevard, 165-01 to 165-15 146th avenue, northeast corner and 165-02 to 165-10 145th drive, Block 13295, Lot 1, Springfield, Borough of Queens.

461-55-BZ

APPLICANT—Fred C. Dahlem, for Jacob Presser, owner.

SUBJECT—Application June 9, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of more than 5 motor vehicles upon unbuilt upon portion of the plot.

PREMISES AFFECTED—2642 Marion avenue, east side, 139 ft. north of East 194th street, Block 3282, Lots 10 and 11, Borough of The Bronx.

572-55-BZ

APPLICANT—Ingram S. Carner, for John Chianello and Guido Mastroianni, owners.

SUBJECT—Application July 12, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the proposed conversion from a private dwelling to a class A multiple dwelling of class 3 construction.

PREMISES AFFECTED—39-19 222nd street, east side, 137.33 ft. south of 39th avenue, Block 6340, Lot 127, Bayside, Borough of Queens.

802-55-BZ

APPLICANT—Paul Friedman, for Edna Greiner, owner.

SUBJECT—Application October 13, 1955—re (decision of the borough superintendent) under sections 7f, 7A and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs (hand tools only), car washing (non-automatic), office, storage and sale of auto accessories, parking of more than 5 cars waiting to be serviced, with proposed show window less than 75 ft. from a residence use district, for a term of 15 years.

PREMISES AFFECTED—219-11 to 219-19 Northern boulevard and 43-32 to 43-38 220th street, northwest corner, Block 6322, Lot 24, Bayside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

JANUARY 31, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, January 31, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

946-54-A

APPLICANT—Samuel Rosenblum, for Jesse H. Barkin, trustee, owner.

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SUBJECT—Application December 7, 1954—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—22-24 West 27th street, south side, 160 ft. 6¼ in. west of Broadway, Block 828, Lot 61, Borough of Manhattan.

55-55-A

APPLICANT—Alexander S. Traub, for 43 White Street Corp., owner.
SUBJECT—Application January 31, 1955—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—43-45 White street, south side, 125 ft. 11½ in. east of Church street, Block 175, Lot 20, Borough of Manhattan.

571-55-A

APPLICANT—Samuel Rosenblum, for Aldorn Garage, Inc., owner.
SUBJECT—Application July 12, 1955—re Appeal from a decision of the borough superintendent—exits and fire wall.
PREMISES AFFECTED—43-35 39th street, east side, 200.02 ft. north of 47th avenue, Block 195, Lot 13, Long Island City, Borough of Queens.

721-55-A

APPLICANT—Abraham Grossman, for 110 West 14th Street Corp., owner.
SUBJECT—Application September 21, 1955—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—110 West 14th street, south side, 150 ft. west of Avenue of The Americas (6th), Block 609, Lot 33, Borough of Manhattan.

550-54-A—Vol. II

APPLICANT—E. Walter Jansen, for 184 Realty Corp., owner.
SUBJECT—Application reopened November 22, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—184 5th avenue, west side, 25 ft. south of West 23rd street, Block 824, Lot 42, Borough of Manhattan.

708-54-A

APPLICANT—United States Gypsum Co., owner.
SUBJECT—Application August 20, 1954—re Appeal from a decision of the fire commissioner—smoking in factory.
PREMISES AFFECTED—561 Richmond terrace, north side, 400 ft. west of Jersey street, Buildings 2, 4, 5, 6, 7, 8, 10 and 11, Block 4, Lot 21, New Brighton, Borough of Richmond.

540-55-A

APPLICANT—Leonard F. Rothkrug, for 864 Pennsylvania Avenue Corp., owner.
SUBJECT—Application July 1, 1955—re Appeal from a decision of the borough superintendent—review of Borough Superintendent decision re zoning matter.
PREMISES AFFECTED—864-880 Pennsylvania avenue, west side, 95 ft. south of Stanley avenue, Block 4368, Lot 11, Borough of Brooklyn.

685-54-A

APPLICANT—Samuel Rosenblum, for Falstaff Realty Inc., owner.
SUBJECT—Application August 12, 1954—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—64-66 Nassau street, east side, 52 ft. 6 in. south of John street, Block 67, Lot 25, Borough of Manhattan.

935-55-A

APPLICANT—Andrew DiCamillo, for Vincent Astor, owner (41st Street Restaurant, Inc., lessee).
SUBJECT—Application November 22, 1955—re Appeal from a decision of the borough superintendent—non fire-proof construction, business use (office).

PREMISES AFFECTED—141 West 41st street, north side, 130 ft. east of Broadway, Block 994, Lot 16, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 7, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 7, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

104-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Potter Brothers, Inc., owner.
SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the continued use of an existing factory and storage building for a term of 5 years.
PREMISES AFFECTED—150-18 to 150-22 Tahoe street, west side, 170.07 ft. south of Albert road, Block 11556, Lot 23, Ozone Park, Borough of Queens.

Laid over from January 10, 1956, to February 7, 1956, for applicant to submit information as to amount of manufacturing, if any, any machinery, drainage from roof and whether owner has complied with the Board's original resolution; hearing closed.

220-55-BZ

APPLICANT—Albert Melniker, for Annie Epstein, Margaret Pfuhler, owners (Sun Oil Co., lessee).
SUBJECT—Application March 22, 1955—re (decision of the borough superintendent) under sections 7A, 7e, 7f and 7i of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage, sale of accessories and office, with a curb cut nearer the residence use district than is permitted for a term of 15 years.

PREMISES AFFECTED—470 Castleton avenue and 65 Ridgewood place, southeast corner, Block 130, Lot 1, West Brighton, Borough of Richmond.

Laid over, date to be set; for inspection and decision; hearing closed; now set for hearing February 7, 1956.

1069-27-BZ—Vol. III

APPLICANT—Larry Meltzer, for Anna Pillitteri, owner.
SUBJECT—Application reopened June 7, 1955 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the erection and maintenance of an automatic auto laundry, simonize room, boiler room and offices.
PREMISES AFFECTED—6702-6724 New Utrecht avenue and 1501-1511 Ovington avenue (68th street), northwest corner and 6703-6725 15th avenue, Block 5565, Lot 1, Borough of Brooklyn.

512-29-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Merry Twins, Inc., owner.
SUBJECT—Application reopened May 17, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a business and residence use district the proposed extension of present gasoline service station and use of premises as gasoline service station, lubritorium, auto washing, office and sale of accessories, minor repairs (hand tools only) and parking and storage of more than 5 motor vehicles, with curb cuts and sign closer to the residence use district than permitted.

PREMISES AFFECTED—173-02 to 173-16 64th avenue, southeast corner of Fresh Meadow lane, Block 6902, Lot 26, Flushing, Borough of Queens.

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482-48-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Upper N. Y. Garage, Inc., owner.

SUBJECT—Application reopened February 15, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district the maintenance of a garage for more than 5 motor vehicles, repair shop for motor vehicles (hand tools only).

PREMISES AFFECTED—4342-4344 Broadway and 649-651 West 185th street, northeast corner, Block 2167, Lot 29, Borough of Manhattan.

135-49-BZ—Vol. II

APPLICANT—Leonard A. Swarthe, for Krekor and Pauline Selian, owners.

SUBJECT—Application reopened May 3, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7e, 7f and 7i of the zoning resolution, to permit in a business use district the proposed extension of an existing gasoline and oil service station previously granted by the Board under Cal. No. 135-49-BZ.

PREMISES AFFECTED—1773 East Gun Hill road, north side, 125 ft. east of Wickham avenue, Block 4806, Lot 44, Borough of The Bronx.

21-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Minnie Berkowitz, owner.

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit in a business and residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only) auto laundry (non-automatic) office, storage and sale of auto accessories, parking for more than 5 cars waiting to be serviced for a term of 15 years.

PREMISES AFFECTED—379-389 Kings highway and 1753-1763 West 3rd street, northeast corner, Block 6654, Lots 37, 39 and 40, Borough of Brooklyn.

402-52-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Edward Lehr, owner.

SUBJECT—Application reopened June 21, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7i, 7h and 7i of the zoning resolution, to permit in a business and residence use district the erection and maintenance of a building to be used as auto safety inspection station, motor vehicle repair shop and 21 one car garages, also proposed extension to existing building partly in a business and partly in a residence use district for use as auto showroom, in conjunction with existing uses of gasoline service station, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage for more than 5 motor vehicles and outdoor sale and display of more than 5 motor vehicles on the unbuilt upon portion of the lot as granted by the Board under Cal. No. 402-52-BZ.

PREMISES AFFECTED—572-590 Wyckoff avenue and 1444-1460 Hancock street, southeast corner and 407-413 Weirfield street, Block 3400, Lot 46, Borough of Brooklyn.

796-52-BZ—Vol. II

APPLICANT—Max Ehrlich, for Swire Building Corporation, owner.

SUBJECT—Application reopened May 3, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use E-1 area district, the maintenance of an existing building without the required 10 foot setback from the building line.

PREMISES AFFECTED—191-193 Irwin street, northeast corner of Oriental boulevard, Block 7517, Lot 992, Borough of Brooklyn.

416-54-BZ

APPLICANT—Siegel and Green, for Kollsman Instrument Corp., lessee (Leator Corp., owner).

SUBJECT—Application May 26, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles for patrons and employees (no fee to be charged).

PREMISES AFFECTED—42-61 81st street, west side, 100 ft. north of 45th avenue, Block 1527, Lot 6, Elmhurst, Borough of Queens.

73-55-BZ

APPLICANT—Henry Nordheim, for Rubenstein and Tutanauer, owners.

SUBJECT—Application February 3, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, and office and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1680 Gun Hill road and 1674 Allerton avenue, intersection of Gun Hill road, Allerton avenue and Lodovick avenue, Block 4539, Lot 1, Borough of The Bronx.

423-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Epstein, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, high speed auto laundry, lubritorium, body and fender work, welding, incidental repairs, brake testing, wheel alignment, incidental painting and spraying, office and sales, parking of motor vehicles awaiting service with entrances closer to the residence use district than permitted.

PREMISES AFFECTED—70-11 to 70-19 Northern boulevard and 32-62 to 32-70 71st street, northwest corner, Block 1166, Lot 37, Woodside, Borough of Queens.

657-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Pietro Ventola, owner.

SUBJECT—Application August 8, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use D area district the extension of restaurant, bar, cabaret, parking of more than 5 cars, and 1 family residence into the residence use district exceeding permissible coverage and without the required rear yard.

PREMISES AFFECTED—1012-1022 Ralph avenue, west side, 80 ft. south of Snyder Avenue, Block 4731, Lot 42, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 7, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, February 7, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

834-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Finkel Umbrella Frame Company, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re Appeal from a decision re an order of the fire commissioner—re dip tank covers, etc

PREMISES AFFECTED—890-914 Brush avenue, east side, 551.16 ft. south of Bruckner boulevard 2nd floor, Block 5541, Lot 130, Borough of The Bronx.

HARRIS M. MURDOCK, *Chairman.*

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FEBRUARY 15, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, February 15, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.
SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

Laid over from May 3, 1955 to June 7, 1955, to permit the applicant to obtain a decision from the Building Department as to structural conditions to comply with the Labor Law and to permit the filing of a companion administrative appeal to be heard with the zoning application on the laid over date; laid over, date to be set for hearing when companion "A" appeal has been examined and set for hearing; the "A" and "BZ" cases to be heard on the same date; then set for hearing January 10, 1956; then February 15, 1956, for inspection and decision; hearing closed.

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner.
SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

1044-55-A

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application December 27, 1955—filed pursuant to section 35, General City Law re part of premises located in bed of mapped street—Clintonville street.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner, and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

950-54-BZ

APPLICANT—Herman Kron, for L. B. Oil Co., Inc., owner.

SUBJECT—Application December 14, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the proposed erection of gasoline service station, auto repairs, office, store, parking and storage of more than 5 cars and sale of used cars. Proposed driveway is more than 25 ft. from the intersection of Bruckner boulevard and Evergreen avenue.

PREMISES AFFECTED—1475 Bruckner boulevard, northwest corner of Evergreen avenue, Block 3711, Lot 1, Borough of The Bronx.

83-55-BZ

APPLICANT—A. M. and F. P. Luongo, for Frank Dolansky, owner.

SUBJECT—Application February 4, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, the proposed exit through kitchen of a restaurant located in a retail use district, through adjoining property located in a residence use district.

PREMISES AFFECTED—345 Myrtle avenue, north side, 74 ft. 10¾ in. east of Carlton avenue, Block 2044, Lots 80 and 88, Borough of Brooklyn.

421-55-BZ

APPLICANT—Robert Gottlieb, for David Berman, owner.
SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sale of accessories and parts, motor vehicle repairs (hand tools only), parking and storage of more than 5 motor vehicles.
PREMISES AFFECTED—547 Westchester avenue and 618 Hegney place, northeast corner, Block 2358, Lots 1 and 5, Borough of The Bronx.

245-55-BZ

APPLICANT—Burke, Green and Groh, for Joseph T. King, owner.

SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the proposed erection of a 1 family residence of class 4 construction, and garage with a setback of less than 15 ft. from the street line, and including a side yard of less than the minimum five feet as required.

PREMISES AFFECTED—219-44 89th avenue, southwest corner of 220th street, Block 10665, Lot 51, Bellerose, Borough of Queens.

246-55-BZ

APPLICANT—Burke, Green and Groh, for Joseph T. King, owner.

SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the proposed erection of a 1 family residence of class 4 construction and garage with a setback of less than 15 ft. from the street line and including a side yard of less than the minimum five feet as required.

PREMISES AFFECTED—220-02 89th avenue, southeast corner of 220th street, Block 10666, Lot 46, Bellerose, Borough of Queens.

433-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rentways, Inc., owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a unrestricted and residence use district the proposed extension of a storage garage for more than 5 motor vehicles, parking and storage for more than 5 motor vehicles and the installation of one 550 gal. tank and one pump in open area for owner's use only.

PREMISES AFFECTED—701-711 East 139th street and 275-295 Jackson avenue, northwest corner and 698-710 East 140th street, Block 2568, Lots 14, 17, 20 and 30, Borough of The Bronx.

448-55-BZ

APPLICANT—Patrick D. Concagh, for Beretta Realty Corp., owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, F area district the proposed structure to be occupied as stores, with setback less than 15 ft. from the street line, with coverage in excess of that permitted.

PREMISES AFFECTED—5600-5610B Riverdale avenue, northeast corner of 256th street, Block 3423, Lots 91 and 95, Borough of The Bronx.

453-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Francis Formica, owner.

SUBJECT—Application June 6, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, sales

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and storage room, parking and storage of motor vehicles with proposed curb cuts and show windows closer to the residence use district than is permitted.

PREMISES AFFECTED—1003-1013 Utica avenue and 5001-5009 Tilden avenue, northeast corner, Block 4722, Lots 40, 43 and 44, Borough of Brooklyn.

530-55-BZ

APPLICANT—Abraham N. Horowitz and Herbert Glabman, for Silver Castelli, owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7c, 7f, 7i and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication and accessory sales and minor repairs with hand tools only, with proposed show window less than 75 ft. from the residence use district, all for a term of 15 years.

PREMISES AFFECTED—144-11 to 144-21 Rockaway boulevard and 123-32 to 123-42 145th street, Block 12047, Lot 32, South Ozone Park, Borough of Queens.

714-55-BZ

APPLICANT—Henry George Greene, for Joseph Eisner and Joseph I. Lubin, co-partners, owners (Bres Realty Co., lessee).

SUBJECT—Application September 15, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a manufacturing and restricted retail use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—329-331 East 46th street, north side, 275 ft. west of 1st avenue, Block 1339, Lots 14, 15 and 36, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 28, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 28, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

313-33-BZ—Vol. II

APPLICANT—Samuel Carr, for Digama Realty Company, owner.

SUBJECT—Application reopened October 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit partly in a residence and partly in a business use district the erection and maintenance of a gasoline service station, lubritorium, sales space, service parking, car wash, and motor vehicle repairs, with a curb cut less than 75 ft. from residence use district.

PREMISES AFFECTED—38-06 Greenpoint avenue, southwest corner of 50th avenue, Block 212, Lot 23, Woodside, Borough of Queens.

Laid over from January 10, 1956 to February 28, 1956, for inspection and decision; hearing closed.

576-37-BZ—Vol. II

APPLICANT—William A. Giesen, for B. J. Denihan, Inc., and Deborah E. Dumont, owners (B. J. Denihan, Inc., and Shamrock Cleaners, Inc., lessees).

SUBJECT—Application reopened October 19, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, to change the use of part of the combined structure from residence to commercial use and other parts of the combined structure from one commercial use to another commercial use.

PREMISES AFFECTED—215-221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

Laid over from January 10, 1956, to February 28, 1956, for inspection and decision; hearing closed.

809-54-A

APPLICANT—William A. Giesen, for B. J. Denihan, Inc., and Deborah E. Dumont, owners (B. J. Denihan, Inc., and Shamrock Cleaners, Inc., lessees).

SUBJECT—Application September 28, 1954—re Appeal from a decision of the borough superintendent—non fire-proof construction, area excessive.

PREMISES AFFECTED—215-221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

531-55-BZ

APPLICANT—Charles M. Spindler, for Frank and Catherine Ruzek, owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7c, 7h and 7i of the zoning resolution, to permit in a business use district the extension in area of an existing gasoline service station to include gasoline service, auto washing, lubrication, parking and storage for more than 5 motor vehicles, office, accessory, sales, sale of used cars, 2 car garage, garage for less than 5 cars, brake and ignition service and auto repairs with hand tools only.

PREMISES AFFECTED—34-15 to 34-25 58th street, east side, 131.25 ft. south of Broadway, Block 1197, Lot 25, Woodside, Borough of Queens.

Laid over from January 10, 1956 to February 28, 1956, for inspection and decision; hearing closed.

715-47-BZ

APPLICANT—Gustave Goldman, for Albert Panerallo, owner.

SUBJECT—Application reopened January 10, 1956 for consideration as to extension of term of variance—expired October 20, 1955—re (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change of occupancy from private garage to motor vehicle repair shop, with school yard between intersecting streets, for a term of years.

PREMISES AFFECTED—966 4th avenue and 367-369 37th street, northwest corner, Block 696, Lot 39, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 10, 1956, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, December 13, 1955, and December 20, 1955 were approved as printed in the Bulletins of December 20, 1955 and December 27, 1955, Vol. 40, Nos. 51 and 52.

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313-33-BZ—Vol. II

APPLICANT—Samuel Carr, for Digama Realty Company, owner.

SUBJECT—Application reopened October 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit partly in a residence and partly in a business use district, the erection and maintenance of a gasoline service station, lubritorium, sales space, service parking, car wash, and motor vehicle repairs, with a curb cut less than 75 ft. from residence use district.

PREMISES AFFECTED—38-06 Greenpoint avenue, southwest corner of 50th avenue, Block 212, Lot 23, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Carr and Harold G. Abbey.

For Opposition: Samuel R. Rakosk, Ann Figlock, S. Lawrence, Irene E. Thorp, Philip Feld, Sidney Feldman, Anita G. Levine, Mrs. John Irwin, E. Tomaschefski, Dina Ergelhard, Mary O'Burne, Frances Knapp, Ruth Blau, D. Di Gregorio, Florence Fucht, L. Horn, Mrs. Bella Osorowitz, Anna Corrigan, John J. O'Reilly, James P. Cusack, H. Deplanche, C. Holtz, Nancy McLoone, Timothy J. Driscoll, Rev. Patrick Dalton, Mildred M. Driscoll, May Kliesch, Catherine Corbell, Viola Drozsis, Joseph C. Viscusi, Ricky Nordhauser.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, B'd. of Education.

ACTION OF BOARD—Laid over to February 28, 1956, at 10 A.M. for inspection and decision; hearing closed.

154-35-BZ

APPLICANT—Lama, Proskauer and Prober, for Assets Control Company, Inc., owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—219-28 to 219-38 (official 219-30) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: John P. Connolly.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 17, 1956, at 10 A.M. for further consideration by the Board; hearing previously closed.

80-55-A

APPLICANT—Lama, Proskauer and Prober, for Assets Control Co., Inc., owner.

SUBJECT—Application February 3, 1955—filed pursuant to section 35, General City Law re premises located partly in bed of a mapped street-proposed widening of Springfield boulevard.

PREMISES AFFECTED—219-28 to 219-38 (219-30 official) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 17, 1956, at 10 A.M. for further consideration in conjunction with Cal. 154-35-BZ, Vol. II.

576-37-BZ—Vol. II

APPLICANT—William A. Giesen, for B. J. Denihan, Inc.,

and Deborah E. Dumont, owners (B. J. Denihan, Inc., and Shamrock Cleaners, Inc., lessees).

SUBJECT—Application reopened October 19, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, the change of use of part of the combined structure from residence to commercial use and other parts of the combined structure from one commercial use to another commercial use.

PREMISES AFFECTED—215-221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph V. McKee, R. J. Crinnion, G. Lazerus and Benjamin Denihan.

For Opposition: E. J. Hoare, C. A. Buckley, S. M. Rabadan, George A. Hammer and Otto L. Nelson, Jr.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, B'd. of Education.

ACTION OF BOARD—Laid over to February 28, 1956, at 10 A.M. for inspection and decision; hearing closed.

809-54-A

APPLICANT—William A. Giesen, for B. J. Denihan, Inc., and Deborah E. Dumont, owners (B. J. Denihan, Inc., and Shamrock Cleaners, Inc., lessees).

SUBJECT—Application September 28, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—215-221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph V. McKee, R. J. Crinnion, G. Lazerus and Benjamin Denihan.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 28, 1956, at 10 A.M. for inspection and decision in conjunction with Cal. No. 576-37-BZ—Vol. II; hearing closed.

104-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Potter Brothers, Inc., owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the continued use of an existing factory and storage building for a term of 5 years.

PREMISES AFFECTED—150-18 to 150-22 Tahoe street, west side, 170.07 ft. south of Albert road, Block 11556, Lot 23, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Frank C. Taylor, Helen W. Taylor and Jeannette W. Brockmann.

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 7, 1956, at 10 A.M. for applicant to submit information as to amount of manufacturing, if any, any machinery, drainage from roof and whether owner has complied with the Board's original resolution; hearing closed.

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

APPEARANCES—

For Applicant: Henry Nordheim and William Slapo.

For Opposition: None.

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For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to February 15, 1956, at 10 A.M. for inspection and decision; hearing closed.

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner.
SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

APPEARANCES—

For Applicant: Henry Nordheim and William Slapo.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to February 15, 1956, at 10 A.M. for inspection and decision in conjunction with Cal. 626-51-BZ.

197-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Harold J. Weinstock, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a doctor's office and a gasoline service station, lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—58-12 to 58-30 (official 58-12 and 58-20) Francis Lewis boulevard and 58-15 to 58-37 Hollis Court boulevard, northwest corner, Block 7450, Lot 11, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to January 17, 1956, at 10 A.M. for decision; hearing previously closed.

386-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fire-O-Matic Corp., owner.

SUBJECT—Application May 2, 1955 (decision of the borough superintendent) under sections 7f, 7i and 7h, of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor vehicle repairs, oil burner repairs, storage, office and sales, showroom for oil burners.

PREMISES AFFECTED—925-931 McDonald avenue, west side, 139 ft. 10½ in. north of 18th avenue, Block 5408, Lots 55-58 inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Opposition: L. R. Davis.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to January 17, 1956, at 2 P.M., at request of objector, applicant concurring.

531-55-BZ

APPLICANT—Charles M. Spindler, for Frank and Catharine Ruzek, owners.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7c, 7h and 7i of the zoning resolution, to permit in a business use district the extension in area of an existing gasoline service station to include gasoline service, auto washing, lubrication, parking and storage for more than 5 motor vehicles, office, accessory, sales, sale of used cars, 2 car garage, garage for less than 5 cars, brake and ignition service and auto repairs with hand tools only.

PREMISES AFFECTED—34-15 to 34-25 58th street, east

side, 131.25 ft. south of Broadway, Block 1197, Lot 25, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to February 28, 1956, at 10 A.M. for inspection and decision; hearing closed.

557-55-BZ

APPLICANT—Harry G. Savran, for Pater Realty Co., Inc., owner (42-64 West 30th Street Corp., lessee).

SUBJECT—Application July 7, 1955—(decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a business use district the erection of a storage garage for more than 5 motor vehicles.

PREMISES AFFECTED—48-64 West 30th street, south side, 100 ft. east of Avenue of The Americas (6th), Block 831, part of Lot 78, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry G. Savran.
For Opposition: Doris Gross.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Taken off calendar for further examination; new hearing date to be set.

828-55-BZ

APPLICANT—Charles A. Buckley, Jr. for Pennsylvania Tunnel and Terminal Railroad Corp., (Palace of Progress, Corp., lessee).

SUBJECT—Application August 8, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit partly in a Class 1½ and partly in a Class 2 height district, the erection of a building with street walls in excess of the heights permitted by section 8 subdivisions (f) and (g) of the zoning resolution.

PREMISES AFFECTED—Entire block bounded by 201-271 West 31st street, 200-270 West 33rd street, 380-418 7th avenue and 420-458 8th avenue, Block 781, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: C. A. Buckley, Jr.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Buildings and Edward Hoffman for City Construction Coordinator.

ACTION OF BOARD—Application withdrawn at request of the applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

139-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.

SUBJECT—Application February 21, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of ten years, the use of premises as a golf driving range, miniature golf course, Par 3 golf course, and to permit the erection and maintenance of three structures of Class IV construction to be used as, (1) ticket office and storage, (2) open shed over driving tees, and (3) for storage; and to permit the parking of patrons' cars (no fee to be charged).

PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

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APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Edward Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 21, 1955 after due notice by publication in the Bulletin; laid over for inspection and decision, hearing closed, date to be set; then set for November 9, 1955, for inspection and decision; hearing closed; then to November 22, 1955, for further inspection and hearing at that time; then to December 6, 1955, for further inspection and decision; then to January 10, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 61st avenue and Douglaston parkway are in a residence use, F area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated January 31, 1955 acting on N.B. Applic. 133-55, reads:

"1. Premises is located in a residence use district, use of same as a ticket office and storage, driving tees, golf driving range, miniature golf course, practice golf area, and parking of patrons' cars (no fee to be charged) is contrary to Article II, Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 609.34 ft. frontage by 2287.60 ft. in depth, irregular, presently vacant; that as of July 25, 1916 the premises were in a Class E area district and a class 1 height district; that it is proposed to use the premises as a golf driving range, miniature golf course, Par 3 golf course, practice golf course; that it is also proposed to erect 3 buildings of class 4 construction; that building A will be one story in height, having a frontage of 40 ft., a depth of 40 ft. and will be used as a ticket office and storage; that building B will be a one story high open shed having a frontage of 300 ft., a depth of 30 ft. and will be used as a shed over the driving tees; that building C will be one story in height having a frontage of 20 ft., a depth of 20 ft. and will be used for storage; and

WHEREAS, the applicant contends that the site consists of approximately 60 acres and was purchased by the owner in 1953 for development as a housing project; that the construction of the project has been postponed due to circumstances beyond the owner's control; that the land is high in assessed value and it is mandatory that the owner be able to develop the site as proposed in order to reduce the hardship of paying city taxes, so that he will be able to retain ownership; that the proposal will benefit the entire community in that this vast area will be completely controlled and will eliminate the dangerous hazards to children which now exist in this area; that the site is adjoined to the east in block 8310, lot 125 by a golf course which is of practically the same character as the subject proposal; that the rustic effect of the site will be maintained and will be in keeping with the park in block 7720, lot 100; and

WHEREAS, the applicant states that the present owner has held title to the property since February 25, 1953 and that the assessed valuation of land is \$537,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7e for a term of two years from the date of this resolution, on con-

dition that working drawings shall be submitted to the Board for further consideration and imposition of conditions.

140-55-A

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.

SUBJECT—Application February 21, 1955—re Appeal from a decision of the borough superintendent—re erection of frame building for business use.

PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over, date to be set after working drawings have been filed, as required in companion application Cal. No. 139-55-BZ.

277-55-BZ

APPLICANT—De Rose and Cavalieri, for Giulio Mariani, owner.

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a local retail and residence use, D area, Class 1 height district, the change in occupancy of premises to a bar and grill, restaurant and cabaret from a restaurant, bar and grill.

PREMISES AFFECTED—2705 Wilson avenue and 1289-1295 Allerton avenue, northwest corner, Block 4527, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: George J. Cavalieri.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION:

WHEREAS, a public hearing was held on this application on December 20, 1955 after due notice by publication in the Bulletin; laid over to January 10, 1956, for revised plans showing location and number of music pieces, etc.; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Stedman place and Wilson avenue are in local retail and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 10, 1955 acting on Alt. Applic. 46-55, reads:

"1. Amendment denied—use of a cabaret or public dance hall in a local retail district is contrary to Art. II Sect. 4B of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 77.96 ft. frontage by 127.25 ft. in depth, located in local retail and residence use district, D area, class 1 height, improved with a one story building erected entirely within the local retail district, for which certificate of occupancy No. 13490 was issued December 31, 1953 for use as a restaurant, bar and grill; that it is proposed to change the occupancy by adding a cabaret; that as of July 20, 1942 this site was changed from residence to local retail use; and

WHEREAS, the applicant contends that the owner leased the building to the present tenant in 1953 for a period of 10 years, with a five year renewal option; that the premises are occupied as follows: 1st floor—bar and grill, restaurant and cabaret, office and garage; cellar—dining room (catering) and storage; that a variation is requested as the lessee, who has a large investment in the business, could not operate

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without the cabaret and catering use; that ingress to the cabaret and catering use is through the only entrance on Allerton avenue, adjacent to the sub-station; that the premises, which form a triangle, are isolated; that there is a sub-station and railroad embankment to the west; that police department licensing of the cabaret would permit supervision over the bar and grill use, which is permissible at this location; that a grant of this application would not adversely affect surrounding properties; and

WHEREAS, the applicant states that the present owner has held title to the property since 1951; that the assessed valuation of land is \$20,000 and of the building \$8,000 making a total of \$28,000; that the building was erected December 31, 1953; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant orally requested that the basis of his application be changed from sections 7c and 21 to section 7e of the Zoning Resolution; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of five years, to permit a cabaret with the type of instruments proposed, as indicated on plans filed with this application marked "Received April 6, 1955, 3 sheets, "October 27, 1955", 1 sheet, "December 9, 1955", 1 sheet, and "January 5, 1956", 2 sheets, and to permit dancing in the location proposed, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and that all permits required shall be obtained, including a certificate of occupancy and all work completed within six (6) months from the date of this resolution.

537-55-BZ

APPLICANT—Leonard F. Rothkrug, for Pick Quick Foods, Inc., owner (Key Foods Stores, Inc., lessee).

SUBJECT—Application July 1, 1955—(decision of the borough superintendent) under sections 7h and 7A of the zoning resolution, to permit in a local retail use district proposed parking lot for the use of patrons of Key Food Stores (no fee to be charged), proposed curb cut and entrance to parking lot within 75 ft. of the residence use district.

PREMISES AFFECTED—9516-9524 3rd avenue, northwest corner of 96th street, Block 6116, Lots 37-39 inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Morris Levine.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 10, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 3rd avenue are in a local retail use, C area, class 1 height district; 96th street is in local retail and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 27, 1955 acting on Alt. Applic. 1493-55, reads:

"1. Proposed parking lot for the use of patrons of food stores in 9610 Third Ave. (no parking fees to be charged) in a local retail district is contrary to Article II, Section 4-C of the zoning resolution.

2. Proposed curb cut and entrance to parking lot

within 75' of a residence zone is contrary to Article II, P. 7-A of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to maintain a parking lot for patrons of Key Food Stores (no fee to be charged); and

WHEREAS, the applicant contends that the premises is located within a local retail use district and under the pertinent provisions of the zoning resolution, parking exclusively for tenants or their employees, customers or patrons, is permitted adjoining the premises; that however, although the subject premises is within 100 ft. of the supermarket, it is not adjoining the supermarket; that the premises do adjoin a 6-story multiple dwelling, so that an accessory parking lot would be permitted under the zoning resolution on this premises, if application was made by the apartment house owner; that it is proposed to have parking solely in conjunction with the supermarket; that no fee will be charged to patrons using the lot and there will be no overnight parking; that 3rd avenue is a heavily trafficked street and there is a need for off-street parking facilities; that it is proposed to have one 7 ft. curb cut with 1 ft. 6 in. splays on to 3rd avenue and one 7 ft. curb cut with 1 ft. splays on to 96th street to allow for entrance and exit; that these two curb cuts are required to avoid traffic congestion; that the curb cuts would be permitted under the zoning resolution, if the subject premises adjoined the supermarket; that the premises were located in a business use district at the time of the passage of the zoning resolution and rezoned to its present designation on October 15, 1954; and

WHEREAS, the applicant states that the present owner has held title to the property since June 28, 1955 and that the assessed valuation of land is \$16,300; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the plot, as described and as shown on plans filed with this application marked, "Received July 1, 1955" (2 sheets) to be used as proposed for parking of cars of the pleasure car type owned by the employees and patrons of the Key Food Store located across 96th Street, in Block 6116 and not for the public generally, *on condition* that all buildings and uses on the premises shall be removed and the plot shall be levelled substantially to the grade of the street, surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on all building lines a woven wire fence of the chain link type not less than 5 ft. 6 in. in height, including a masonry base; that there may be two entrances to the parking lot, one on 3rd avenue, and one on 96th street, each not over 10 ft. in width; with curb cuts opposite of similar width; that such entrances shall be equipped with gates which shall be closed and locked after store business hours; that a sign may be erected at each entrance, stating the special use for parking and such other information as may be required by the commissioner of licenses; that such signs shall not exceed 25 sq. ft. in area, shall not be illuminated and shall not extend beyond the building line; that the fence along the building line adjacent to the 6-story building shall have bumpers maintained for the protection thereof; that any lights for general illumination shall be on pipe standards equipped with metallic reflectors so arranged as to reflect away from the adjoining residential occupancy; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that under Section 7A, the entrance and curb cut may be as shown; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

Adjourned: 12:55 P. M.

JOSEPH J. DOYLE, Chief Clerk.

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REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 10, 1956, 2 P. M.
Present: Chairman Murdock, Commissioner Kleinert,
Commissioner Keating and Deputy Chief Connolly.

573-51-A

APPLICANT—Gustave Goldman, for Joseph Schlitz
Brewing Company, owner.

SUBJECT—Application for consideration—reopening as to
amendment as to additional opening—re Application (de-
cision of the borough superintendent); previously granted
on condition.

PREMISES AFFECTED—2-14 George street and 147-163
Melrose street, east side of Evergreen avenue from
George to Melrose streets, Block 3156, Lots 1 to 6, 8, 10,
11, 52, 53 and 54, Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman.

For Administration: Samuel L. Becker, Dep't of Build-
ings.

ACTION OF BOARD—Application reopened and resolu-
tion amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on
January 29, 1952, certain conditions; and

WHEREAS, the applicant requested an amendment of the
resolution.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted on January 29, 1952,
by adding thereto:

"that there may be an additional installation of a
conveyor opening in the third floor slab, as indicated
on plans marked, "Received January 5, 1956" (one
sheet) and as passed on by the Borough Superintendent
under BN 1721/55, Objection No. 1, under date of
December 1, 1955; and that in all other respects the
resolution adopted by the Board, cited above, shall be
complied with." (N.B. 1098/50)

975-55-A

APPLICANT—Leonard F. Rothkrug, for Purvis Estate,
Inc., owner.

SUBJECT—Application November 29, 1955—re Appeal
from a decision of the borough superintendent—egress.

PREMISES AFFECTED—108-110 York street and 110-
118 Jay street, southwest corner, Block 64, Lot 8, Borough
of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Build-
ings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent,
dated November 21, 1955 on amendment to Alt. Applic.
2278/54, reads:

"1. Proposed use of iron drop ladder from 2nd floor
to grade as a second means of egress for a temporary
period of time is contrary to Section 271 of the Labor
Law and Factory Exit Rules of Bd. of Standards and
Appeals Cal. #64-27-SR Vol. II dated Feb. 14, 1955."

and

WHEREAS, the applicant states that the building is 4 stor-
ies, 62 ft. in height, 61 ft. 3 in. by 91 ft. in depth, of class 3
construction, erected in 1910, located in an unrestricted use,
B area, class 2 height district and used and occupied since
1910 as follows: basement—boiler room and machine shop,

7 persons; 1st floor—office and machine shop, 11 persons;
2nd floor—machine shop, 9 persons; 3rd floor—machine
shop, 9 persons; 4th floor—machine shop, 6 persons; that
no change in use or occupancy is now proposed; that the
building is provided with one 3 ft. wide interior wood stairs
enclosed in 1-hour partitions, equipped with 1-hour fireproof
self-closing doors; that stair hall leads direct to street and
is provided with ladder and scuttle to roof; that in addition
there is 1 fire escape on the street side; that windows and
doors on the course of the fire escape are fireproof, self-
closing; and

WHEREAS, the applicant states that the southerly portion
of the building is in the path of the proposed extension of
the Brooklyn-Queens expressway and the City has taken 8
ft. from the southerly boundary of the plot, thereby de-
priving the building of its existing secondary means of egress;
that the City has granted a 3 ft. 10 in. wide easement to the
owners for a fire escape as a secondary means of egress;
that an approved plan has been obtained to provide a fire
escape as a secondary means of egress in accordance with
sections 271 and 273 of the labor law; that erection of this
fire escape has been commenced, as proposed, by having the
2nd, 3rd and 4th floor balconies fronting on Jay street, but
however, in view of the existing loading platform which is
essential to the conduct of the owner's business at the 1st
floor level on Jay street, it was proposed to have the stair
from the 2nd floor balcony of the fire escape located on the
easement, granted for that purpose by the city, but however
the city has notified the owner that it will not tolerate the
existence of a fire escape run on this easement until con-
struction of this section of the elevated highway has
progressed to a point where the fire escape will not interfere
with construction; and

WHEREAS, the applicant requests the Board to grant for
a temporary period of one year, a variance from the pro-
visions of the labor law so as to permit the construction of
a drop ladder from the 2nd floor balcony of the fire escape
to Jay street; and

WHEREAS, the applicant contends that immediately upon
completion of the construction of the highway, construction
of the fire escape to completion in accordance with the ap-
proved plan will be started; and

WHEREAS, the applicant contends that there is only one
occupant in the entire building and there are less than 35
employees throughout the building; that all employees on the
2nd, 3rd and 4th floors are male and are accustomed to using
ladders of this nature; that it is proposed to have a fire drill
to acquaint all employees with this temporary means of
egress; and

WHEREAS, the Board is in receipt of a communication
from the chief engineer of the office of the President of the
Borough of Brooklyn stating that the city intends to start
construction on the Brooklyn-Queens connecting highway
in the Spring of 1956 and that the demolition contract re-
quires that a fire escape on the building in question be re-
moved and later replaced.

Resolved, that the decision of the Borough Superintendent
acting on amendment to Alt. Applic. 2278/54, Objection No.
1, be and it hereby is *modified* and that the appeal be and it
hereby is *granted* to permit, in view of the stairway being
taken by the City for street purposes, a fire escape leading
to grade as proposed and as shown on plans filed with this
appeal marked, "Received November 29, 1955" (4 sheets)
on condition that such fire escape shall comply with all re-
quirements for the construction therefor; that for a period
of one year, pending the completion of the roadway, the
completion of the proposed fire escape to grade may be de-
ferred from the first balcony above the street to grade and,
meanwhile, a counterbalanced drop ladder leading to grade
shall be constructed and maintained.

382-43-A—Vol. VI

APPLICANT—Henry Z. Harrison (Caton Nursing
Home), for Pearl Horowitz, owner.

SUBJECT—Application for consideration—reopening as
Vol. VI as to extension of use, subject to regular pro-

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cedure—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—150 Ocean parkway, west side, 395 ft. south of Caton avenue, Block 5328, Lot 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry Z. Harrison and Bernard Bergman.

For Administration: Samuel L. Becker, Dep't of Buildings and J. A. Sweeney, Dept. of Hospitals.

ACTION OF BOARD—Application reopened as Vol. VI, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

834-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Finkel Umbrella Frame Company, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re Appeal from a decision re an order of the fire commissioner—re dip tank covers, etc.

PREMISES AFFECTED—890-914 Brush avenue, east side, 551.16 ft. south of Bruckner boulevard 2nd floor, Block 5541, Lot 130, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to February 7, 1956, at 2 P.M., for further report from the Fire Department as to installation.

475-55-A

APPLICANT—Lama, Proskauer and Prober, for Samuel Harris, owner.

SUBJECT—Application June 6, 1955—re Appeal from a decision of the borough superintendent—re change in use from lodge rooms to nursing home of three story Class III building; exit stairs.

PREMISES AFFECTED—957 Putnam avenue, north side, 100 ft. east of Ralph avenue, Block 1483, Lot 64, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings and J. A. Sweeney, Dept. of Hospitals.

ACTION OF BOARD—Laid over to January 24, 1956, at 2 P.M., at the request of the Engineering Division to permit examination of the records of the Department of Buildings.

160-30-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Max Kirsch, owner.

SUBJECT—Application for consideration—reopening as to amendment as to pump arrangement—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic) storage and sale of accessories and office and permitting the parking of more than five motor vehicles awaiting service.

PREMISES AFFECTED—719-729 New Lots avenue and 676-684 Warwick street, northwest corner and 878-888 Livonia avenue, Block 4092, Lot 4, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on July 12, 1955, certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 12, 1955, by adding thereto:

"that in the event the owner desires to divide the heretofore permitted four-pump island into two two-pump islands, located where shown on revised plans marked, "Received December 5, 1955" (one sheet) such change may be permitted *on condition* that the requirements of the resolution above cited shall be complied with in all other respects." (N.B. 1587/54)

58-39-BZ

APPLICANT—Braff & Braff, for Anfred Realty Corp., owner, (Eddie Wheatle, lessee).

SUBJECT—Application for consideration—reopening as to extension of term of variance which expired December 12, 1955—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the conversion of occupancy of a building to a motor vehicle repair shop for a temporary term of years.

PREMISES AFFECTED—1351½ Webster avenue, west side, 424.49 ft. north of East 169th street, Block 2887, Lot 165, Borough of the Bronx.

APPEARANCES—

For Applicant: Irving Braff.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 27, 1939, certain conditions; and

WHEREAS, the term of variance was extended on December 12, 1950; and

WHEREAS, the applicant requested a further extension of the term of variance which had expired on December 12, 1955.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 27, 1939 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision i for a term of five years from the date of this *amended* resolution, to permit—; that other than as herein *amended* the resolution above cited shall be complied with in all respects; that all permits, including a new certificate of occupancy, shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 1326/27.)

198-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Isabella G. Ames, owner (Josephine Canizio, lessee).

SUBJECT—Application for consideration—reopening an extension of time to complete which expired December 6, 1953 and consider extension for welding room—re Application (decision of the Borough Superintendent) previously granted on condition, under sections 7c, 7i and 7A of the zoning resolution, permitting in a business use district, the addition of storage of parts and accessories, motor vehicle repairs, body and fender work, painting

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and spraying and welding, to existing gasoline service station, five car garage, two greasing pits and office, and the removal of auto laundry use; with curb cuts and business entrances more than the permitted distance from the intersection.

PREMISES AFFECTED—1750-1764 Flatbush avenue, and 3502 Avenue J, southwest corner and 1101-1121 East 35th street (Block 7617, Lot 39), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, time to complete work extended, and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 9, 1952, certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 30, 1953; and

WHEREAS, the applicant requested an amendment of the resolution and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 9, 1952, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution; and to add further: that in the event the owner desires to extend the accessory building by the construction of a welding room, as proposed and as indicated on revised plans marked, "Received December 2, 1955" (4 sheets) such additional extension of the accessory building may be permitted *provided* the requirements of the resolution above cited as herein amended shall be complied with." (Alt. App. 628/52)

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7e and 21 of the zoning resolution, permitting in the residence use district portion of a lot located in a residence and unrestricted use, A area district, the erection and maintenance of an additional building using more than the area permitted.

PREMISES AFFECTED—32-48 to 32-60 60th street, west side, 100 ft. north of Northern boulevard, Block 1160, Lot 36, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 18, 1955, certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 18, 1955, only as to the time within which to obtain permits and com-

plete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings portion of the building permitted to be constructed, namely the first floor, has been completed and is subject to a certificate of occupancy issued December 23, 1955, No. Q106890, that the time in which to complete the balance of the building is hereby extended within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 1706/53)

74-33-BZ—Vol. II

APPLICANT—Joseph Schafran, for Bermont Operating Corporation, owner.

SUBJECT—Application for consideration—reopening as extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and business use district, the change in occupancy of 2nd floor of existing public garage to factory use (previously granted by the Board under Cal. No. 681-25-BZ for auto sales and service and later under Cal. 74-33-BZ converted to garage for more than five motor vehicles for a term of five years and amended to permit an additional pump, for a term of five years.).

PREMISES AFFECTED—4650-4656 Broadway and 2-16 Sherman avenue, northeast corner, Block 2175, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Schafran.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on June 14, 1955, certain conditions; and

WHEREAS, the applicant requested an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 14, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 949/54)

975-54-BZ

APPLICANT—Charles M. Spindler, for Leon Posner, owner.

SUBJECT—Application for consideration—reopening as to amendment as to arrangement—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e, 7f and 7i of the zoning resolution, permitting in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office, and permitting the parking and storage of motor vehicles, for a term of 15 years.

PREMISES AFFECTED—824-848 Allerton avenue, south side, from Boston road to Bronxwood avenue, 2592-2600 Boston road, 2567-2571 Bronxwood avenue and 2566-2570 Matthews avenue, Block 4441, Lots 32-34, Borough of the Bronx.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Buildings.

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ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 26, 1955, certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 26, 1955, by adding thereto:

"that in the event the owner desires to make a slight change in the location of the accessory building and install two 25 ft. curb cuts to Boston road and two 30 ft. curb cuts to Allerton avenue in lieu of those previously permitted and to omit portion of the planting along the building lines so as to permit such curb cuts, and to install three pump islands instead of two as originally shown, all as indicated on revised plans marked "Received December 1, 1955", (1 sheet), such changes as herein described may be permitted, on condition that in all other respects the resolution above cited shall be complied with." (N.B. 1367/54)

624-37-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for William L. McDonald, owner. (Herman Wald, lessee).

SUBJECT—Application for consideration—reopening as Vol. II to consider variance, for motor vehicle repair shop, subject to regular procedure—re Application (decision of the borough superintendent); previously dismissed under section 21 of the zoning resolution, to permit in a business use district, auto repair shop.

PREMISES AFFECTED—2421 Boston road, west side, of Waring avenue, Block 4430, Lot 57, Borough of the Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

815-42-BZ—Vol. II

APPLICANT—Reuben Rappaport, for City Bank Farmers Trust Company, Will of Thomas Diamond, owner. (N.R.M. Garage Corp., lessee).

SUBJECT—Application for consideration—reopening as Vol. II to consider combining two garage buildings, now connected, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 7f of the zoning resolution, permitting in a residence and business use district, the combining of two buildings and the elimination of mezzanine in five story building, and the replacing of the mezzanine by an additional floor (within building) and using the same, including cellar, as a garage for more than five motor vehicles, and the reconstruction of three existing floors and roof with class I construction and the lining up of new floors with adjoining building, including cellar and roof of three story building, for a garage for more than five motor vehicles.

PREMISES AFFECTED—248-250 West 80th street and 2231-2239 Broadway, southwest corner, Block 1227, part of Lots 54 and 59, Borough of Manhattan.

APPEARANCES—

For Applicant: Reuben Rappaport.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

715-47-BZ—Vol. II

APPLICANT—Gustave Goldman, for Albert Panerallo, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance which expired October 20, 1955—re Application (decision of the borough superintendent); previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change of occupancy from private garage to motor vehicle repair shop, with school yard between intersecting streets, for a term of years.

PREMISES AFFECTED—966-4th Avenue and 367-369 37th Street, northwest corner, Block 696, Lot 39, Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and set for hearing February 28, 1956, at 10 A.M. to consider extension of term of variance, under section 7i, which expired on October 20, 1955; waiving all requirements except a copy of the existing certificate of occupancy in effect to October 20, 1955, which has been filed and a new decision of the borough superintendent, which has been filed, and to permit two publications in the Bulletin as official notice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

490-52-BZ—Vol. II

APPLICANT—Frederick G. Frost, Jr., for Safeway Stores, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of use subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7h of the zoning resolution, permitting in a residence and local retail use district, the erection and maintenance of a business building (super market) and the parking of motor vehicles of customers and employees cars on the unbuilt upon portion of the plot.

PREMISES AFFECTED—155-15 Aguilar avenue, north side, 246.26 ft. west of 72nd avenue, Block 6793, Lot 221, 355 and 380, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: C. J. Nager, H. Nicholas Witt, Carl J. Carlson, Charles C. Steinert, Gertrude Steinert and Benny Di Giovanna.

For Opposition: David Raider.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to restore to docket—re Application (decision of the borough superintendent); previously dismissed, under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline

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service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip Davis.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, restored to the docket, subject to the regular procedure, including the filing with the Board of a certified statement sworn to by the owner that he and not the City of New York through the Department of Marine and Aviation is as claimed by such department the owner of all the premises involved in this application.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

561-38-SA

APPLICANT—Clayton Manufacturing Company, owner.

SUBJECT—Application for consideration—reopening as to test and report as to additional models—re Kerrick Kleaner, Models J and L; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

965-48-SA

APPLICANT—Beam Manufacturing Co., Division of Solar Corp., owner.

SUBJECT—Application for consideration—reopening as to test and report as to additional names under which to be marketed—Re AMC Clothes Washing, Models A153AP and A454AP; Firestone Clothes Washing Machine Model F454AP; Wizzard Clothes Washing Machine, Model W454AP; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

104-53-SM

APPLICANT—Matrad Corporation, owner.

SUBJECT—Application for consideration—reopening as to consider use of pumice—re Greek Pumice Aggregate (from the Island of Santorin), Concrete Roof Fill for Insulation; previously approved.

APPEARANCES—

For Applicant: J. D. Zonars.

ACTION OF BOARD—Application reopened for test and report, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

Adjourned: 3:20 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

SPECIAL MEETING

FRIDAY MORNING, JANUARY 13, 1956, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

217-21-SR

SUBJECT—Proposed Amendments to the Rules Covering the Installation and Use of Oil Burning Equipment and the Storage of Oils Used in Connection Therewith.

APPEARANCES—Thomas F. Dwyer, Philip P. Foglio, Francis V. Goggins, Carl Lieblich, H. M. Ficken, R. V. Perotto, P. H. Schepp, Robert Kopple, Nathan C. Horwitz, Stanley Pinel, George Kerchner, Edward T. Heeg, Joseph J. Barbuto, William N. Purdy, Henry L. Stark, Joseph C. Haus and John J. Saunders.

ACTION OF BOARD—Laid over for further consideration by the Board after written suggestions have been submitted by persons concerned; date of hearing to be announced.

Adjourned: 11:40 A.M.

JOSEPH J. DOYLE, *Chief Clerk.*

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

COURT DECISION

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—Whitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, January 17, 1956, Affecting Calendar Numbers 9-28-BZ—Vol. II, 154-35-BZ—Vol. II, 80-55-A, 225-36-BZ—Vol. III, 950-40-BZ—Vol. II, 32-42-A—Vol. II, 692-53-BZ, 39-55-BZ, 150-55-BZ, 290-55-BZ, 375-55-BZ, 378-55-BZ, 386-55-BZ, 394-55-BZ, 419-55-BZ, 573-55-BZ, 691-55-BZ, 756-55-BZ, 757-55-A, 827-55-BZ, 197-54-BZ—Vol. II, 167-55-BZ and 409-55-BZ.

Minutes of Regular Meeting, Tuesday afternoon, January 17, 1956, Affecting Calendar Numbers 676-44-A—Vol. IV, 244-55-A—Vol. II, 119-51-A, 994-54-A, 124-55-A, 164-55-A, 310-55-A, 428-55-A, 680-55-A, 681-55-A, 816-55-A, 851-55-A, 42-32-BZ, 99-33-BZ, 320-37-BZ—Vol. III, 136-41-BZ, 330-47-BZ, 640-51-BZ, 160-52-BZ—Vol. I, 900-54-BZ, 901-54-BZ, 823-19-BZ—Vol. II, 556-26-BZ—Vol. IV, 437-27-BZ—Vol. II and 189-29-BZ—Vol. II.

(Remaining Minutes of the Meeting of January 17, 1956 will be printed in the Bulletin of January 31, 1956.)

Proposed Amendments to the Rules Relative to Submerged Inlets and Protective Methods to Be Applied to Prevent Contamination of Water Supply.

Matter of Thomas J. Hall and 35 Other Intervenors vs. Harris H. Murdock, et al:—On January 4, 1955, the Board granted a variance under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a storage garage for more than five motor vehicles, and a motor vehicle repair shop (including welding, painting and spraying) and the parking of motor vehicles on unbuilt-upon portion of plot for customers and employees; Cal. No. 280-41-BZ, Vol. III; Premises 89 Furman Avenue, west side, 99.5 ft. north of Bushwick Avenue, Borough of Brooklyn.

At Special Term, Supreme Court, Part I, Mr. Justice Baker sustained the Board in a decision printed in part as follows:

"Cross-motions are before the court, one by the petitioners to sustain, and one by the respondents to vacate, an order of certiorari to review the action of the New York City Board of Standards and Appeals in granting a zoning use variance (Zoning Resolution, secs. 7f, 7h and 7i) on premises situated at No. 89 Furman Avenue, Brooklyn, New York. A motion by respondent board is likewise before the court to strike out as unauthorized and improper affidavits of two real estate brokers submitted by petitioners. ¶While petitioners are small home owners, their properties as well as the three lots in connection with which a use variance has been permitted, are in an area zoned for business use, and the present applications must be considered with this fact in mind. Also, they must be considered in the light of the circumstances that the variance was sought and was granted pursuant to the provisions of section 7 of the Zoning Resolution. Cases such as *Matter of Otto v. Steinhilber* (282 N. Y., 71, Y. W. H. Ass'n v. Board of Standards and Appeals, 266 N. Y., 270 and *Rochester Transit Corp'n v. Crowley*, 205 Misc., 933), cited by petitioners in their memorandum and heavily relied upon, involve the provisions of section 21 of the Zoning Resolution. There is a wide distinction between the two, as was pointed out by the Court of Appeals in *Matter of Reed* (255 N. Y., 126). The issues of "practical difficulties" and "unnecessary hardships" and the interpretation thereof by our courts, which are germane where the variance is granted under section 21, are not involved where section 7 and its various subdivisions alone are the basis of the board's action. In the latter case, as pointed in the *Reed* decision, "If such an application is denied the only question for the court is whether the petitioner has been legally oppressed * * *. When the application is granted the question of power only is to be considered" (p. 136). ¶Petitioners' argument on this review reduces itself, in substance, to the claims that they will be disadvantaged (1) by the possible nuisance of the permitted use, (2) by a diminution in the value of their properties, and (3) by increased insurance rates. But these clearly are factors which concern them largely because their properties lie in an area zoned for business. Uses legally permissible in such a district, even without a variance, might so affect them to an even greater degree (see *Return Par. XLI* [o]; Transcript of hearing of November 9, 1954, p. 80). ¶Petitioners have the burden of showing that the action of the respondent board was arbitrary and unreasonable and illegal because not in harmony with the general purpose of the zoning resolution. Their burden has not been sustained. ¶The terms of the variance as granted show that the board gave consideration to the proximity of the petitioners' homes. It was granted with the imposition of conditions to safeguard them which would have been impossible under a use permitted without application to the board. For example, one such condition is that "there shall be no windows opening to the rear in the wall at the building line or in the wall at the rear yard setback line; that the spray room and welding room shall be located along the front line of the building on Furman Avenue and ventilated thereto" &c. (Resolution, Transcript, p. 2). ¶It is well settled, of course, that the court may not substitute its discretion for that of the board (*People ex rel. Hudson-Harlem Co. v. Walker*, 282 N. Y., 400)." (From N.Y.L.J. of July 26, 1955, p. 6)

Appeal made to Appellate Division by objecting property owners served September 9, 1955, was withdrawn by petitioners and Copy of an Order duly made and entered in Office of Clerk of the Appellate Division of the Supreme Court, in Second Judicial Department, on December 21, 1955, vacating Order of Certiorari and affirming in all respects the determination of the Board.

CALENDAR

DOCKET

New Cases filed up to January 17, 1956

Cal. No. Dept. Premises Affected

9-56-BZ—B.B.—2844-(2842-2844 official) West 24th street, west side, 360 ft. north of Mermaid avenue, Block 7014, Lot 26, Borough of Brooklyn, Alt. 4518-55—re parking lot in residence use district.

10-56-BZ—B.Q.—32-78 47th street, west side, 119.12 ft. north of 34th avenue, Block 722, Lot 70, Long Island City, Borough of Queens, Alt. 1901-55—re conversion of use from dwelling to business use (offices) in residence use district.

11-56-A—B.Q.—32-78 47th street, west side, 119.12 ft. north of 34th avenue, Block 722, Lot 70, Long Island City, Borough of Queens, Alt. 1901-55—re occupancy of frame building for business and extension of same in fire limits.

12-56-A—B.M.—38 West 53rd street, south side, 345 ft. east of Avenue of The Americas (6th), Block 1268, Lot 60, Borough of Manhattan, Amendment to Alt. 1649-55—re non fireproof construction, live load, egress.

13-56-A—B.M.—54 West 22nd street, south side, 142 ft. 4 in. east of Avenue of The Americas, Block 823, Lot 72, Borough of Manhattan, B. N. 163-55—re egress.

14-56-A—B.Bx.—2960 Wickham avenue, east side, 50.19 ft. south of Adey avenue, Block 4790, Lot 3, Borough of The Bronx, Amendment to Alt. 1125-55—re Multiple dwelling—variation of sec. 171 re height; section 56 MDL as to frame construction and sec. 12 re use of part of lot for pigeons—filed pursuant to sec. 310 MDL.

15-56-BZ—B.B.—7-15 Hegeman avenue and 557-573 Herzl street, northeast corner, Block 3621, Lot 7, Borough of Brooklyn, Alt. 3783-55—re parking and storage of motor vehicles in retail and residence use district; use of frame shelter for attendant.

16-56-BZ—B.M.—633-643 Madison avenue and 31-39 East 59th street, northeast corner, Block 1374, Lot 21, Borough of Manhattan, Amendment to N.B. 71-55—re loading berth.

17-56-A—F.D.—224-232 East 39th street, south side, 250 ft. east of 3rd avenue, Block 919, Lots 42 and 47, Borough of Manhattan, Decision re Order No. 4126-5—re hydrogen furnace.

18-56-BZ—B.M.—346-348 Broadway, east side, from Leonard street to Catherine lane and Lafayette street and 50 Lafayette street, Block 170, Lot 6, Borough of Manhattan, Amendment to Alt. 1398-55—re garage for more than 5 cars in business use district.

19-56-A—B.Q.—71-15 to 71-17 Grand avenue, north side, 20.28 ft. and 25.28 ft. west of 72nd street, Block 2505, Lot 79, Maspeth, Borough of Queens, Alt. 969-55—re frame building; factory; live load.

20-56-BZ—B.Q.—219-11 Hillside avenue, north side, from Springfield boulevard to 219th street, Block 10689, Lot 16, Springfield Gardens, Borough of Queens, B.N. 1281-55—re ground sign in local retail use district.

Restored to Docket

244-55-A—Vol. II—B.B.—8686-8696 Bay parkway and 2164-2180 Benson avenue, southwest corner, Block 6414, Lot 42, Borough of Brooklyn, Alt. 833-54—re exits and fire wall.

676-44-A—Vol. IV—H.B.B.—6720 19th avenue, northwest corner of 68th street, 1st floor, Block 5569, Lot 45, Borough of Brooklyn, Alt. 4643-52—re construction.

733-48-SM—Van-Packer Flue chimney for coal, wood, gas, etc.); (reopened for test and report as to proposed change in construction), manufactured by Van-Packer Corp., Material.

577-39-SA—Iron Fireman Oil Burner, Model M and M-3 (reopened for report as to change in model numbers—M-15, M-25, M-35 and M-60), manufactured by Iron Fireman Manufacturing Co., Appliance.

982-54-SM—Gold Bond Acoustipanel System (sound absorption and fire-resistant ceiling); (reopened for report as to change of trade name—Gold Bond Panelcoustic System), manufactured by National Gypsum Co., Material.

162-43-SM—Modernfold Doors (reopened for report as to amendment of resolution), manufactured by New Castle Products, Inc.

189-29-BZ—Vol. II—B.B.—1236-1246 East 17th street and 1611-1623 Locust avenue, northwest corner, Block 6736, Lot 15, Borough of Brooklyn, Alt. 3416-55—re change of use from public garage to machine shop, office, gasoline for own use, parking and storage of motor vehicles, etc.

437-27-BZ—Vol. II—B.Bx.—1387 Boston road and 680-686 East 170th street, southwest corner, Block 2937, Lots 14 and 17, Borough of The Bronx, N.B. 1443-55—re proposed demolition and reconstruction of the existing gas station, stores, motor vehicle repair shop and office to gasoline service station, parking and storage of motor vehicles, lubricatorium, minor auto repairs, utility room, carwashing.

823-19-BZ—Vol. II—B.B.—1901 10th avenue, southeast corner of 19th street, Block 890, Lot 1, Borough of Brooklyn, Alt. 2011-55—re proposed change in occupancy from public garage to factory; motor vehicle entrance.

103-54-BZ—Vol. II—B.Bx.—1950 Bruckner boulevard, south side, 364.8 ft. west of Pugsley avenue, Block 3677, Lots 58 and 61, Borough of The Bronx, Alt. 1044-55—re outdoor amusement center; illuminated business sign in residence use district.

135-54-BZ—Vol. II—B.Q.—143-35 Farmers boulevard, northeast corner of 144th avenue, Block 13074, Lot 1, Springfield Gardens, Borough of Queens, Alt. 1299-55—re proposed building extension in a residence use district.

136-54-A—Vol. II—B.Q.—143-35 Farmers boulevard, northeast corner of 144th avenue, Block 13074, Lot 1, Springfield Gardens, Borough of Queens, Alt. 1299-55—re proposed frame extension for use as a funeral parlor.

757-53-BZ—Vol. II—B.B.—664-666 Halsey street, south side, 200 ft. west of Patchen avenue, Block 1667, Lot 32,

CALENDAR

Borough of Brooklyn, Alt. 4073-55—re change of occupancy from public garage for more than 5 cars on 1st and 2nd floors to office, storage of new paper stock and twine on 1st floor and storage of new paper stock and manufacturing of paper boxes on 2nd floor in a residence use district.

758-53-A—Vol. II—B.B.—664-666 Halsey street, south side, 200 ft. west of Patchen avenue, Block 1667, Lot 32, Borough of Brooklyn, Alt. 4073-55—re exits.

906-50-BZ—H.B.—8101-8111 3rd avenue and 302-312 81st street, southeast corner, Block 5997, Lots 7 and 11, Borough of Brooklyn, N.B. 1859-50—re rehearing, new facts—re erection and maintenance of gasoline service station.

958-54-BZ—Vol. II—B.M.—80-84 East 111th street, south side, 114 ft. west of Park avenue, Block 1616, Lots 43, 143 and 42, Borough of Manhattan, N.B. 220-55—re proposed building for storage of tropical products and office in a residence use district.

66-38-BZ—Vol. III—B.M.—340 Avenue of the Americas (6th) and 151 West 4th street, northeast corner, Block 552, Lot 1, Borough of Manhattan, Amendment to N.B. 52-54—re use of 2nd floor for offices in building located in a local retail district.

556-26-BZ—Vol. IV—B.M.—502 West 181st street, south side, 93 ft. west of Amsterdam avenue, Block 2152, part of Lot 77, Borough of Manhattan, Amendment to Alt. 2195-54—re automobile repair in a business use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1955.
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	April 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	April 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	April 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6

	Last Publication
Oil Burner Rules	May 25, 1954.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	April 15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—\$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

JANUARY 24, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 24, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

514-54-BZ

APPLICANT—Ervin Palmer, for Gardel Enterprises Inc., and Twenty-Second Street Holding Corp., owners.

SUBJECT—Application May 20, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—87 Monroe street, north side, 100 ft. east of 10th avenue, Block 719, Lots 77-81 inclusive, Borough of Manhattan.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

869-54-BZ

APPLICANT—Joseph B. Koppelman, for Clarence Beeber, owner.

SUBJECT—Application November 17, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—462-472 West 22nd street, south 110 ft. east of Pike street, Block 272, Lot 4, Borough of Manhattan.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

184-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fanny Berger, owner.

SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—1980-1992 Ralph avenue and 5911-5923 Avenue J, northwest corner, Block 7763, Lots 45 and 46, Borough of Brooklyn.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

CALENDAR

301-55-BZ

APPLICANT—Martin Isaacs, for RoNan Service Inc., owner.

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the demolition of existing buildings and the erection and maintenance of a structure to be used as an automatic auto laundry. PREMISES AFFECTED—136 East Broadway, north side, 210 ft. 5 in. east of Pike street and 125-125½ Division street, south side, 212 ft. east of Pike street, Block 283, Lots 59 and 86, Borough of Manhattan.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

302-55-BZ

APPLICANT—Lama, Proskauer and Prober, for John M. Ell, owner (Felix Fezzuologlio, lessee).

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the proposed change in occupancy from boiler room, garage for 5 cars and showroom to boiler room, body and fender repairs, wheel and frame alignment, welding, painting and spraying, parking of cars waiting to be serviced.

PREMISES AFFECTED—1469-1471 86th street, north side, 100 ft. west of 15th avenue, Block 6340, Lot 48, Borough of Brooklyn.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

425-55-BZ

APPLICANT—Robert Teichman, for 352 West 42nd street, Corp., owner (Pearl-Kinney Corp., lessee).

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district proposed open type parking garage for more than 5 cars.

PREMISES AFFECTED—350-358 West 42nd street, south side, 82 ft. east of 9th avenue, Block 1032, Lot 58, Borough of Manhattan.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

575-55-BZ

APPLICANT—Goldwater and Flynn, for The Montefiore Hospital for Chronic Diseases, owner.

SUBJECT—Application July 13, 1955—re (decision of the borough superintendent) under sections 7e, 7h and 7i of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, office, motor repairs, storage and parking of motor vehicles.

PREMISES AFFECTED—Block bounded by South side of Gun Hill road, from Tryon avenue to Wayne avenue, Block 3343C, Lot 245, Borough of The Bronx.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed.

667-50-BZ—Vol. IV

APPLICANT—Charles M. Spindler and Joseph C. Haus, for C.R.T. Holding Corp., owner.

SUBJECT—Application reopened July 19, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7c of the zoning resolution, to permit in a business, retail and residence use district proposed extension in area of plot and extension of building area of present auto laundry and gasoline service station and proposed use of premises as auto laundry, offices, gasoline service station, sale of auto accessories, parking and storage of more than 5 cars, lubrication, wheel alignment, brake testing and repairs, minor repairs and auto safety inspection station.

PREMISES AFFECTED—85-07 Queens boulevard and 51-25 to 51-39 Reeder street, northeast corner, Block 1549, Lot 41, Elmhurst, Borough of Queens.

Laid over from December 13, 1955 to January 24, 1956, for inspection and decision; hearing closed.

342-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler and Benjamin Hass, owners.

SUBJECT—Application April 30, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of stores, auto show-room, gasoline service station, car wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles; and for loading and unloading and the parking of patrons cars.

PREMISES AFFECTED—76-01 to 76-19 Main street, east side, from 76th avenue to 76th road, 144-02 to 144-10 76th avenue and 141-01 to 141-09 76th road, Block 6666, Lot 1, Flushing, Borough of Queens.

Laid over from December 13, 1955, to January 24, 1956, for inspection and decision; hearing closed.

150-55-BZ

APPLICANT—Jacob Lubroth and Son, for Joseph Oliva, owner.

SUBJECT—Application February 24, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district parking and storage of motor vehicles (pleasure cars only).

PREMISES AFFECTED—2861-2865 West 29th street, east side, 190 ft. north of Mermaid avenue, Block 7011, Lot 61, Borough of Brooklyn.

Laid over from November 22, 1955, to December 13, 1955, for inspection and decision; hearing closed; applicant to submit letter to the Board from proper source stating whether West 29th street is an officially designated play street; then to January 17, 1956, for further consideration by the Board and additional information to be submitted by the applicant; then to January 24, 1956, for decision; no appearance for applicant.

419-55-BZ

APPLICANT—Paul Friedman, for Maude A., Anna M. and Raymond J. Seel, owners.

SUBJECT—Application May 24, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline station, lubritorium, car wash (non automatic), minor repairs, office, sales and storage of auto accessories, and parking of cars awaiting servicing, for a term of 15 years.

PREMISES AFFECTED—244-04 to 244-08 Francis Lewis boulevard and 243-02 to 243-06 South Conduit avenue, southwest corner and 139-03 to 139-11 243rd street, Block 13599, Lot 25, Rosedale, Borough of Queens.

Laid over from October 25, 1955, to November 29, 1955, for inspection and decision; hearing closed; then to December 20, 1955, for decision; hearing closed; then to January 17, 1956, for further study by the Board; then to January 24, 1956, for inspection and decision.

827-55-BZ

APPLICANT—Leonard F. Rothkrug, for Arthur Miller, Herbert Cohen and Frank Bruno, owners (owner under contract—Jaltex Petroleum Corp.); (Master Builders and Mason Supply Co., lessee).

SUBJECT—Application October 21, 1955—re (decision of the borough superintendent) under sections 7f and 7A, to permit in a retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, oil selling, sales, with curb cuts less than 75 ft. from the residence use district, for a term of 15 years.

PREMISES AFFECTED—245-20 139th avenue and 245-22 to 245-32 South Conduit avenue, southwest corner and 139-02 to 139-10 246th street, Block 13614, Lots 23 and 24 —23 tentative, Rosedale, Borough of Queens.

CALENDAR

Laid over from November 29, 1955 to December 20, 1955, for decision; hearing closed; then to January 17, 1956, for further consideration by the Board; then to January 24, 1956, for inspection and decision.

154-35-BZ

APPLICANT—Lama, Proskauer and Prober, for Assets Control Company, Inc., owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—219-28 to 219-38 (official 219-30) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.

Laid over from November 29, 1955, to December 6, 1955, for further hearing; then to January 10, 1956, for inspection and decision; hearing closed; then to January 17, 1956, for further consideration by the Board; then to January 24, 1956, for decision.

80-55-A

APPLICANT—Lama, Proskauer and Prober, for Assets Control Co., Inc., owner.

SUBJECT—Application February 3, 1955—filed pursuant to section 35, General City Law re premises located partly in bed of mapped street—proposed widening of Springfield boulevard.

PREMISES AFFECTED—219-28 to 219-38 (219-30 official) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.

375-55-BZ

APPLICANT—Michael Alfano, for Max Sakow, owner.

SUBJECT—Application May 5, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a local retail use district the erection of a gasoline service station, lubritorium, auto repair shop, salesroom, car washing and storage.

PREMISES AFFECTED—950-970 Allerton avenue, south side, from Paulding avenue to Williamsbridge road, Block 4447, Lots 62, 64 and 66, Borough of The Bronx.

Laid over from January 17, 1956 to January 24, 1956, for continued hearing.

106-30-BZ

APPLICANT—Esso Standard Oil Company, lessee, for Arthur Lawton, owner.

SUBJECT—Application reopened December 20, 1955 in view of the change of zone to local retail use—re (decision of the borough superintendent) previously granted on condition under section 7f for a term of five years, permitting in a business use district, the maintenance of a gasoline service station.

PREMISES AFFECTED—337 Arbutus avenue, northeast corner of Hylan boulevard, Block 6499, Lot 1, Huguenot, Borough of Richmond.

800-55-BZ

APPLICANT—T. S. Nilsen, for J. F. and Mary E. Lombard, owners.

SUBJECT—Application October 13, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the relocation of an existing dwelling on a lot so as to have less than the required 15 ft. setback from the line of Horace Harding expressway as widened.

PREMISES AFFECTED—61-11 213th street, southeast

corner of Horace Harding boulevard, Block 7603, Lot 1, Bayside, Borough of Queens.

434-16-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Marjorie E. Hart, owner (J. J. Hart, Inc., lessee).

SUBJECT—Application reopened March 3, 1953 as Vol. IV—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business and unrestricted use district proposed addition of garage for more than 5 motor vehicles to proposed occupancy as granted by the Board of Standards and Appeals under Cal. 434-16-BZ. Proposed driveway on Bedford place is contrary to original and amended resolution of the Board.

PREMISES AFFECTED—1095-1107 Atlantic avenue and 14-36 Bedford place, northwest corner, Block 2021, Lot 20, Borough of Brooklyn.

535-37-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Nost-Mont Garage, Inc., owner.

SUBJECT—Application reopened October 18, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7c, 7i, 7h and 7e of the zoning resolution, to permit in a business and residence use district the proposed change of use from a public garage for more than 5 cars, parking of not more than 30 cars, to gasoline service station, public garage, motor vehicle repairs, lubritorium, automatic auto laundry, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—958-990 Nostrand avenue and 412-416, Montgomery street, southwest corner and 291-301 Sullivan place, Block 1305, Lot 40, Borough of Brooklyn.

1293-39-BZ—Vol. II

APPLICANT—Paul Friedman, for Walter Shapiro and Isidore Rachelson, owners.

SUBJECT—Application reopened November 1, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use C area district the erection and maintenance of a one story and cellar building to be used as stores using more than the area permitted.

PREMISES AFFECTED—1401-1407 Avenue M and 1291-1295 East 14th street, northeast corner and 1402-1406 Chestnut avenue, Block 6735, Lot 121, Borough of Brooklyn.

361-52-BZ—Vol. II

APPLICANT—Ingram S. Carner, for LMJ Realty Corporation, owner.

SUBJECT—Application reopened October 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs, sales and storage of auto accessories, storage of more than 5 cars waiting to be serviced with show windows and curb cuts and signs less than 75 ft. from the residence district.

PREMISES AFFECTED—9609-9625 Ditmas avenue and 732-742 Rockaway parkway, northwest corner, Block 8114, Lots 1, 6, 63 and 64, Borough of Brooklyn.

715-52-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application reopened September 20, 1955 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of more than 5 cars to be used by personnel of one story office building directly across the street.

PREMISES AFFECTED—609 East 11th street, north

CALENDAR

side, 142.8 ft. east of Avenue B, Block 394, Lot 64, Borough of Manhattan.

446-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Fulton Reid Realty and Holding Corporation, owner.

SUBJECT—Application, reopened September 20, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a local retail use district, the extension of the existing structure for use as meat processing, cooler, storage plant, offices and dressing rooms. The proposed extension exceeds the area permitted in a C area district.

PREMISES AFFECTED—70-76 Marion street and 349-359 Reid avenue, southeast corner and 1755-1763 Fulton street, Block 1695, Lots 1 and 4, Borough of Brooklyn.

227-55-BZ

APPLICANT—Robert Teichman, for Brunlee Realty Corp., owner.

SUBJECT—Application March 15, 1955—re (decision of the borough superintendent) under sections 7b and 7c of the zoning resolution, to permit in a business and residence use district, the extension of existing public parking lot from business use portion of plot into the residence portion of the plot.

PREMISES AFFECTED—1023-1029 Clay avenue, west side, 50 ft. south of East 165th street and 996-1004 Teller avenue, Block 2424, Lots 11 and 19, Borough of The Bronx.

261-55-BZ

APPLICANT—O'Connell and McInerney, for Rose Gallagher, owner.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district the erection of a 2 story non fireproof building with a cellar, 3 stores on the street level and 2 professional offices and 2 apartments on the second floor, using more than the area permitted.

PREMISES AFFECTED—220-226 Beach 129th street, east side, 220 ft. south of Cronston avenue, Block 722, Lot 62, Belle Harbor, Borough of Queens.

285-55-BZ

APPLICANT—John J. Tricarico, for Nick Pizaaz, owner.

SUBJECT—Application April 7, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, motor vehicle repair shop and to permit the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—1777-1783 McDonald avenue, east side, 170 ft. 8½ in. north of Avenue P, Block 6608, Lot 64, Borough of Brooklyn.

406-55-BZ

APPLICANT—Gabriel Nathan, for Edwin and Edna Hernly, owners.

SUBJECT—Application May 13, 1955—re (decision of the Commissioner Marine and Aviation) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the construction of a timber bulkhead wall along the property, and the use of the property for boat landing and parking of patrons cars.

PREMISES AFFECTED—225-229 Beach 3rd street, west side, 240 ft. north of Seagirt avenue and 224-230 Beach 4th street, Block 103, Lot 14, Far Rockaway, Borough of Queens.

538-55-BZ

APPLICANT—Leonard F. Rothkrug, for Anne Brown, owner.

SUBJECT—Application July 1, 1955—re (decision of the borough superintendent) under section 7f of the zoning

resolution, to permit in a business use district the erection and maintenance of a gasoline service station, non-automatic laundry, office, sales area, utility room and lubritorium.

PREMISES AFFECTED—995-1007 McDonald avenue and 47-57 Lawrence avenue, northeast corner, Block 5419, Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 24, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 24, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:*

541-55-SM

APPLICANT—Pittsburgh Reflector Company, owner.

SUBJECT—Application June 23, 1955—Pittsburgh Reflector Co., Luma Ceiling No. 10, approval of.

617-52-SM

APPLICANT—Conver Steel and Wire company, for Level-Line Ceiling Inc., owner.

SUBJECT—Application August 4, 1952—Level Line Hanger for use on construction of hung-ceilings, approval of.

822-55-SM

APPLICANT—Conver Steel and Wire Company, owner-manufacturer (The Fireproof Products Co., Inc., agent).

SUBJECT—Application September 30, 1955—Conver-Zinc alloy Zinc Cavity Wall Tie (wall tie for anchoring hollow wall switches together—cavity wall), approval of.

322-54-SM

APPLICANT—Minwax Company, Inc., owner.

SUBJECT—Application April 22, 1954—Minx Transparents (waterproofing exterior masonry walls above grade), approval of.

183-54-SM

APPLICANT—The Wiremold Company, owner.

SUBJECT—Application for consideration—reopened November 9, 1955 as to change in model designation—re Wiremold Flexible Connector; previously approved.

734-54-SM

APPLICANT—Seelye Stevenson Value & Knecht, owner.

SUBJECT—Application for consideration—reopened September 13, 1955 as to amendment to resolution as to additional insulation fill—re Corruform and Tufcor Steel Deck (fire-resistive roof for industrial construction); previously approved.

475-55-A

APPLICANT—Lama, Proskauer and Prober, for Samuel Harris, owner.

SUBJECT—Application June 6, 1955—re Appeal from a decision of the borough superintendent—re change in use from lodge rooms to nursing home of three story Class III building; exit stairs

PREMISES AFFECTED—957 Putnam avenue, north side, 100 ft. east of Ralph avenue, Block 1483, Lot 64, Borough of Brooklyn.

825-54-A

APPLICANT—Recordak Corp., for Eastman Kodak Co., owner.

SUBJECT—Application October 20, 1954—re Appeal from an order and a decision of the fire commissioner—relating to a film vault.

PREMISES AFFECTED—235-239 West 23rd street, north side, 347 ft. west of 7th avenue, Block 773, Lot 24, Borough of Manhattan.

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92-55-A

APPLICANT—Julius Eckmann, for Estate of Isabelle C. Hoffman (Pauline H. Rosenberg, Executor), owner.
SUBJECT—Application August 3, 1955—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—5 East 47th street, north side, 150 ft. east of 5th avenue, Block 1283, Lot 7, Borough of Manhattan.

58-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Co., owner.
SUBJECT—Application reopened December 20, 1955 and restored to docket—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

61-46-A—Vol. II

APPLICANT—Herman E. Horwood, for W. A. & W. O. Kaiser Inc., owners.
SUBJECT—Application reopened June 14, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—re means of egress.
PREMISES AFFECTED—412-414 Avenue of the Americas (6th), east side, 43 ft. 8 in. south of West 9th street, Block 572, Lot 6, Borough of Manhattan.

00-54-A

APPLICANT—Frank Braun, for Alabama Realities, Inc., owner (Canarsie Unit Jehovah's Witnesses, lessees).
SUBJECT—Application September 14, 1954—re Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—568-574 Sutter avenue, southeast corner of Alabama avenue, Block 3769, Lot 21, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 31, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 31, 1956, at 10 o'clock in Room 013, Municipal Building, Manhattan, on the following matters:

58-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.
SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed; then to September 27, 1955, at request of the applicant for information as to possible acquisition on subject site for approach to Throggs Neck Bridge; then to December 13, 1955, for further information as to the acquisition of land, including the subject site in connection with approaches for the proposed Throggs Neck Bridge; then to January 31, 1956, for consideration in relation to proposed Throggs Neck Housing Project.

52-32-BZ—Vol. II

APPLICANT—Joseph Schafran, for Sylvia Friedman,

Esther Goldman, Sol. Goldman, Norton Goldman and Leo Goldman, owners.

SUBJECT—Application reopened October 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7f of the zoning resolution, to permit in a business use district the extension of gasoline service station, lubritorium, minor repairs and adjustments (with hand tools only) and car wash room (non automatic).
PREMISES AFFECTED—3305 Boston road, southwest corner of East 211th street, Block 4705, Lot 62, Borough of The Bronx.

Laid over from December 13, 1955 to January 31, 1956, for inspection and decision; hearing closed.

423-54-BZ—Vol. II

APPLICANT—O'Dwyer and Bernstein, for Peter and Rachel Federico, owners.
SUBJECT—Application reopened September 20, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), office, sales and storage of auto accessories and open parking.

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

Laid over from December 13, 1955 to January 31, 1956, for inspection and decision; hearing closed.

767-55-A

APPLICANT—O'Dwyer and Bernstein, for Peter and Rachel Federico, owners.

SUBJECT—Application August 2, 1955—re Appeal from a decision of the borough superintendent re non-fireproof construction.

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

135-55-BZ

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail and retail use C area district the extension of existing structure on first story, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. $\frac{1}{8}$ in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

Laid over from December 13, 1955, to January 31, 1956, for inspection and decision; hearing closed.

136-55-A

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

SUBJECT—Application February 18, 1955—re Appeal from a decision of the borough superintendent re exits.

PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. $\frac{1}{8}$ in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

415-55-BZ

APPLICANT—Burke, Green and Groh, for Martha H. Paltrow and Joseph McElroy, owners (o/u/c Bay Chevrolet, Inc.).

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7h and 7i of the zoning resolution, to permit in a local retail and residence use district, the proposed use of automobile showroom, service of new and used cars and trucks, new and used car conditioning, storage and sale of parts, wheel alignment, lubrication, undercoating, car wash, parking and storage of customers' cars waiting to be serviced, car storage,

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locker room, tool storage, car polishing, offices, body shop, paint shop, gas pump for owner's use only.

PREMISES AFFECTED—240-02 Northern boulevard, southwest corner of Alameda avenue and 46-02 to 46-12 Hanford street, Block 8167, Lot 1, Douglaston, Borough of Queens.

Laid over from December 13, 1955, to January 31, 1956, for inspection and decision; hearing closed.

675-55-BZ

APPLICANT—Paul Friedman, for William Spiller, owner.

SUBJECT—Application August 25, 1955—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a retail D, ½ district and residence D, 1 district the erection and maintenance of a gasoline service station, auto washing (non automatic), lubrication, office and accessory sales, minor repairs with hand tools only and parking of motor vehicles service, with a ground sign in a retail use district for a term of 15 years.

PREMISES AFFECTED—116-32 (116-14 to 116-46 official) Merrick boulevard, west side, 124.94 ft. south of 116th avenue, Block 12353, Lot 374, St. Albans, Borough of Queens.

Laid over from December 13, 1955 to January 31, 1956, for inspection and decision; hearing closed.

109-29-BZ Vol. III

APPLICANT—Lama, Proskauer and Prober, for The Weiss Management Corp., owner.

SUBJECT—Application reopened July 12, 1955 as Vol. III —re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles, proposed show windows facing Webster avenue.

PREMISES AFFECTED—948-960 Coney Island avenue and 382-392 Webster avenue, southwest corner, Block 5425, Lot 26, Borough of Brooklyn.

Laid over from December 20, 1955 to January 31, 1956, for inspection and decision; hearing closed.

13-48-BZ Vol. II

APPLICANT—Ferdinand Savignano, for Irving Israel, owner.

SUBJECT—Application reopened May 24, 1955 as Vol. II —re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the proposed use of dry cleaning in the basement of a 3-story multiple dwelling.

PREMISES AFFECTED—254 West 88th street, south side, 100 ft. west of Broadway, Block 1235, Lot 56, Borough of Manhattan.

Laid over from December 20, 1955 to January 31, 1956, for inspection and decision; hearing closed.

469-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael T. Marshall, owner.

SUBJECT—Application May 31, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—4320-4338 Broadway, east side, from West 184th to West 185th streets, 659-665 West 184th street and 654-660 West 185th street, Block 2167, Lots 1-6, Borough of Manhattan.

Laid over from December 20, 1955 to January 31, 1956, for inspection and decision; hearing closed.

636-55-BZ

APPLICANT—Paul Friedman, for Julius T. Parker, Moe Silverstein and Max and Beatrice Grossman, owners.

SUBJECT—Application July 29, 1955—re (decision of the borough superintendent under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor repairs (hand tools only), office and sale of auto accessories, parking of more than 5 cars waiting to be serviced, with curb cuts and show windows within 75 ft. of residence use district.

PREMISES AFFECTED—1331-1341 Utica avenue and 5001-5011 Foster avenue, northeast corner, Block 4781, Lots 45, 47 and 48, Borough of Brooklyn.

Laid over from December 20, 1955 to January 31, 1956, for inspection and decision; hearing closed.

692-53-BZ

APPLICANT—Lama, Proskauer and Prober and Rubinton and Coleman, for Kissena Park Corp., Dominick Mazza and Marie Colonna, owners.

SUBJECT—Application September 28, 1953—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—163-10 Pidgeon Meadow road and 47-02 to 47-06 164th street, southwest corner and 47-09 to 47-21 163rd street, Block 5494, Lots 8-13 inclusive, Flushing, Borough of Queens.

Laid over from November 22, 1955 to December 13, 1955, for inspection and decision; hearing closed; then to January 17, 1956, for further consideration and decision; then to January 31, 1956, for further consideration.

225-36-BZ—Vol. III

APPLICANT—Lamb and Lamb, for North American Holding Corp., owner.

SUBJECT—Application reopened June 21, 1955 as Vol. III re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use district proposed change of use to stores in the cellar, which is in the residence use portion of a class A multiple dwelling which is in a business and residence use district.

PREMISES AFFECTED—1180-1188 Grand Concourse and 180-188 East 167th street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.

Laid over from November 29, 1955, to December 13, 1955, for consideration and decision; hearing closed; then to January 17, 1956, for further consideration and decision; to January 31, 1956, additional information: survey (to be made by licensed surveyor) showing the relationship of the building to the plot; the relation of the business zoning to the residential zoning across the rear end of the plot, and the measurements; also showing the additional property down to the next street; and a drawing of the building across the street as to occupancy on basement floor in both the Residence and Business district.

1170-22-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Shapiro, owner.

SUBJECT—Application reopened June 21, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed change in occupancy from public storage garage to public storage garage, minor auto repairs, brake testing, wheel alignment, car washing, office and sales and addition of parking and storage on open portion of lot (previously approved as separate occupancy), also rearrangement of gasoline tanks and

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pumps are not in accordance with original Board of Standards and Appeals approval Cal. No. 1170-22-BZ.
PREMISES AFFECTED—259-267 Pacific street, north side, 75 ft. west of Smith street and 280 Atlantic avenue, Block 181, Lots 20, 31 and 32, Borough of Brooklyn.

825-23-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Shapiro, owner.

SUBJECT—Application reopened June 21, 1955 as Vol. II—re Appeal from a decision of the borough superintendent relating to egress.

PREMISES AFFECTED—259-267 Pacific street, north side, 75 ft. west of Smith street and 280 Atlantic avenue, Block 181, Lots 20, 31 and 32, Borough of Brooklyn.

119-29-BZ—Vol. II

APPLICANT—John J. Tricarico, for Elizabeth Stevens, owner.

SUBJECT—Application reopened February 15, 1955 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the proposed change of occupancy from garage to garage and parking and storage of more than 5 motor vehicles, on open portion of the plot.

PREMISES AFFECTED—625 Halsey street, north side, 200 ft. west of Patchen avenue, Block 1662, Lots 59 and 61, Borough of Brooklyn.

206-47-BZ—Vol. II

APPLICANT—Joshua Brown, for Antonino Coppola, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and local retail district the extension to accessory building on existing gasoline service station (previously granted by the Board for a term of years, to expire September 1958).

PREMISES AFFECTED—167 Olympia boulevard and 265 Kensington avenue, northeast corner, Block 3255, Lot 32, South Beach, Borough of Richmond.

788-49-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Herman Flyer, owner (Murray M. Garren, lessee).

SUBJECT—Application reopened April 26, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the change of occupancy from auto laundry, to auto laundry, gasoline service station, motor vehicle repair shop, auto safety inspection station, lubrication, wheel alignment, brake testing and lining, electrical system, adjustment and repair, and sale of auto accessories.

PREMISES AFFECTED—88-12 to 88-20 Northern boulevard, southwest corner of 89th street, Block 1436, Lot 6, Jackson Heights, Borough of Queens.

60-55-BZ

APPLICANT—Abraham Grossman, for Leonard J. Swanson, owner.

SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from 4 car private garage on first floor to plumbing shop, office and private garage for 2 cars.

PREMISES AFFECTED—37-39 Perry street, north side, 215 ft. 4 in. west of Waverly place, Block 613, Lot 38, Borough of Manhattan.

57-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Morton Linzer and Irving Perelstein, owners.

SUBJECT—Application June 8, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7e

of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—163-01 to 163-19 (163-05 official) Rockaway boulevard, 165-01 to 165-15 146th avenue, northeast corner and 165-02 to 165-10 145th drive, Block 13295, Lot 1, Springfield, Borough of Queens.

461-55-BZ

APPLICANT—Fred C. Dahlem, for Jacob Presser, owner.

SUBJECT—Application June 9, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of more than 5 motor vehicles upon unbuilt upon portion of the plot.

PREMISES AFFECTED—2642 Marion avenue, east side, 139 ft. north of East 194th street, Block 3282, Lots 10 and 11, Borough of The Bronx.

572-55-BZ

APPLICANT—Ingram S. Carner, for John Chianello and Guido Mastroianni, owners.

SUBJECT—Application July 12, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the proposed conversion from a private dwelling to a class A multiple dwelling of class 3 construction.

PREMISES AFFECTED—39-19 222nd street, east side, 137.33 ft. south of 39th avenue, Block 6340, Lot 127, Bayside, Borough of Queens.

802-55-BZ

APPLICANT—Paul Friedman, for Edna Greiner, owner.

SUBJECT—Application October 13, 1955—re (decision of the borough superintendent) under sections 7f, 7A and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs (hand tools only), car washing (non-automatic), office, storage and sale of auto accessories, parking of more than 5 cars waiting to be serviced, with proposed show window less than 75 ft. from a residence use district, for a term of 15 years.

PREMISES AFFECTED—219-11 to 219-19 Northern boulevard and 43-32 to 43-38 220th street, northwest corner, Block 6322, Lot 24, Bayside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 31, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 31, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

946-54-A

APPLICANT—Samuel Rosenblum, for Jesse H. Barkin, trustee, owner.

SUBJECT—Application December 7, 1954—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—22-24 West 27th street, south side, 160 ft. 6¼ in. west of Broadway, Block 828, Lot 61, Borough of Manhattan

55-55-A

APPLICANT—Alexander S. Traub, for 43 White Street Corp., owner.

SUBJECT—Application January 31, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—43-45 White street, south side, 125 ft. 11½ in. east of Church street, Block 175, Lot 20, Borough of Manhattan.

571-55-A

APPLICANT—Samuel Rosenblum, for Aldorn Garage, Inc., owner.

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SUBJECT—Application July 12, 1955—re Appeal from a decision of the borough superintendent—exits and fire wall.
PREMISES AFFECTED—43-35 39th street, east side, 200.02 ft. north of 47th avenue, Block 195, Lot 13, Long Island City, Borough of Queens.

721-55-A

APPLICANT—Abraham Grossman, for 110 West 14th Street Corp., owner.
SUBJECT—Application September 21, 1955—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—110 West 14th street, south side, 150 ft. west of Avenue of The Americas (6th), Block 609, Lot 33, Borough of Manhattan.

994-54-A

APPLICANT—Sidney Daub, for 125 Fifth Avenue Corp., owner.
SUBJECT—Application December 27, 1954—re Appeal from a decision of the borough superintendent, re egress.
PREMISES AFFECTED—7-9 West 18th street, north side, 184 ft. 4 in. west of 5th avenue, Block 820, Lot 33, Borough of Manhattan.

124-55-A

APPLICANT—National Gypsum Co., owner.
SUBJECT—Application February 10, 1955—re Appeal from a decision of the fire commissioner relating to the use of a heating device not of a type approved by the Board.
PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.

310-55-A

APPLICANT—National Gypsum Co., owner.
SUBJECT—Application April 13, 1955—re Appeal from a decision of the fire commissioner relating to the installation of an above ground tank for the storage of 600,000 gallons of fuel oil.
PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.

550-54-A—Vol. II

APPLICANT—E. Walter Jansen, for 184 Realty Corp., owner.
SUBJECT—Application reopened November 22, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—184 5th avenue, west side, 25 ft. south of West 23rd street, Block 824, Lot 42, Borough of Manhattan.

708-54-A

APPLICANT—United States Gypsum Co., owner.
SUBJECT—Application August 20, 1954—re Appeal from a decision of the fire commissioner—smoking in factory.
PREMISES AFFECTED—561 Richmond terrace, north side, 400 ft. west of Jersey street, Buildings 2, 4, 5, 6, 7, 8, 10 and 11, Block 4, Lot 21, New Brighton, Borough of Richmond.

540-55-A

APPLICANT—Leonard F. Rothkrug, for 864 Pennsylvania Avenue Corp., owner.
SUBJECT—Application July 1, 1955—re Appeal from a decision of the borough superintendent—review of Borough Superintendent decision re zoning matter.
PREMISES AFFECTED—864-880 Pennsylvania avenue, west side, 95 ft. south of Stanley avenue, Block 4368, Lot 11, Borough of Brooklyn.

685-54-A

APPLICANT—Samuel Rosenblum, for Falstaff Realty Inc., owner.
SUBJECT—Application August 12, 1954—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—64-66 Nassau street, east side, 52 ft. 6 in. south of John street, Block 67, Lot 25, Borough of Manhattan.

935-55-A

APPLICANT—Andrew DiCamillo, for Vincent Astor, owner (41st Street Restaurant, Inc., lessee).
SUBJECT—Application November 22, 1955—re Appeal from a decision of the borough superintendent—non fire-proof construction, business use (office).
PREMISES AFFECTED—141 West 41st street, north side, 130 ft. east of Broadway, Block 994, Lot 16, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 7, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 7, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

104-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Potter Brothers, Inc., owner.
SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the continued use of an existing factory and storage building for a term of 5 years.
PREMISES AFFECTED—150-18 to 150-22 Tahoe street, west side, 170.07 ft. south of Albert road, Block 11556, Lot 23, Ozone Park, Borough of Queens.

Laid over from January 10, 1956, to February 7, 1956, for applicant to submit information as to amount of manufacturing, if any, any machinery, drainage from roof and whether owner has complied with the Board's original resolution; hearing closed.

756-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.
SUBJECT—Application September 6, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the extension of an existing building used for restaurant, storage and cabaret and to permit parking of patrons' cars.
PREMISES AFFECTED—2640-2660 Ocean parkway and 63-73 Nixon Court, northwest corner and 64-70 Murdock Court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

Laid over from January 17, 1956, to February 7, 1956, for inspection and decision; hearing closed; applicant to revise plans and file new decision of the borough superintendent.

757-55-A

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.
SUBJECT—Application September 6, 1955—re Appeal from a decision of the borough superintendent—relating to the proposed use of a portion of a plot within the 30 ft. Ocean parkway setback for the parking of patrons cars and the construction of a driveway entrance accessory thereto.
PREMISES AFFECTED—2640-2660 Ocean parkway and 63-73 Nixon court, northwest corner and 64-70 Murdock court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

9-28-BZ—Vol. II

APPLICANT—Vincent D. Luongo, for James Miceli and Isidore J. Caminiti, owners.

CALENDAR

SUBJECT—Application reopened October 14, 1950 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station, and extension of use to include gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—8131-8155 New Utrecht avenue, east side, 242 ft. 5 in. south of 81st street, Block 6314, Lot 112, Borough of Brooklyn.

Laid over from January 17, 1956, to February 7, 1956, for inspection and decision; hearing closed.

950-40-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Waldwin Holding Corporation, owner.

SUBJECT—Application reopened September 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the proposed change of occupancy on the second and attic floors, from dwelling to business use.

PREMISES AFFECTED—7610-7614 4th avenue, west side, 59 ft. south of 76th street, Block 5950, Lot 47, Borough of Brooklyn.

Laid over from January 17, 1956, to February 7, 1956, for inspection if necessary, and decision; hearing closed.

32-42-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Waldwin Holding Corporation, owner.

SUBJECT—Application reopened September 13, 1955 as Vol. II—re Appeal from a decision of the borough superintendent relating to frame construction, inadequate floor loads, enclosure and adequacy of exits.

PREMISES AFFECTED—7610-7614 4th avenue, west side, 59 ft. south of 76th street, Block 5950, Lot 47, Borough of Brooklyn.

20-55-BZ

APPLICANT—Albert Melniker, for Annie Epstein, Margaret Pfuhler, owners (Sun Oil Co., lessee).

SUBJECT—Application March 22, 1955—re (decision of the borough superintendent) under sections 7A, 7e, 7f and 7i of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage, sale of accessories and office, with a curb cut nearer the residence use district than is permitted for a term of 15 years.

PREMISES AFFECTED—470 Castleton avenue and 65 Ridgewood place, southeast corner, Block 130, Lot 1, West Brighton, Borough of Richmond.

Laid over, date to be set; for inspection and decision; hearing closed; now set for hearing February 7, 1956.

069-27-BZ—Vol. III

APPLICANT—Larry Meltzer, for Anna Pillitteri, owner.

SUBJECT—Application reopened June 7, 1955 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the erection and maintenance of an automatic auto laundry, simonize room, boiler room and offices.

PREMISES AFFECTED—6702-6724 New Utrecht avenue and 1501-1511 Ovington avenue (68th street), northwest corner and 6703-6725 15th avenue, Block 5565, Lot 1, Borough of Brooklyn.

12-29-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Merry Twins, Inc., owner.

SUBJECT—Application reopened May 17, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a business and residence use district the proposed extension of present gasoline service station and use of premises

as gasoline service station, lubritorium, auto washing, office and sale of accessories, minor repairs (hand tools only) and parking and storage of more than 5 motor vehicles, with curb cuts and sign closer to the residence use district than permitted.

PREMISES AFFECTED—173-02 to 173-16 64th avenue, southeast corner of Fresh Meadow lane, Block 6902, Lot 26, Flushing, Borough of Queens.

482-48-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Upper N. Y. Garage, Inc., owner.

SUBJECT—Application reopened February 15, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business and residence use district the maintenance of a garage for more than 5 motor vehicles, repair shop for motor vehicles (hand tools only).

PREMISES AFFECTED—4342-4344 Broadway and 649-651 West 185th street, northeast corner, Block 2167, Lot 29, Borough of Manhattan.

135-49-BZ—Vol. II

APPLICANT—Leonard A. Swarthe, for Krekor and Pauline Selian, owners.

SUBJECT—Application reopened May 3, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7e, 7f and 7i of the zoning resolution, to permit in a business use district the proposed extension of an existing gasoline and oil service station previously granted by the Board under Cal. No. 135-49-BZ.

PREMISES AFFECTED—1773 East Gun Hill road, north side, 125 ft. east of Wickham avenue, Block 4806, Lot 44, Borough of The Bronx.

21-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Minnie Berkowitz, owner.

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit in a business and residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only) auto laundry (non-automatic) office, storage and sale of auto accessories, parking for more than 5 cars waiting to be serviced for a term of 15 years.

PREMISES AFFECTED—379-389 Kings highway and 1753-1763 West 3rd street, northeast corner, Block 6654, Lots 37, 39 and 40, Borough of Brooklyn.

402-52-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Edward Lehr, owner.

SUBJECT—Application reopened June 21, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7i of the zoning resolution, to permit in a business and residence use district the erection and maintenance of a building to be used as auto safety inspection station, motor vehicle repair shop and 21 one car garages, also proposed extension to existing building partly in a business and partly in a residence use district for use as auto showroom, in conjunction with existing uses of gasoline service station, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage for more than 5 motor vehicles and outdoor sale and display of more than 5 motor vehicles on the unbuilt upon portion of the lot as granted by the Board under Cal. No. 402-52-BZ.

PREMISES AFFECTED—572-590 Wyckoff avenue and 1444-1460 Hancock street, southeast corner and 407-413 Weirfield street, Block 3400, Lot 46, Borough of Brooklyn.

796-52-BZ—Vol. II

APPLICANT—Max Ehrlich, for Swire Building Corporation, owner.

CALENDAR

SUBJECT—Application reopened May 3, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use E-1 area district, the maintenance of an existing building without the required 10 foot setback from the building line.

PREMISES AFFECTED—191-193 Irwin street, northeast corner of Oriental boulevard, Block 7517, Lot 992, Borough of Brooklyn.

416-54-BZ

APPLICANT—Siegel and Green, for Kollsman Instrument Corp., lessee (Leator Corp., owner).

SUBJECT—Application May 26, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles for patrons and employees (no fee to be charged).

PREMISES AFFECTED—42-61 81st street, west side, 100 ft. north of 45th avenue, Block 1527, Lot 6, Elmhurst, Borough of Queens.

73-55-BZ

APPLICANT—Henry Nordheim, for Rubenstein and Tutanauer, owners.

SUBJECT—Application February 3, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, and office and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1680 Gun Hill road and 1674 Allerton avenue, intersection of Gun Hill road, Allerton avenue and Lodovick avenue, Block 4539, Lot 1, Borough of The Bronx.

423-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Epstein, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, high speed auto laundry, lubritorium, body and fender work, welding, incidental repairs, brake testing, wheel alignment, incidental painting and spraying, office and sales, parking of motor vehicles awaiting service with entrances closer to the residence use district than permitted.

PREMISES AFFECTED—70-11 to 70-19 Northern boulevard and 32-62 to 32-70 71st street, northwest corner, Block 1166, Lot 37, Woodside, Borough of Queens.

657-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Pietro Ventola, owner.

SUBJECT—Application August 8, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use D area district the extension of restaurant, bar, cabaret, parking of more than 5 cars, and 1 family residence into the residence use district exceeding permissible coverage and without the required rear yard.

PREMISES AFFECTED—1012-1022 Ralph avenue, west side, 80 ft. south of Snyder Avenue, Block 4731, Lot 42, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 7, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 7, 1956, at 2 o'clock in Room*

1013, Municipal Building, Manhattan, on the following matters:

834-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Finkel Umbrella Frame Company, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re Appeal from a decision re an order of the fire commissioner—re dip tank covers, etc.

PREMISES AFFECTED—890-914 Brush avenue, east side, 551.16 ft. south of Bruckner boulevard 2nd floor, Block 5541, Lot 130, Borough of The Bronx.

428-55-A

APPLICANT—Noah N. Sherman and Joseph Lau, for East End Temple, owner.

SUBJECT—Application May 27, 1955—re Appeal from a decision of the borough superintendent—re reconstruction.

PREMISES AFFECTED—341-343 East 19th street, north side, 240 ft. west of 1st avenue, Block 925, Lots 24 and 25, Borough of Manhattan.

943-54-A

APPLICANT—Topps Chewing Gum, Inc., lessee, for Bush Terminal Buildings, Co., owner.

SUBJECT—Application December 1, 1954—re Appeal from a decision of the fire commissioner—panic bolts.

PREMISES AFFECTED—203-269 37th street, north side, 300 ft. west of 3rd avenue, Bush Building No. 1, 4th floor Sec. A and 5th floor Sec. A and B, Block 695, Lot 1, Borough of Brooklyn.

369-55-A

APPLICANT—Larry Meltzer, for 161 Washington Street Corp., owner.

SUBJECT—Application May 2, 1955—re Appeal from a decision of the borough superintendent—egress, stairs, etc.

PREMISES AFFECTED—161 Washington street, east side, 77 ft. north of Liberty street, Block 58, Lot 11, Borough of Manhattan.

370-55-A

APPLICANT—Larry Meltzer, for Meliberty Realty Corp., owner.

SUBJECT—Application May 2, 1955—re Appeal from a decision of the borough superintendent—egress, stairs, etc.

PREMISES AFFECTED—131 Liberty street, north side, 90 ft. 7½ in. east of Washington street, Block 58, Lot 30, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 15, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, February 15, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

Laid over from May 3, 1955 to June 7, 1955, to permit the applicant to obtain a decision from the Building Department

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s to structural conditions to comply with the Labor Law and to permit the filing of a companion administrative appeal to be heard with the zoning application on the laid over date; laid over, date to be set for hearing when companion "A" appeal has been examined and set for hearing; re "A" and "BZ" cases to be heard on the same date; then set for hearing January 10, 1956; then February 15, 1956, for inspection and decision; hearing closed.

14-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner. SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.

REMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan

13-55-BZ

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application July 13, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto wrecking (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

REMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner and 1727 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

Laid over for inspection and decision; hearing closed; date to be set, awaiting information as to action of Board of Education and the Board of Estimate as to proposed adjacent school; then set for January 17, 1956; then to February 15, 1956, for information from the Board of Education.

14-55-A

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application December 27, 1955—filed pursuant to section 35, General City Law re part of premises located in bed of mapped street—Clintonville street.

REMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner, and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

16-55-BZ

APPLICANT—Lama. Proskauer. and Prober, for Fire-O-Matic Corp., owner.

SUBJECT—Application May 2, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, minor vehicle repairs, oil burner repairs, storage, office and sales, showroom for oil burners.

REMISES AFFECTED—925-931 McDonald avenue, east side, 139 ft. 10½ in. north of 18th avenue, Block 5408, Lots 55-58 inclusive, Borough of Brooklyn.

Laid over from January 10, 1956, to January 17, 1956, request of objector, applicant concurring; then to February 15, 1956, for inspection and decision; hearing closed.

15-55-BZ

APPLICANT—Jack Heimlick, lessee, for Fred R. Cronkite, owner.

SUBJECT—Application January 24, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district the extension in use and area of an existing gasoline service station to include lubritorium, auto wash (non automatic),

motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—153-95 Rockaway boulevard and 153-02 to 153-12 137th avenue, southeast corner and 137-02 to 137-12 154th street, Block 12301, Lot 19, Jamaica, Borough of Queens.

Laid over from January 17, 1956, to February 15, 1956, for inspection and decision; hearing closed.

290-55-BZ

APPLICANT—Reginald S. Hardy, for Land Buyers, Inc., owner.

SUBJECT—Application April 12, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the demolition of existing structures, and the erection and maintenance, for a term of 15 years) a gasoline service station, lubritorium, auto laundry (non-automatic) motor vehicle repair shop and office, and to permit the parking of motor vehicles awaiting service.

PREMISES AFFECTED—134-15 Rockaway boulevard, northwest corner of 135th street, Block 11701, Lot 1, South Ozone Park, Borough of Queens.

Laid over from January 17, 1956 to February 15, 1956, for inspection and decision; hearing closed.

950-54-BZ

APPLICANT—Herman Kron, for L. B. Oil Co., Inc., owner.

SUBJECT—Application December 14, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the proposed erection of gasoline service station, auto repairs, office, store, parking and storage of more than 5 cars and sale of used cars. Proposed driveway is more than 25 ft. from the intersection of Bruckner boulevard and Evergreen avenue.

PREMISES AFFECTED—1475 Bruckner boulevard, northwest corner of Evergreen avenue, Block 3711, Lot 1, Borough of The Bronx.

83-55-BZ

APPLICANT—A. M. and F. P. Luongo, for Frank Dolansky, owner.

SUBJECT—Application February 4, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, the proposed exit through kitchen of a restaurant located in a retail use district, through adjoining property located in a residence use district.

PREMISES AFFECTED—345 Myrtle avenue, north side, 74 ft. 10¾ in. east of Carlton avenue, Block 2044, Lots 80 and 88, Borough of Brooklyn.

421-55-BZ

APPLICANT—Robert Gottlieb, for David Berman, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sale of accessories and parts, motor vehicle repairs (hand tools only), parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—547 Westchester avenue and 618 Hegney place, northeast corner, Block 2358, Lots 1 and 5, Borough of The Bronx.

245-55-BZ

APPLICANT—Burke, Green and Groh, for Joseph T. King, owner.

SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the proposed erection of a 1 family residence of class 4 construction, and garage with a setback of less than 15 ft. from the street line, and including a side yard of less than the minimum five feet as required.

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PREMISES AFFECTED—219-44 89th avenue, southwest corner of 220th street, Block 10665, Lot 51, Bellerose, Borough of Queens.

246-55-BZ

APPLICANT—Burke, Green and Groh, for Joseph T. King, owner.

SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the proposed erection of a 1 family residence of class 4 construction and garage with a setback of less than 15 ft. from the street line and including a side yard of less than the minimum five feet as required.

PREMISES AFFECTED—220-02 89th avenue, southeast corner of 220th street, Block 10666, Lot 46, Bellerose, Borough of Queens.

433-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rentways, Inc., owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a unrestricted and residence use district the proposed extension of a storage garage for more than 5 motor vehicles, parking and storage for more than 5 motor vehicles and the installation of one 550 gal. tank and one pump in open area for owner's use only.

PREMISES AFFECTED—701-711 East 139th street and 275-295 Jackson avenue, northwest corner and 698-710 East 140th street, Block 2568, Lots 14, 17, 20 and 30, Borough of The Bronx.

448-55-BZ

APPLICANT—Patrick D. Concagh, for Beretta Realty Corp., owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, F area district the proposed structure to be occupied as stores, with setback less than 15 ft. from the street line, with coverage in excess of that permitted.

PREMISES AFFECTED—5600-5610B Riverdale avenue, northeast corner of 256th street, Block 3423, Lots 91 and 95, Borough of The Bronx.

453-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Francis Formica, owner.

SUBJECT—Application June 6, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, minor auto repairs, sales and storage room, parking and storage of motor vehicles with proposed curb cuts and show windows closer to the residence use district than is permitted.

PREMISES AFFECTED—1003-1013 Utica avenue and 5001-5009 Tilden avenue, northeast corner, Block 4722, Lots 40, 43 and 44, Borough of Brooklyn.

530-55-BZ

APPLICANT—Abraham N. Horowitz and Herbert Glabman, for Silver Castelli, owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication and accessory sales and minor repairs with hand tools only, with proposed show window less than 75 ft. from the residence use district, all for a term of 15 years.

PREMISES AFFECTED—144-11 to 144-21 Rockaway boulevard and 123-32 to 123-42 145th street, Block 12047, Lot 32, South Ozone Park, Borough of Queens.

714-55-BZ

APPLICANT—Henry George Greene, for Joseph Eisner and Joseph I. Lubin, co-partners, owners (Bres Realty Co., lessee).

SUBJECT—Application September 15, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a manufacturing and restricted retail use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—329-331 East 46th street, north side, 275 ft. west of 1st avenue, Block 1339, Lots 14, 15 and 36, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 15, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, February 15, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

972-40-SM

APPLICANT—The Otis Elevator Company, owner.

SUBJECT—Application reopened May 16, 1950 for test and report as to proposed changes in construction—Otis Bi-Parting Counterbalanced Vertical Sliding Elevator Hoistway Door, approval of.

450-48-SM—Vol. II

APPLICANT—Great Lakes Carbon Corp., owner.

SUBJECT—Application reopened December 14, 1954 amendment to resolution as to transfer of approval of new owner—Permalite Gypsum Plaster (for fireproofing steel columns), previously approved.

737-48-SM

APPLICANT—Great Lakes Carbon Corp., owner.

SUBJECT—Application reopened December 14, 1954 amendment to resolution as to transfer of approval to new owner—Permalite Plaster (to protect structural I Beam and Steel Floor), previously approved.

776-49-SM

APPLICANT—Great Lakes Carbon Corp., owner.

SUBJECT—Application reopened December 14, 1954 amendment to resolution as to transfer of approval to new owner—Permalite (an aggregate taking the place of sand in gypsum plaster), previously approved.

360-50-SA

APPLICANT—Automatic Burner Corp., owner.

SUBJECT—Application reopened December 13, 1955 amendment to resolution as to additional trade names—ABC Oil Burner, Model 55, previously approved.

464-54-SA

APPLICANT—Arthur A. Olson & Co., owner (Gale Engineering Co., agent).

SUBJECT—Application June 1, 1954—Olson Oil-fired Space Heaters, Models HOU-300 through 2000, approval of.

465-54-SA

APPLICANT—Arthur A. Olson & Co., owner (Gale Engineering Co., agent).

SUBJECT—Application June 1, 1954—Olson Oil-fired Space Heaters, Models LOU-MOU300 through 2000, approval of.

984-54-SM

APPLICANT—Inland Steel Products Co., owner.

SUBJECT—Application December 21, 1954—Cellufloor (cellular steel floor panels), approval of.

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481-55-SM

APPLICANT—Conver Steel and Wire Co., Inc., owner.
SUBJECT—Application June 7, 1955—Swivel Toggle Hanger (for lung ceilings), approval of.

851-55-A

APPLICANT—Harrison and Abramovitz, for Museum of Modern Art, owner (Theatre Guild, lessee).
SUBJECT—Application October 28, 1955—re Appeal from a decision of the borough superintendent—non-fireproof construction—stairs, live load, etc.
PREMISES AFFECTED—27 West 53rd street, north side, 385 ft. east of Avenue of Americas (6th), Block 1269, Lot 17, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 21, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 21, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

378-55-BZ

APPLICANT—Leonard F. Rothkrug, for Private Garages, Inc., owner.
SUBJECT—Application May 10, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking lot.
PREMISES AFFECTED—2139-2143 65th street, north side, 325 ft. west of Bay parkway, Block 5550, Lot 50, Borough of Brooklyn.

Laid over from January 17, 1956 to February 21, 1956 for inspection and decision; hearing closed.

394-55-BZ

APPLICANT—Patrick D. Concagh, for Bome Realty Corp., owner (The Texas Co., lessee).
SUBJECT—Application May 17, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, storage and sale of auto accessories.
PREMISES AFFECTED—329-335 Morris avenue and 266-268 East 140th street, northwest corner, Block 2333, Lot 70, Borough of The Bronx.

Laid over from January 17, 1956 to February 21, 1956, for inspection and decision; hearing closed.

691-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Tony and Marie Lanza, Frank Mascali and Sons, Inc., and A. Wollheim and Sons, Inc., owners.
SUBJECT—Application August 2, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, store, utility room, parking and storage of motor vehicles; proposed curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—1774-1798 Nereid avenue and 4400-4406 Barnes avenue, southeast corner, 4385-4389 Wickham avenue and 4386-4390 Gunther avenue, Block 5051, Lots 44, 50, 45 and 51, Borough of The Bronx.

Laid over from January 17, 1956, to February 21, 1956, for inspection and decision; hearing closed; applicant to file revised plans in meantime.

1085-38-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Loha Realty Corp., owner.
SUBJECT—Application reopened February 8, 1955 as Vol.

II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—5307-5315 21st avenue and 1072-1082 Dahill road, southeast corner, Block 5495, Lot 465, Borough of Brooklyn.

281-55-BZ

APPLICANT—Kenneth W. Milnes, for James Melfi, owner.
SUBJECT—Application April 17, 1955—re (decision of the borough superintendent) under sections 7i and 21 of the zoning resolution, to permit in a retail use, D area district, the change in occupancy from garage for not more than five motor vehicles to motor vehicle repair shop, and extension of an existing building using more than the area permitted.

PREMISES AFFECTED—2041 Victory boulevard, north side, 151 ft. east of Bradley avenue, Block 462, Lot 6, Meirs Corners, Borough of Richmond.

414-55-BZ

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner.
SUBJECT—Application May 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the proposed parking and storage of motor vehicles for a term of 5 years.

PREMISES AFFECTED—361-371 89th street, north side, 100 ft. west of 4th avenue, Block 6062, Lots 45 and 48, Borough of Brooklyn.

451-55-BZ

APPLICANT—Carl H. Salminen, for Hause Building Corp., owner.
SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the maintenance of a two family dwelling of class 4 construction without the required side yards.
PREMISES AFFECTED—137-34 Negundo avenue, south side, 267.78 ft. east of Colden street, Block 5153, Lot 20, Flushing, Borough of Queens.

452-55-BZ

APPLICANT—Carl H. Salminen, for Gunter Jung, owner.
SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the maintenance of a 2 family dwelling of class 4 construction, without the required side yards.
PREMISES AFFECTED—140-29 Negundo avenue, north side, 74 ft. west of Union street, Block 5216, Lot 24, Flushing, Borough of Queens.

459-55-BZ

APPLICANT—Frederick A. Ketcher, for Mary A. Antony, owner (William Penny and Angie Serret, lessees).
SUBJECT—Application June 8, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the maintenance of an existing gasoline service station and an existing metal building for motor vehicle repairs for a term of 3 years.

PREMISES AFFECTED—5945 Broadway, west side, 811 ft. north of West 240th street, Block 3414, Lot 628, Borough of The Bronx.

463-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Cody and Marie Ingenito, owners.

CALENDAR

SUBJECT—Application June 2, 1955—re (decision of the borough superintendent) under sections 7i, 7e and 7h of the zoning resolution, to permit in a business and residence use district, the proposed change of use of store and dwelling to body and fender repairs, welding, painting and spraying, parking of cars waiting to be serviced on unbuilt upon portion of the plot.

PREMISES AFFECTED—208-20 Northern boulevard, south side, 125 ft. west of Oceania street and 206-63 45th road, Block 7305, Lot 29, Bayside, Borough of Queens.

464-55-A

APPLICANT—Lama, Proskauer and Prober, for Cody and Marie Ingenito, owners.

SUBJECT—Application June 2, 1955—re Appeal from a decision of the borough superintendent, Class 3 construction—repair shop.

PREMISES AFFECTED—208-20 Northern boulevard, south side, 125 ft. west of Oceania street and 206-63 45th road, Block 7305, Lot 29, Bayside, Borough of Queens.

480-55-BZ

APPLICANT—George W. Swiller, for Tivoli Realty Corp., owner.

SUBJECT—Application June 15, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed alteration of existing 4 apartments, with a total of 11 rooms, into stores at the first story of the 4 story class A multiple dwelling, new law tenement, the extension from 2 stores and 5 apartments to 7 stores and 1 apartment.

PREMISES AFFECTED—1090-1098 Croes avenue and 1700-1712 Watson avenue, southeast corner, Block 3723, Lot 48, Borough of The Bronx.

561-55-BZ

APPLICANT—Herman E. Horwood, for Mary Francomano, owner.

SUBJECT—Application July 8, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection of a 2 family dwelling with less than the 10 ft. setback required on each street front.

PREMISES AFFECTED—2894 Roebling avenue, southwest corner of Edison avenue, Block 5388, Lot 27, Borough of The Bronx.

808-55-BZ

APPLICANT—Paul Friedman, for Hans J. Heckmann and R. Harold Paltrow, owners.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under sections 7h, 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto repairs (hand tools only), auto washing (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—35-02 to 35-08 (35-04 official) Bell boulevard and 213-12 to 213-20 35th avenue, southwest corner, Block 6169, Lot 6, Bayside, Borough of Queens.

946-55-BZ

APPLICANT—Paul C. Reilly, for Archbishopric of New York, owner.

SUBJECT—Application November 28, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, B area district, the erection of a building to be used as a church and rectory exceeding the permitted area of lot coverage.

PREMISES AFFECTED—59-65 Park avenue and 102-104 East 38th street, southeast corner, Block 893, Lots 87, 88, 90, 91 and 92, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 28, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 28, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

313-33-BZ—Vol. II

APPLICANT—Samuel Carr, for Digama Realty Company, owner.

SUBJECT—Application reopened October 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit partly in a residence and partly in a business use district the erection and maintenance of a gasoline service station, lubritorium, sales space, service parking, car wash, and motor vehicle repairs, with a curb cut less than 75 ft. from residence use district.

PREMISES AFFECTED—38-06 Greenpoint avenue, southwest corner of 50th avenue, Block 212, Lot 23, Woodside, Borough of Queens.

Laid over from January 10, 1956 to February 28, 1956, for inspection and decision; hearing closed.

576-37-BZ—Vol. II

APPLICANT—William A. Giesen, for B. J. Denihan, Inc., and Deborah E. Dumont, owners (B. J. Denihan, Inc., and Shamrock Cleaners, Inc., lessees).

SUBJECT—Application reopened October 19, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, to change the use of part of the combined structure from residence to commercial use and other parts of the combined structure from one commercial use to another commercial use.

PREMISES AFFECTED—215-221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

Laid over from January 10, 1956, to February 28, 1956, for inspection and decision; hearing closed.

809-54-A

APPLICANT—William A. Giesen, for B. J. Denihan, Inc., and Deborah E. Dumont, owners (B. J. Denihan, Inc., and Shamrock Cleaners, Inc., lessees).

SUBJECT—Application September 28, 1954—re Appeal from a decision of the borough superintendent—non fire-proof construction, area excessive.

PREMISES AFFECTED—215-221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

531-55-BZ

APPLICANT—Charles M. Spindler, for Frank and Catherine Ruzek, owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7c, 7h and 7i of the zoning resolution, to permit in a business use district the extension in area of an existing gasoline service station to include gasoline service, auto washing, lubrication, parking and storage for more than 5 motor vehicles, office, accessory, sales, sale of used cars, 2 car garage, garage for less than 5 cars, brake and ignition service and auto repairs with hand tools only.

PREMISES AFFECTED—34-15 to 34-25 58th street, east side, 131.25 ft. south of Broadway, Block 1197, Lot 25, Woodside, Borough of Queens.

Laid over from January 10, 1956 to February 28, 1956, for inspection and decision; hearing closed.

715-47-BZ

APPLICANT—Gustave Goldman, for Albert Panerello, owner.

SUBJECT—Application reopened January 10, 1956 for consideration as to extension of term of variance—expired October 20, 1955—re (decision of the borough superin-

CALENDAR

tendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change of occupancy from private garage to motor vehicle repair shop, with school yard between intersecting streets, for a term of years.

PREMISES AFFECTED—966 4th avenue and 367-369 37th street, northwest corner, Block 696, Lot 39, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

MARCH 2, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Friday morning, March 2, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

835-38-SR—Proposed Amendments Relative to Submerged Inlets and Protective Methods to Be Applied to Prevent Contamination of Water Supply.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 17, 1956, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

9-28-BZ—Vol. II

APPLICANT—Vincent D. Luongo, for James Miceli and Isidore J. Caminiti, owners.

SUBJECT—Application reopened October 14, 1950 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction of existing gasoline service station, and extension of use to include gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—8131-8155 New Utrecht avenue, east side, 242 ft. 5 in. south of 81st street, Block 6314, Lot 112, Borough of Brooklyn.

APPEARANCES—

For Applicant: Vincent D. Luongo and Isidore J. Caminiti.

For Opposition: Jordon H. Rosenberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 7, 1956, at 10 A. M. for inspection and decision; hearing closed.

154-35-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Assets Control Company, Inc., owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7h and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—219-28 to 219-38 (official 219-30) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 24, 1956, at 10 A. M. for decision; hearing closed.

80-55-A

APPLICANT—Lama, Proskauer and Prober, for Assets Control Co., Inc., owner.

SUBJECT—Application February 3, 1955—filed pursuant to

section 35, General City Law re premises located partly in bed of mapped street—proposed widening of Springfield boulevard.

PREMISES AFFECTED—219-28 to 219-38 (219-30 official) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 24, 1956, at 10 A. M. for decision; hearing closed.

225-36-BZ—Vol. III

APPLICANT—Lamb and Lamb, for North American Holding Corp., owner.

SUBJECT—Application reopened June 21, 1955 as Vol. III re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use district proposed change of use to stores in the cellar, which is in the residence use portion of a class A multiple dwelling which is in a business and residence use district.

PREMISES AFFECTED—1180-1188 Grand Concourse and 180-188 East 167th street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.

APPEARANCES—

For Applicant: William A. Lamb and Harry M. Prince.

For Opposition: Myron Holtzman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 31, 1956, at 10 A. M. for additional information: survey (to be made by a licensed surveyor) showing the relationship of the building to the plot; the relation of the business zoning to the residential zoning across the rear end of the plot, and the measurements; also showing the additional property down to the next street; and a drawing of the building across the street as to occupancy on basement floor in both the residence use and business use districts.

950-40-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Waldwin Holding Corporation, owner.

SUBJECT—Application reopened September 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed change of occupancy on the second and attic floors, from dwelling to business use.

PREMISES AFFECTED—7610-7614 4th avenue, west side, 59 ft. south of 76th street, Block 5950, Lot 47, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

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ACTION OF BOARD—Laid over to February 7, 1956, at 10 A. M. for inspection if necessary, and decision; hearing closed.

32-42-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Waldwin Holding Corporation, owner.

SUBJECT—Application reopened September 13, 1955 as Vol. II—re Appeal from a decision of the borough superintendent relating to frame construction, inadequate floor loads, enclosure and adequacy of exits.

PREMISES AFFECTED—7610-7614 4th avenue, west side, 59 ft. south of 76th street, Block 5950, Lot 47, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 7, 1956, at 10 A. M. for inspection, if necessary, and for decision in conjunction with Cal. No. 950-40-BZ, Vol. II; hearing closed.

692-53-BZ

APPLICANT—Lama, Proskauer and Prober and Rubinton and Coleman, for Kissena Park Corp., Dominick Mazza and Marie Colonna, owners.

SUBJECT—Application September 28, 1953—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles; referred by Court for new hearing.

PREMISES AFFECTED—163-10 Pigeon Meadow road and 47-02 to 47-06 164th street, southwest corner and 47-09 to 47-21 163rd street, Block 5494, Lots 8-13 inclusive, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Noel Rubinton.

For Opposition: H. Novotny and S. E. Faherty.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 31, 1956, at 10 A.M. for further consideration; hearing previously closed.

39-55-BZ

APPLICANT—Jack Heimlick, lessee, for Fred R. Cronkite, owner.

SUBJECT—Application January 24, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district, the extension in use and area of an existing gasoline service station, to include lubritorium, auto wash (non automatic), motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—153-95 Rockaway boulevard and 153-02 to 153-12 137th avenue, southeast corner and 137-02 to 137-12 154th street, Block 12301, Lot 19, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Jack Heimloch and James E. Mulvaney.

For Opposition: Jerome Plotner and Joseph R. Eley.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 15, 1956, at 10 A. M. for inspection and decision; hearing closed.

150-55-BZ

APPLICANT—Jacob Lubroth and Son, for Joseph Oliva, owner.

SUBJECT—Application February 24, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district park-

ing and storage of motor vehicles (pleasure cars only).
PREMISES AFFECTED—2861-2865 West 29th street, east side, 190 ft. north of Mermaid avenue, Block 7011, Lot 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OR BOARD—Laid over to January 24, 1956, at 10 A. M. for decision; hearing previously closed. No appearance for applicant.

290-55-BZ

APPLICANT—Reginald S. Hardy, for Land Buyers, Inc., owner.

SUBJECT—Application April 12, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the demolition of existing structures, and the erection and maintenance, for a term of 15 years, a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repair shop and office, and to permit the parking of motor vehicles awaiting service.

PREMISES AFFECTED—134-15 Rockaway boulevard, northwest corner of 135th street, Block 11701, Lot 1, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Opposition: John C. Lane, Mathias Stolzer and Frederick Kump.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 15, 1956, at 10 A. M. for inspection and decision; hearing closed.

375-55-BZ

APPLICANT—Michael Alfano, for Max Sakow, owner.

SUBJECT—Application May 5, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a local retail use district, the erection of a gasoline service station, lubritorium, auto repair shop, salesroom, car washing and storage.

PREMISES AFFECTED—950-970 Allerton avenue, south side, from Paulding avenue to Williamsbridge road, Block 4447, Lots 62, 64 and 66, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph McKee, G. Lazerus, Frank Damiano and Max Sukane.

For Opposition: Julius G. Kopecky, Michael F. Collins, Michelina Capaffi, Elizabeth D'Auria, Arthur Simeon, Rose Di Punna, Mrs. T. R. Zabel, Frances Dabzetzky, L. T. Orozio, Nathan Shapiro and Louis D'Auria.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 24, 1956, at 10 A. M. for continued hearing.

378-55-BZ

APPLICANT—Leonard F. Rothkrug, for Private Garages, Inc., owner.

SUBJECT—Application May 10, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking lot.

PREMISES AFFECTED—2139-2143 65th street, north side, 325 ft. west of Bay parkway, Block 5550, Lot 50, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Joseph Della Monica and Caroline Della Monica.

For Opposition: Guariglia.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 21, 1956 at 10 A. M. for inspection and decision; hearing closed.

MINUTES

386-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fire-O-Matic Corp., owner.

SUBJECT—Application May 2, 1955 (decision of the borough superintendent) under sections 7f, 7i and 7h, of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor vehicle repairs, oil burner repairs, storage, office and sales, showroom for oil burners.

PREMISES AFFECTED—925-931 McDonald avenue, west side, 139 ft. 10½ in. north of 18th avenue, Block 5408, Lots 55-58 inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Hannah Lorber.

For Opposition: L. R. Davis and Joseph A. Cusumano.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 15, 1956, at 10 A. M. for inspection and decision; hearing closed.

394-55-BZ

APPLICANT—Patrick D. Concagh, for Bome Realty Corp., owner (The Texas Co., lessee).

SUBJECT—Application May 17, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, storage and sale of auto accessories.

PREMISES AFFECTED—329-335 Morris avenue and 266-268 East 140th street, northwest corner, Block 2333, Lot 70, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: C. J. Cammarato for N.Y.C. Housing Authority.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 21, 1956, at 10 A. M. for inspection and decision; hearing closed.

419-55-BZ

APPLICANT—Paul Friedman, for Maude A., Anna M. and Raymond J. Seel, owners.

SUBJECT—Application May 24, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline station, lubritorium, car wash (non automatic), minor repairs, office, sales and storage of auto accessories, and parking of cars awaiting servicing, for a term of 15 years.

PREMISES AFFECTED—244-04 to 244-08 Francis Lewis boulevard and 243-02 to 243-06 South Conduit avenue, southwest corner and 139-03 to 139-11 243rd street, Block 13599, Lot 25, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: S. Roth.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 24, 1956, at 10 A. M. for further inspection and decision; hearing previously closed.

573-55-BZ

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application July 13, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto wrecking (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintouville street, 154-02 to 154-04 17th road, southwest

corner and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to February 15, 1956, at 10 A. M. for information from the Board of Education as to school site adjacent.

691-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Tony and Marie Lanza, Frank Mascali and Sons, Inc., and A. Wollheim and Sons, Inc., owners.

SUBJECT—Application August 2, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, store, utility room, parking and storage of motor vehicles; proposed curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—1774-1798 Nereid avenue and 4400-4406 Barnes avenue, southeast corner, 4385-4389 Wickham avenue and 4386-4390 Gunther avenue, Block 5051, Lots 44, 50, 45 and 51, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Harry Lesser, Myron L. Steffen, Maurice G. Gregoire, Pauline E. Mack, Mrs. Henry Kahrs, Edwin J. Buehler, Stephen W. Urban, Frank Labanser and Edwin H. Mack.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 21, 1956, at 10 A. M. for inspection and decision; hearing closed; applicant to file revised plans in meantime.

756-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.

SUBJECT—Application September 6, 1955—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the extension of an existing building used for restaurant, storage and cabaret and to permit parking of patrons' cars.

PREMISES AFFECTED—2640-2660 Ocean parkway, 63-73 Nixon Court, northwest corner and 64-70 Murdock Court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Max Schultz and Herman Werner.

For Opposition: Edward Hoffman for Park Dept. and Joseph H. Marchese.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 7, 1956, at 10 A. M. for inspection and decision; hearing closed; applicant to revise plans and file new decision of the borough superintendent.

757-55-A

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.

SUBJECT—Application September 6, 1955—re Appeal from a decision of the borough superintendent—relating to the proposed use of a portion of a plot within the 30 ft. Ocean parkway setback for the parking of patrons cars and the construction of a driveway entrance accessory thereto.

PREMISES AFFECTED—2640-2660 Ocean parkway and 63-73 Nixon court, northwest corner and 64-70 Murdock court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Alfred A. Lama, Max Schultz and Herman Werner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 7, 1956, at 10 A. M. for inspection and decision in conjunction with Cal. No. 756-55-BZ; hearing closed.

827-55-BZ

APPLICANT—Leonard F. Rothkrug, for Arthur Miller, Herbert Cohen and Frank Bruno, owners (owner under contract—Jaltex Petroleum Corp.); (Master Builders and Mason Supply Co., lessee).

SUBJECT—Application October 21, 1955—re (decision of the borough superintendent) under sections 7f and 7A, to permit in a retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, oil selling, sales, with curb cuts less than 75 ft. from the residence use district, for a term of 15 years.

PREMISES AFFECTED—245-20 139th avenue and 245-22 to 245-32 South Conduit avenue, southwest corner and 139-02 to 139-10 246th street, Block 13614, Lots 23 and 24—23 tentative, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 24, 1956, at 10 A. M. for further inspection and decision; hearing previously closed.

197-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Harold J. Weinstock, owner.

SUBJECT—Applicant reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a doctor's office and a gasoline service station, lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—58-12 to 58-30 (official 58-12 and 58-20) Francis Lewis boulevard and 58-15 to 58-37 Hollis Court boulevard, northwest corner, Block 7450, Lot 11, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly..... 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 26, 1955 subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on June 21, 1955 after due notice by publication in the Bulletin; laid over date to be set, for Board to investigate as to proposed roadway; hearing closed; then set for decision on January 10, 1956; then laid over to January 17, 1956, for decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Francis Lewis boulevard are in a residence use, D area, class 1 height district; Hollis Court boulevard is in residence and local retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 17, 1955 acting on N.B. Applic. 332-55, reads:

"1. Proposed Doctors offices, Gasoline Service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles

in a plot located within a Residence use district is contrary to Art. II sect. 3 of the Zoning Resolution."

WHEREAS, the applicant states that the premises consist of a plot, 210.94 ft. frontage by 263.42 ft. in depth, triangular in shape, presently vacant; that as of July 25, 1916 that part of the premises within 100 ft. of Hollis Court boulevard was in a business use district and the remainder in a residence use district; that the present use designation became effective on July 24, 1947; and

WHEREAS, the applicant states that it is proposed to erect a modern doctors' office building and a gasoline service station consisting of ten 550 gallon gasoline tanks and six dual type dispensing pumps; that the contemplated building will be one story in height, of class 3 construction, having a frontage of 120 ft., a depth of 52 ft. and will contain doctors' offices and the conjunctive uses to a gas station of office and sales, storage, lubritorium, car washing and minor auto repairs; that a portion of the site will be reserved for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the contemplated gas station building will be colonial in design and in keeping with the present colonial development in the area; that Francis Lewis boulevard and Hollis Court boulevard are heavily trafficked auto lanes leading across Queens and as such the proposal is entirely within keeping at this point; that there are many dwellings in the immediate vicinity and as there are no other gas stations within the affected area, the proposal is a vitally required service; that due to the gore shape of the lot and the high assessed valuation it is mandatory that the site be developed in the only feasible manner, as proposed, so that the owner may receive an equitable return on his investment and also be able to continue to pay real estate taxes; and

WHEREAS, the applicant states that the present owner has held title to the property since August 28, 1951, and that the assessed valuation of land is \$12,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and h of the Zoning Resolution; and

WHEREAS, the premises are included in present plans for approach to proposed new East River Bridge to Throggs Neck.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years, to permit the premises to be constructed and maintained in part as a gasoline service station and in part as doctors office building, substantially as proposed and as indicated on plans filed with this application, marked "Received March 25, 1955", 4 sheets, *on condition* that all buildings and uses on the premises shall be removed and the plot graded substantially to the grade of Francis Lewis boulevard and Hollis court boulevard, and arranged and constructed substantially as indicated on such plans; that curb cuts shall be limited to three to Hollis court boulevard and three to Francis Lewis boulevard, each 30 ft. in width, located substantially where shown with no portion of any curb cut nearer than 5 ft. to any lot line as prolonged; that the accessory building shall have no cellar and shall be of the design and arrangement shown and in all other respects shall comply with the requirements of the Building Code; that the building shall be faced with face brick and roofed with asphalt slate shingles; that such portable fire-fighting appliances shall be installed and maintained as the fire commissioner shall direct; that gasoline pumps shall be of an approved low type erected where shown, not nearer than 15 ft. to any street building line; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that the proposed doctors office building shall be of the design and arrangement proposed, subject to approval by the building superintendent; that sidewalks and curbing around the premises shall be constructed or repaired to the satisfaction of the borough

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president; that signs shall be restricted to a permanent sign attached to the front of the accessory building and the globes of the gasoline pumps, excluding all roof and temporary signs but permitting the erection within the plot near the intersection of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to project beyond the building line for a distance of not over 4 feet; that a sign shall also be permitted for the proposed doctors office building, consisting of metal signs attached to the entrance of the building, stating the names of the occupants; that under section 7h there may be parking of cars awaiting service, provided such cars are parked so as not to interfere with the service of the station; that under section 7e motor vehicle repairs may be permitted for a similar term, provided same are minor repairs with hand tools only, for adjustments, maintained solely within the accessory building; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

167-55-BZ

APPLICANT—Burke, Green and Groh, for Ralph Gargano, owner.

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubrication, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—20-65 Clintonville street, northeast corner of 21st avenue, Block 4752, Lot 1, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly..... 3

Absent: Commissioner Keating..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 15, 1955 after due notice by publication in the Bulletin; laid over to December 13, 1955, for inspection and decision; hearing closed; then to January 17, 1956 in conjunction with 573-55-BZ; applicant having been notified; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Clintonville street and Willets Point road are in a local retail use, D area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated February 18, 1955 acting on N.B. Applic. 148-55, reads:

"1. Proposed gasoline service station, auto washing, lubrication, office and accessory sales and minor repairs with hand tools only in a local retail use district is contrary to Art. 2 Sec. 4-c of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 133.19 ft. frontage by 142.83 ft. in depth, irregular, presently vacant; that as of July 25, 1916 the property was zoned as a business district and a one times height district; that the present local retail designation became effective on July 17, 1952 and the present class ½ height designation became effective on July 7, 1953; that the area designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that it is proposed to construct a modern gasoline service station on the site, colonial in character, with a peaked roof and faced with face brick; that a 3 ft. 6 in. high steel picket fence on a 2 ft. high brick base will be constructed along

both interior lot lines; that a seeded area with shrubbery will also be provided along both of these lot lines; that two 30 ft. wide curb cuts will be provided along Clintonville street and one 30 ft. curb cut will be provided on both 21st avenue and Willets Point boulevard; that two concrete pump islands with three approved pumps on each island will be provided and will be set back 15 ft. from the building lines; that ten 550 gallon gas tanks will be installed and one post standard and sign will be erected at the intersection of the Willets Point boulevard building line and the east lot line; that a similar sign will be erected at the intersection of the Clintonville street and 21st avenue building lines; that the entire site, where not occupied by the building and seeded area, will be paved with concrete or bituminous paving; that in addition to the customary uses proposed, minor repairs with hand tools only, to be done only within the building, is also requested; and

WHEREAS, the applicant contends that this plot is directly across the street from another gas station located on the south side of 21st avenue and the west side of Willets Point road; that on the southeast side of Clintonville street is located the Chicken Coop tavern; that this section is fast developing as can be seen by photographs submitted with this application; that the ideal business corner to satisfy the needs of this growing community will be the one in question, and it is requested that the Board grant a variance permitting the erection and construction of a gasoline service station; and

WHEREAS, the applicant states that the present owner has held title to the property since January 4, 1955 and that the assessed valuation of land is \$4,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions c and i of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 148/55, Objection No. 1 be and it hereby is affirmed and that the application be and it hereby is denied.

409-55-BZ

APPLICANT—Robert Gottlieb, for Aznive Haig, owner (Chris Walsh, lessee).

SUBJECT—Application May 16, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from 3 car garage to motor vehicle repair shop (hand tools only) for a term of 3 years.

PREMISES AFFECTED—1601 Bussing avenue, west side, 6.25 ft. north of East 232nd street, Block 4857, Lot 76, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb, Chris Walsh and James Haig.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 17, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 232nd street are in a residence use, C area, class 1¼ height district; East 233rd street is in a local retail use, C area, class 1¼ height district; Bussing avenue is in residence and local retail use, C area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated April 22, 1955 acting on Alt. Applic. 327-55, reads:

"1. To convert the accessory 3 car garage to "3 car motor vehicle repair shop with hand tools only—no

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motor overhauling", is contrary to Sect. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 115.64 ft. frontage by 129.41 ft. in depth, on which is located a one story building 31 ft. 6 in. front, 21 ft. 6 in. in depth, one story, of class 3 construction; that it is proposed to change the occupancy from 3-car garage to motor vehicle repair shop (hand tools only); and

WHEREAS, the applicant states that the building was erected in 1921 under B.N. 12/21 as a 3 car garage accessory to the two family home at 812 East 233rd street on lot 84 adjoining to the north; that in 1931 the garage was rented by the present tenant who has been using it continuously as an auto repair shop doing ignition and minor repairs with hand tools; that no one questioned this use in a residence district until January 8, 1955 when the fire department issued order No. 874-5; that this application is based on section 7e of the zoning resolution, to permit for a term of three years the continued use of this 3-car garage as a motor vehicle repair shop for minor repairs with hand tools (no body or fender work); and

WHEREAS, the applicant contends that a plan is filed with this application showing the mapped proposed street widening of Bussing avenue and Barnes avenue; that when title to street is vested by the city the lot in this appeal will have 45 ft. taken from the rear and about 10 ft. average from the front; that this would cut the garage building, leaving about two-thirds of it; that when this is done the garage will be too short to be of use and the tenant would then have to give up the use of the premises; that the tenant has used this little building for 24 years without any complaints from his neighbors and no violation has ever been issued against the place; that the property, although in a residential zone, cannot be of any practical use until the two streets are cut through and widened; that the present use is not detrimental to the neighborhood; that there have been new brick houses erected and sold on 232nd directly to the east and west of this repair shop; that in fact the operator of this shop repairs the motors of all the people in the neighborhood and has been doing so continuously since 1931; that he has paid rent to the original owner, Ray McCool, until 1934 when the Franklin Savings Bank foreclosed the property and he then paid rent to the bank until 1944 when they sold to the present owner, Aznive Haig; that although the present use is one not allowed in a residential zone, it is felt that from now on it becomes a temporary use, even though so used for 24 years; that the city might decide any time within the next year or two to widen the two streets involved, at which time this use will positively have to be discontinued; and

WHEREAS, the applicant states that the present owner has held title to the property since November 13, 1944; that the assessed valuation of land is \$6,000 and of the building \$1,000 making a total of \$7,000; that the building was erected in 1921; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of five years to permit the continuance of minor repairing within the building, as proposed and indicated on plans filed with this application marked, "Received May 16, 1955" (3 sheets) and "January 10, 1956" (one sheet), *on condition* that no work shall be done except within the building and no other portion of the lot shall be used for storage of cars or parts or repairs; that such portion of the plot not built upon shall be kept clean and free from debris, broken-up cars or other refuse; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained,

including a certificate of occupancy and all work completed within six months from the date of this resolution.

Adjourned: 1:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 17, 1956, 2 P. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

676-44-A—Vol. IV

APPLICANT—Charles Kandall, for Cong. Anskei Zedek of Bensonhurst, owner.

SUBJECT—Application for consideration—reopening as Vol. IV to consider a new decision as to extension of building—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—6720 19th avenue, northwest corner of 68th street, Block 5569, Lot 45, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles Kandall.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal reopened as Vol. IV to consider new decision as to extension of building.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative: 0

Absent: Commissioner Keating 1

244-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Beth Sholom Peoples Temple Inc., owner.

SUBJECT—Application for consideration—to reopen—re Appeal from a decision of the borough superintendent; previously withdrawn.

PREMIUMS AFFECTED—8686-8696 Bay Parkway and 2164-2180 Benson avenue, southwest corner, Block 6414, Lot 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II; previously withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative: 0

Absent: Commissioner Keating 1

119-51-A

APPLICANT—Goldwater and Flynn, for Pennsylvania Tunnel and Terminal Railroad, owner (Penn-Station Garage, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—201-249 West 31st street, west side, entire block 7th to 8th avenue and 31st to 33rd street and 382-418 7th avenue (2nd, 3rd and 4th floors, 31st street and portion facing 7th avenue); Block 781, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal withdrawn on request of the applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative: 0

Absent: Commissioner Keating 1

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994-54-A

APPLICANT—Sidney Daub, for 125 Fifth Avenue Corp., owner.

SUBJECT—Application December 27, 1954—re Appeal from a decision of the borough superintendent, re egress.

PREMISES AFFECTED—7-9 West 18th street, north side, 184 ft. 4 in. west of 5th avenue, Block 820, Lot 33, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 31, 1956, at 2 P. M., at the request of the applicant to file revised plans.

124-55-A

APPLICANT—National Gypsum Co., owner.

SUBJECT—Application February 10, 1955—re Appeal from a decision of the fire commissioner relating to the use of a heating device not of a type approved by the Board.

PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.

APPEARANCES—

For Applicant: G. D. Roth.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to January 31, 1956, at 2 P. M., at the request of the applicant to furnish information as to extinguishing equipment and as to the flash point of the oil; hearing with 310-55-A.

164-55-A

APPLICANT—Regan and Barrett, for Park Avenue-Fifty-Ninth Street Corp., owner (National City Bank of New York, lessee).

SUBJECT—Application February 21, 1955—Appeal from a decision of the borough superintendent—re Revocation of Permit re Alt. 1642-52.

PREMISES AFFECTED—487-495 Park avenue and 100-108 East 59th street, southeast corner, Block 1313, Lot 4, Borough of Manhattan.

APPEARANCES—

For Applicant: John N. Regan and Arnold R. Krakower.

For Opposition: Michael B. Grosso, Douglas L. Elliman, G. R. Eldridge and William R. Sloane.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to date to be determined, after receipt of records from applicant and Building Department; hearing with 866-55-A.

310-55-A

APPLICANT—National Gypsum Co., owner.

SUBJECT—Application April 13, 1955—re Appeal from a decision of the fire commissioner relating to the installation of an above ground tank for the storage of 600,000 gallons of fuel oil.

PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.

APPEARANCES—

For Applicant: G. D. Roth.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to January 31, 1956, at 2 P. M., at the request of the applicant to furnish information as to extinguishing equipment and as to the flash point of the oil.

428-55-A

APPLICANT—Noah N. Sherman and Joseph Lau, for East End Temple, owner.

SUBJECT—Application May 27, 1955—re Appeal from a decision of the borough superintendent—re reconstruction.

PREMISES AFFECTED—341-343 East 19th street, north side, 240 ft. west of 1st avenue, Block 925, Lots 24 and 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Noah N. Sherman and Joseph Lau.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 7, 1956, at 2 P. M., for complete examination by the Department of Buildings.

680-55-A

APPLICANT—Julius Schwan, for Minority Housing Development Corp., owner.

SUBJECT—Application August 30, 1955—filed pursuant to Section 36, General City Law re premises not facing a legal street—168th street.

PREMISES AFFECTED—167-16 Brinkerhoff avenue, south side, 64.09 ft. west of 168th street, Block 10195, Lot 8, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Julius Schwan.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over for further study by the Board; date to be set for decision.

681-55-A

APPLICANT—Julius Schwan, for Minority Housing Development Corp., owner.

SUBJECT—Application August 30, 1955—filed pursuant to section 36, General City law re premises not facing on legal street—168th street.

PREMISES AFFECTED—167-18 Brinkerhoff avenue, south side, 64.09 ft. west of 168th street, Block 10195, Lot 9, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Julius Schwan.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over for further study by the Board; date to be set for decision.

816-55-A

APPLICANT—Regan and Barrett, for Park Ave. Fifty-Ninth Corp., owner.

SUBJECT—Application October 6, 1955—re Appeal from a decision of the borough superintendent, review of borough superintendent's decision re change in use.

PREMISES AFFECTED—487-495 Park avenue and 100-108 East 59th street, southeast corner, Block 1313, Lot 4, orchestra and stadium, Borough of Manhattan.

APPEARANCES—

For Applicant: John N. Regan and Arnold R. Krakower.

For Opposition: Michael B. Grosso, Douglas L. Elliman, G. R. Eldridge and William R. Sloane.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to date to be determined after receipt of records from applicant and Building Department.

851-55-A

APPLICANT—Harrison and Abramovitz, for Museum of Modern Art, owner; Theatre Guild, lessee.

SUBJECT—Application filed October 28, 1955—re Appeal from a decision of the borough superintendent—non-fire-proof construction, stairs, liveload, etc.

PREMISES AFFECTED—27 West 53rd street, north side, 385 ft. east of Avenue of Americas, Block 1269, Lot 17, Borough of Manhattan.

APPEARANCES—

For Applicant: William Philo Clark, René d'Harnoncourt, T. A. Taylor, Howard Gotbetter, Stanley L.

Horowitz, Charles T. Keppel and John G. Schulmann.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 15, 1956, at 2 P. M., for inspection and decision; hearing closed.

42-32-BZ

APPLICANT—Glassberg, Ralph & Brickner, for Alex Florin, owner.

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SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution permitting in a residence use district, the erection and maintenance of a gasoline service station, for a temporary term of years.

PREMISES AFFECTED—2263-2273 Linden boulevard, northwest corner of Elton street, Block 4336, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney Glassberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connolly..... 3

Negative: 0

Absent: Commissioner Keating..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 6, 1932, certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on February 20, 1951; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 6, 1932, as thereafter *amended* by resolutions adopted through February 20, 1951, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (Alt. App. 15800/31) (N.B. App. 4192/32)

99-33-BZ

APPLICANT—David Louis Zwerling, for Transit Authority City of New York, owner.

SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution permitting in a business and residence use district, for a term of years the use and occupancy of a vacant plot of ground as an open air parking space for more than five motor vehicles.

PREMISES AFFECTED—3068-3074 Ocean parkway, west side, 283.7 ft. north of Sea Breeze avenue, Block 7282, Lots part of 57 and 60, Borough of Brooklyn.

APPEARANCES—

For Applicant: David Louis Zwerling.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connolly..... 3

Negative: 0

Absent: Commissioner Keating..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 11, 1933, certain conditions; and

WHEREAS, the resolution was amended on June 11, 1935 and October 18, 1938; and

WHEREAS, the term of variance was extended from time to time and last extended on February 24, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 11, 1933, as thereafter *amended* by resolutions adopted through February

24, 1954, only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (Alt. App. 3664/47)

320-37-BZ—Vol. III

APPLICANT—Bronxville Realty Corp., owner (Liberty Fabrics of New York, Inc., lessee).

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7a of the zoning resolution, permitting in a residence use district, the extension of an existing factory building.

PREMISES AFFECTED—901 East 228th street, east side of Bronxwood avenue, from East 228th to East 229th streets, (Building 2); Block 4864, Lot 35, Borough of the Bronx.

APPEARANCES—

For Applicant: Jack G. Friedman and R. V. Marx.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connolly..... 3

Negative: 0

Absent: Commissioner Keating..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on March 23, 1954, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 12, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 23, 1954, as thereafter *amended* by resolution adopted April 12, 1955, only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 566/53)

136-41-BZ

APPLICANT—De Rose and Cavalieri, for Merola Bros. Builders, Inc., owner.

SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution for a term of five years, permitting in a residence use district, the use of an existing building as a garage for more than five motor vehicles.

PREMISES AFFECTED—316 Pleasant avenue, east side, 25 ft. south of East 117th street, Block 1715, Lot 49, Borough of Manhattan.

APPEARANCES—

For Applicant: George J. Cavalieri.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connolly..... 3

Negative: 0

Absent: Commissioner Keating..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 15, 1941, certain conditions; and

MINUTES

WHEREAS, the term of variance was extended on February 13, 1946 and January 23, 1951; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 15, 1941, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision f for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (N.B. App. 248/37)

330-47-BZ

APPLICANT—Henry Nordheim, for 2068 Jerome Avenue Corp., owner; (Kaiser-Frazer Agency, lessee).

SUBJECT—Application for consideration—reopening as to extension of time as to obtain a Certificate of Occupancy—re Application (decision of the borough superintendent); previously granted on condition, under sections 7i and 21 of the zoning resolution, permitting in a business use district, the change in occupancy from stores and supplies to motor vehicle show-room, storage and motor vehicle repair shop.

PREMISES AFFECTED—2070-2076 Jerome avenue, east side, 176.66 ft. north of Burnside avenue, Block 3179, Lot 8, Borough of the Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete the work and obtain a Certificate of Occupancy.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-ert and Deputy Chief Connolly..... 3

Negative: 0

Absent: Commissioner Keating..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 3, 1948, certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 3, 1948 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required and a Certificate of Occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 146/47.)

640-51-BZ

APPLICANT—Leonard F. Rothkrug, for Nathan Slugh, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles on unoccupied portion of lot on which is located a multiple dwelling.

PREMISES AFFECTED—2914-2922 West 28th street, west side, 100 ft. south of Mermaid avenue, Block 7052, Lot 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-ert and Deputy Chief Connolly..... 3

Negative: 0

Absent: Commissioner Keating..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 19, 1952, certain conditions; and

WHEREAS, the term of variance was extended on January 5, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 19, 1952, as thereafter *amended* by resolution dated January 5, 1954 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits including a new certificate of occupancy, shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 2515/51)

160-52-BZ—Vol. I

APPLICANT—Lama, Proskauer and Prober, for Enlaw Corporation, owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition under sections 7A and 7h of the zoning resolution, permitting the residence use portion of the plot, the parking of customer's motor vehicles, the continuance of parking of patron's cars in the business use district and permitting the removal of glass blocks and the substitution of plate glass, creating a show window more than the permitted distance from intersection, in proposed restaurant and amusement center.

PREMISES AFFECTED—760-778 East 189th street, east side, from Southern boulevard to Prospect avenue, 2455-2479 Southern boulevard and 2450-2480 Prospect avenue, Block 3115, Lots 21, 25, 29, 30 and 31, Borough of the Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-ert and Deputy Chief Connolly..... 3

Negative: 0

Absent: Commissioner Keating..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. I, on July 15, 1952, certain conditions; and

WHEREAS, the resolution was amended on September 23, 1952; and

WHEREAS, the resolution was again amended and time extended to complete the work on April 7, 1953; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 15, 1952 insofar as it has reference to the use of the portion of the premises granted under Section 7h for transient parking of patrons cars visiting the premises within the business use district, so that as *amended* this portion of the resolution shall read: that in addition to the citation above quoted, add thereto:—

"and for regular public parking." (N.B. 35/52)

MINUTES

900-54-BZ

APPLICANT—John F. Fitzsimons, for Arthur Miller, owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution June 1, 1955—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use, E-1 area district, the erection and maintenance of a one-family dwelling without the required setback.

PREMISES AFFECTED—145-08 Hook Creek boulevard, west side, 50.09 ft. south of 257th street, Block 13603, Lot 31, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Deputy Chief Connolly..... 3

Negative: 0

Absent: Commissioner Keating..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 1, 1955, certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 1, 1955, by adding thereto:

"that in the event the owner desires to make minor changes in the design and arrangement of the proposed dwelling, such changes may be permitted as indicated on revised plans marked "Received December 20, 1955, (3 sheets), *on condition* that in all other respects the resolution above cited shall be complied with and a certificate of occupancy obtained." (N.B. 3101/54)

901-54-BZ

APPLICANT—John F. Fitzsimons, for Sylvia Ackerman, et al., owners.

SUBJECT—Application for consideration—reopening as to amendment of resolution June 1, 1955—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use, G-1 area district, the erection and maintenance of twelve 1-family dwellings, without the required setback.

PREMISES AFFECTED—133-40 to 135-14 Hook Creek boulevard, southwest corner of 133rd road, and Hook Creek boulevard, west side, 61.95 ft. south of 133rd road, 72.31 ft. south of 133rd drive, 41.32 ft. north of 134th avenue, 181.89 ft. south of 134th avenue, 20.21 ft. south of 135th avenue, 101 ft., 141.42 ft. and 181.84 ft. north of 135th avenue, Block 13210, Lots 1 and 4, Block 13211, Lots 1, 7 and 8, Block 13217, Lots 33, 43, 45 and 47, Block 13227, Lots 12 and 17, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly..... 3

Negative: 0

Absent: Commissioner Keating..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 1, 1955, certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 1, 1955, by adding thereto:

"that in the event the owner desires to make minor changes in the design and arrangement of the proposed dwellings, such changes may be permitted as indicated on revised plans marked "Received December 13, 1955, (2 sheets), *on condition* that in all other respects the resolution above cited shall be complied with and a certificate of occupancy obtained." (N.B. 3096/54)

823-19-BZ—Vol. II

APPLICANT—Arnold H. Fassler, for William Schein-
berg, owner. (Federal Backing and Coating Corp., lessee).

SUBJECT—Application for consideration—reopening as Vol. II to consider change of use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a business district and extending into a residence district the erection of a garage.

PREMISES AFFECTED—1901 10th avenue, southeast corner of 18th street, Block 890, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold H. Fassler.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Volume II subject to the regular procedure to consider a change of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly..... 3

Negative: 0

Absent: Commissioner Keating..... 1

556-26-BZ—Vol. IV

APPLICANT—Fred C. Dahlem, for Patrick J. Connor,
owner. (Phillip Minoff, lessee).

SUBJECT—Application for consideration—reopening as Vol. IV to consider a new use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of years, the reconstruction and extension of existing gasoline service station, to include lubricatorium, car washing and office and permitting the continuation of existing parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2418 Amsterdam avenue and 501 West 180th street, northwest corner, Block 2152, Lots 82, 83, 84 and 85, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Volume IV subject to the regular procedure to consider a new use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly..... 3

Negative: 0

Absent: Commissioner Keating..... 1

437-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony
Mobil Oil Company, owner. (Katie Bakal, lessee).

SUBJECT—Application for consideration—reopening as Vol. II reconstruction and extension of premises in area, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7(a) and 21 of the zoning resolution, permitting in a business district, the extension of an existing gasoline service station.

PREMISES AFFECTED—1387 Boston road and 680-686 East 170th street, southwest corner, Block 2937, Lots 14 and 17, Borough of the Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

MINUTES

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Volume II, subject to the regular procedure to consider extension in area of the premises.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Deputy Chief Connolly..... 3
Negative: 0
Absent: Commissioner Keating..... 1

189-29-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 1236 East 17th Street Corp., owner. (Locust Garage, Inc., lessee).

SUBJECT—Application for consideration—reopening as Vol. II to consider additional uses, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting the

extension from an unrestricted district into a residence district, of a proposed garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—1236-1246 East 17th street and 1611-1623 Locust avenue, northwest corner, Block 6736, Lot 15, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Volume II to consider additional uses, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly..... 3
Negative: 0
Absent: Commissioner Keating..... 1

(Remaining Minutes of the Meeting of January 17, 1956 will be printed in the Bulletin of January 31, 1956.)

PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES RELATIVE TO SUBMERGED INLETS AND PROTECTIVE METHODS TO BE APPLIED TO PREVENT CONTAMINATION OF WATER SUPPLY

Adopted by the Board of Standards and Appeals February 3, 1939, effective in accordance with Section 666, Paragraph 2, of the New York City Charter, February 27, 1939, as amended December 4, 1942, effective December 28, 1942, as amended September 10, 1946, effective October 7, 1946 and as amended on February 10, 1948, effective March 8, 1948.

(Cal. No. 835-38-SR)

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2 of the New York City Charter pertaining to Sections C-26-1268.0,c,4 and C26-1277.0h. of the Administrative Building Code.

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Board of Standards and Appeals on Friday, March 2, 1956 at 10 A.M. in Room 1013 Municipal Building, Manhattan, on the following Proposed Amendments to the Rules Relative to Submerged Inlets and Protective Methods to be Applied to Prevent Contamination of Water Supply.

Note: It is proposed to amend Rule 1 as indicated. New matter appears in *Italics*; old matter to be deleted appears in brackets [].

Rule 1. Vacuum Breakers.

All vacuum breakers prescribed under these rules shall be set at least four inches above the flood level rim of fixtures or as otherwise specifically provided for in these rules. Each fixture with submerged inlets shall be independently controlled by an approved vacuum breaker or breakers the full size of supply pipe, as set forth in these rules. All hose coupling outlets and serrated tip outlets for hose connections [within buildings] are deemed to be submerged inlets, and shall be independently protected with an approved vacuum breaker. [Outside hose coupling outlets for garden or sidewalk use, drain] *Drain* cocks for hot water and steam boilers and

hose connections on fire fighting equipment are excepted. *Vacuum breakers for outside hose bibs shall be placed 24 inches above the surface of the ground near the hose bib and at least 12 inches above the top of the highest submerged lawn sprinkler.*

Rule 2. Submerged Inlets.

Water supply inlets to fixtures shall be located at least one inch above the flood level rim of the fixture, except when submerged inlets are absolutely essential for the proper functioning of a fixture, or as otherwise provided for in these rules.

Water supply lines to water preheating apparatus utilizing waste water shall be equipped with an approved vacuum breaker located at least four feet above the highest elevation of the preheating apparatus or coil with a check valve between the vacuum breaker and the preheating apparatus. Any hot water boiler supplied through such preheating device and having an independent cold water supply line shall have the cold water supply line equipped with a vacuum breaker and check valve located at least four inches above the highest elevation of the boiler.

Rule 3. Flush-Valve Fixtures.

Flush-valve controlled fixtures, with submerged inlets supplied directly or indirectly from the City Water Supply System, shall be equipped with an approved vacuum breaker in the supply line not less than four inches above the flood level rim of the fixture.

Rule 4. Ballcocks.

All flush tanks operated by ballcocks shall have an approved vacuum breaker located not less than three-quarter inch above the overflow outlet of the flush tank.

Ballcocks controlling water supply to suction, roof or other intermediate tanks shall be located at least one inch above the flood level rim of the tank excepting that in roof tanks equipped with an overflow of a size at

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PUBLIC HEARING

least one commercial diameter larger than the water supply pipe, the ballcock may be located two inches above the highest elevation of the overflow pipe. The overflow and emptying pipes of roof, suction and intermediate tanks shall not be directly connected to a drainage system, notwithstanding the permissive provisions of Section C26-1273.0,d of the Administrative Building Code for connection to a leader.

Rule 5. Sterilizers.

Direct water supply connections to all sterilizers are prohibited, except such equipment as is approved by the Board. When approved sterilizers are used, the waste piping from sterilizers shall not connect directly with any drainage system.

Rule 6. Aspirators—Water Siphons.

Direct water supply connections to aspirators, water siphons or similar apparatus is prohibited except when approved by the Board. The waste pipe for this type of apparatus shall not connect directly with any drainage system.

Rule 7. Bidets—Bed Pan Washers.

Direct water supply connections to a bidet is prohibited. Water supply connection to bed pan washers or similar apparatus shall be equipped with an approved vacuum breaker and check valve, the latter located between the fixture and the vacuum breaker. Water supply to bed pan washers equipped with an approved flush valve shall be governed by Rule 3.

Bed pan washers may be equipped with steam connections only when such equipment has been approved by the Board.

Rule 8. Sump or Well Pumps.

Direct water supply connections for priming purposes to sump, well or similar type pumps when permitted by the Department of Water Supply, Gas and Electricity shall be connected to the inlet side of the pump and be equipped with an approved vacuum breaker and check valve, the check valve to be located between the pump and the vacuum breaker.

Rule 9. Condensers.

Direct water connections to refrigeration unit for cooling purposes shall be equipped with an approved check valve to prevent possible back flow of ammonia or other refrigerant from defective condenser coils or jackets, except in such installations where the water

supply piping is entirely outside of the piping or tank containing the refrigerant and two independent wall thicknesses of metal separate the refrigerant from the city water supply. Refrigeration units containing more than twenty pounds of refrigerant shall be provided with an additional safeguard in the form of an approved relief valve installed at the outlet side of the check valve, such relief valve being set at five pounds above the maximum water pressure at the point of installation. Direct water connection is prohibited under Section C26-1223.0 Administrative Building Code.

Rule 10. Mortuary, Dissection, Operating and Embalming Tables or Equipment.

Mortuary, dissection, operating and embalming tables or equipment shall have no direct water supply connection. Hose used with such equipment shall terminate at least 12 inches at any point from the table or attachments.

Rule 11. Dishwashing and Laundry Machines.

Direct water supply to dishwashing and laundry machines shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker, and the fixture. The vacuum breaker shall be located at least 4" above the highest elevation of the machine.

Rule 12. Chemical Solution Tanks or Apparatus

Direct water supply connections, when permitted by the Department of Water Supply, Gas and Electricity, to any tank or apparatus containing any chemical shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker and the tank or apparatus.

Rule 13. Steam Tables.

Steam tables used exclusively for the warming of food stuffs and provided with a water supply inlet elevation at least one inch above the overflow outlet, the area of which is at least four times that of the water supply piping, shall be equipped with an approved horizontal swing check valve in the water supply piping.

Where elevation of the water supply piping inlet is less than one inch above the overflow outlet, or when the area of the overflow outlet is less than four times that of water supply piping, the water supply piping shall be equipped with an approved vacuum breaker located at least four inches above the maximum overflow level of the fixture.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

UNIVERSITY OF ILLINOIS

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF P. JOSEPH CONNOLLY
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(Remaining Minutes of the Meeting of January 24, 1956
will be printed in the Bulletin of February 7, 1956.)
Proposed Amendments to the Rules Relative to Sub-
merged Inlets and Protective Methods to Be Applied
to Prevent Contamination of Water Supply.

PETITION AND CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS

On January 20, 1955, Copy of Petition and Order of Certiorari
was served on the Board by Mr. Thomas A. Duffy, attorney for peti-
tioners—Antonio Cangialosi, Lawrence R. Shaw, John Di Benedetto,
et al, objecting property owners, seeking a review of the Board's de-
termination on December 13, 1955, granting a variance under Section
7, subdivisions f and i, of the Zoning Resolution, to permit the erection
and maintenance of a gasoline service station, lubritorium, motor ve-
hicle repairs, sale and storage of accessories, and to permit parking
of vehicles on unbuilt-upon portion of lot, with curb cuts restricted
to two on 21st Street and two on 21st Avenue; Cal. No. 674-52-BZ;
Premises 21-04—21st Avenue and 21-01 to 21-09—21st Street, south-
east corner, Astoria, Borough of Queens.

Court Decisions

Matter of Lynch vs. Murdock:—On July 20, 1954, the Board de-
nied application under Section 7, subdivisions i, e and h, of the
Zoning Resolution, to permit in a local retail use district the erection
and maintenance of a gasoline service station, brake, battery and tire
storage and service, motor vehicle repairs and to permit parking of
customers' cars waiting for service; Cal. No. 551-53-BZ; premises 25-16
Francis Lewis Boulevard, southwest corner of Bayside Lane, and
160-09—25th Drive, northwest corner of Francis Lewis Boulevard,
Flushing, Borough of Queens.

At Special Term, Supreme Court, Mr. Justice Rabin sustained the
Board in the following decision (N.Y.L.J. January 9, 1956, page 12):—

"In a proceeding by an owner of premises to review the de-
termination of the respondent Board of Standards and Appeals
of the City of New York, which determination, dated July 20,
1954, affirmed the denial of the Borough Superintendent of the
Department of Housing and Buildings of the Borough of Queens
of petitioner's right to erect a gasoline service station on the
subject premises, the respondents have moved to dismiss the peti-
tion and to confirm their determination. [Petitioner's application
was made pursuant to subdivisions (e), (h) and (i) of section 7
of the Zoning Resolution. The premises affected consist of a plot
92.25 feet by 111.29 feet in size, located at Francis Lewis boule-
vard and Twenty-fifth drive, Borough of Queens, and in a Local
Retail D area, class one-half height district. According to the
petition the denial of the petitioner's application was arbitrary
and capricious because under practically the same conditions in
the same zone application four gasoline service station permits
were granted by the respondents on Francis Lewis boulevard, and
in all of these cases the sites were contiguous to property zoned
for residential purposes, whereas petitioner's property does not
adjoin residential property and there is at least one street be-
tween his property and any residential property; that, in addition,
it is not feasible for the development of petitioner's property at
this time with a conforming use because there is no demand for
the construction of stores in this area at the present time and
practically "no foot traffic passes this property which is essential
for store improvement." [After due notice and a complete hear-
ing with an opportunity to all concerned to be heard, an inspec-
tion of the site and the neighborhood was made by a committee
of the respondents. The application was thereafter unanimously
denied, the resolution stating that there was no justification for
the exercise of discretion to grant a zoning variance under the
subdivisions of section 7 above mentioned since the board found
"that there is a sufficiency of gasoline stations within a reason-
able distance and that another one is not required" and that it
"found that the premises are readily adaptable for a conforming
use." [The court is of the opinion that under these circum-
stances it would be an abuse of discretion for this court to substi-
tute its judgment for that exercised by the respondents who are
"men with special qualifications of training and experience"
(People ex rel. Fordham M. R. Church v. Walsh, 244 N. Y.,
280, 287). There is no proof in this record that the petitioner

(Continued on page 128)

CALENDAR

DOCKET

New Cases filed up to January 24, 1956

Cal. No. Dept. Premises Affected

21-56-A—B.M.—444-446 Pearl street, east side, 193 ft. 6½ in. south of Park Row, Block 118, Lot 9, Borough of Manhattan, Amendment to Alt. 1063-55—re egress.

22-56-A—B.M.—15 Spruce street, north side, 100 ft. west of William street, Block 102, Lot 18, Borough of Manhattan, Alt. 1195-55—re egress.

23-56-A—B.M.—248-250 West 80th street and 2231-2239 Broadway, southwest corner, Block 1227, part of Lots 54 and 59, Borough of Manhattan, Alt. 1198-52—re non-fireproof—garage—exits.

24-56-A—B.M.—29 West 26th street, north side, 350 ft. east of 6th avenue, Block 828, Lot 16, Borough of Manhattan, Alt. 1178-55—re egress.

25-56-BZ—B.B.—179 Troy avenue, east side, 100 ft. north of Park place, Block 1365, Lot 8, Borough of Brooklyn, Alt. 3384-55—re change of occupancy of vacant portion of building to manufacturing of dolls; increase in area; loading and unloading.

26-56-A—B.M.—30-34 West 26th street, south side, 230 ft. east of Avenue of the Americas (6th), 1st floor and cellar, Block 827, Lot 64, Borough of Manhattan, B.N. 3576-55—re egress.

27-56-A—B.M.—728-734 5th avenue and 2-4 West 57th street, southwest corner and 3-9 West 56th street, sub-cellar, Block 1272, Lot 39, Borough of Manhattan, B.N. 3539-55—re stairways.

28-56-A—B.Bx.—2421 Boston road, northwest corner of Waring avenue, Block 4430, Lot 57, Borough of The Bronx, Alt. 1034-55—re frame extension within fire limits.

29-56-SM—"Fabrilit" V-8113-FR (flame resistant vinyl plastic coated glass fabric for use on folding doors), manufactured by E. I. du Pont de Nemours & Co., Material.

30-56-SA—Byron Jackson Multiplex pump-type SD 2x3x8-4 stg. Fuel Oil transfer, manufactured by Byron Jackson Division, Borg-Warner Corp., Appliance.

31-56-SA—Prosperity Imperial Dry Cleaning Machine, manufactured by Prosperity Company, Inc., Appliance.

32-56-SM—Guard Vinyl Wall Covering, manufactured by Columbus Coated Fabrics Corp., Material.

33-56-SA—Caloric "B" Series and "A" Series Ultramatic and Standard Lines Domestic Gas Range, manufactured by Caloric Appliance Corp., Appliance.

34-56-SA—Caloric Domestic and Commercial Gas Clothes Dryers, Models 100, 150 and 125X, manufactured by Caloric Appliance Corp., Appliance.

35-56-SA—Caloric Domestic Built-In Gas Range, Models CW, CWM and CWB series, manufactured by Caloric Appliance Corp., Appliance.

36-56-SA—Caloric Domestic Gas Range, Models 9207, 9207 X, CP 9207 and CP 9207 X, manufactured by Caloric Appliance Corp., Appliance.

37-56-SA—Caloric Domestic Gas Kitchen Heater Range, Models HB3, HB4, H94B and H9B3, with prefix CP and suffixes U, A, LM, X, C, B and T, manufactured by Caloric Appliance Corp., Appliance.

38-56-A—B.M.—139-141 Franklin street, south side, 24 ft. 5½ in. west of Finn Square, cellar and 2nd floors, Block 179, Lot 66, Borough of Manhattan, Alt. 1989-55—re egress.

39-56-SA—AER-O-FOAM System (foam system for extinguishing flammable liquid fires), manufactured by National Foam System, Inc., Appliance.

40-56-BZ—B.M.—225-227 West 58th street, north side, 195 ft. east of Broadway, Block 1030, Lot 17, Borough of Manhattan, Alt. 1764-55—re roof parking—extension of non-conforming use.

41-56-A—B.M.—225-227 West 58th street, north side, 195 ft. east of Broadway, roof, Block 1030, Lot 17, Borough of Manhattan, Alt. 1764-55—re non-fireproof construction—parking of motor vehicles.

42-56-BZ—B.B.—1-9 Euclid avenue and 790-794 Jamaica avenue, southeast corner, Block 4105, Lot 30, Borough of Brooklyn, N.B. 2861-55—re erection and maintenance of gasoline service station, lubritorium, parking of more than 5 cars waiting service, etc.

Restored to Docket

72-55-SA Vol. II—Gilbarco Calco-Meter Gasoline Dispensing Pumps, Models 902RC, 903RC, 905RC and 908RC, manufactured by Gilbert and Barker Manufacturing Co., Appliance.

342-39-SM Vol. II—Gold Bond Metal Lath and Lathing Accessories (for use in plastering operations); (reopened for report to amendment as to labeling), manufactured by National Gypsum Company, Material.

741-53-SM—Gold Bond Metal Base and Floor Clips (for use in Gold Bond Partition Systems); (reopened for report to amendment as to labeling), manufactured by National Gypsum Company, Material.

192-42-SA Vol. II—Elevator Interlocking Device, Type D (to prevent movement of elevator car if any door in shaft-way is open or unlocked), manufactured by Elevator Supplies Co., Inc., Appliance.

1105-48-SA—ABC Oil Burner, Model 52A (reopened for report as to additional trade name—National U. S. Oil Burner, Model 52A), manufactured by Automatic Burner Corp., Appliance.

647-48-SA Vols. I and II—ABC Oil Burner, Models 53, 66 and 69 (reopened for report as to additional trade name—National U. S. Oil Burner, Models 53, 66 and 69), manufactured by Automatic Burner Corp., Appliance.

283-50-SA Vols. 1 and II—ABC Oil Burner, Models 54, 62 and 64 (reopened for report as to additional trade name

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—National U. S. Oil Burner, Models 54, 62 and 64), manufactured by Automatic Burner Corp., Appliance.

843-46-BZ Vol. II—B.Bx.—857 East 169th street, northwest corner of Lyman place, Block 2970, Lot 1, Borough of The Bronx, N.B. 1673-55—re gasoline service station, parking and storage for more than 5 motor vehicles, lubricatorium, etc. in a business use district.

330-28-BZ Vol. IV—B.Bx.—50 Van Cortlandt avenue, west side, 100.8 ft. south of Orloff avenue and 3887-3899 Sedgwick avenue, Block 3263, Lots 274 and 275, Borough of The Bronx—Alt. 197-55—re extension of commercial structure in a residence use district; area excessive.

969-54-BZ—B.B.—10824 Flatlands avenue, south side, 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn, N.B. 1527-54—re erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repairs, storage and sale of accessories and office.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1955.
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	April 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	April 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	April 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	May 25, 1954.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	April 15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23

Last Publication

Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—\$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

JANUARY 31, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 31, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed; then to September 27, 1955, at request of the applicant for information as to possible acquisition on subject site for approach to Throggs Neck Bridge; then to December 13, 1955, for further information as to the acquisition of land, including the subject site in connection with approaches for the proposed Throggs Neck Bridge; then to January 31, 1956, for consideration in relation to proposed Throggs Neck Housing Project.

352-32-BZ—Vol. II

APPLICANT—Joseph Schafran, for Sylvia Friedman, Esther Goldman, Sol. Goldman, Norton Goldman and Leo Goldman, owners.

SUBJECT—Application reopened October 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7f of the zoning resolution, to permit in a business use district the extension of gasoline service station, lubricatorium, minor repairs and adjustments (with hand tools only) and car wash room (non automatic).

PREMISES AFFECTED—3305 Boston road, southwest corner of East 211th street, Block 4705, Lot 62, Borough of The Bronx.

Laid over from December 13, 1955 to January 31, 1956, for inspection and decision; hearing closed.

423-54-BZ—Vol. II

APPLICANT—O'Dwyer and Bernstein, for Peter and Rachel Federico, owners.

SUBJECT—Application reopened September 20, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubricatorium, minor repairs (hand tools only), office, sales and storage of auto accessories and open parking.

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PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

Laid over from December 13, 1955 to January 31, 1956, for inspection and decision; hearing closed.

767-55-A

APPLICANT—O'Dwyer and Bernstein, for Peter and Rachel Federico, owners.

SUBJECT—Application August 2, 1955—re Appeal from a decision of the borough superintendent re non-fireproof construction.

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

135-55-BZ

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail and retail use C area district the extension of existing structure on first story, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. $\frac{1}{8}$ in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

Laid over from December 13, 1955, to January 31, 1956, for inspection and decision; hearing closed.

136-55-A

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

SUBJECT—Application February 18, 1955—re Appeal from a decision of the borough superintendent re exits.

PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. $\frac{1}{8}$ in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

415-55-BZ

APPLICANT—Burke, Green and Groh, for Martha H. Paltrow and Joseph McElroy, owners (o/u/c Bay Chevrolet, Inc.).

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7h and 7i of the zoning resolution, to permit in a local retail and residence use district, the proposed use of automobile showroom, service of new and used cars and trucks, new and used car conditioning, storage and sale of parts, wheel alignment, lubrication, undercoating, car wash, parking and storage of customers' cars waiting to be serviced, car storage, locker room, tool storage, car polishing, offices, body shop, paint shop, gas pump for owner's use only.

PREMISES AFFECTED—240-02 Northern boulevard, southwest corner of Alameda avenue and 46-02 to 46-12 Hanford street, Block 8167, Lot 1, Douglaston, Borough of Queens.

Laid over from December 13, 1955, to January 31, 1956, for inspection and decision; hearing closed.

675-55-BZ

APPLICANT—Paul Friedman, for William Spiller, owner.

SUBJECT—Application August 25, 1955—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a retail D, $\frac{1}{2}$ district and residence D, 1 district the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, minor repairs with hand tools only and parking of motor vehicles service, with a ground sign in a retail use district for a term of 15 years.

PREMISES AFFECTED—116-32 (116-14 to 116-46 official) Merrick boulevard, west side, 124.94 ft. south of

116th avenue, Block 12353, Lot 374, St. Albans, Borough of Queens.

Laid over from December 13, 1955 to January 31, 1956, for inspection and decision; hearing closed.

109-29-BZ Vol. III

APPLICANT—Lama, Proskauer and Prober, for The Weiss Management Corp., owner.

SUBJECT—Application reopened July 12, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles, proposed show windows facing Webster avenue.

PREMISES AFFECTED—948-960 Coney Island avenue and 382-392 Webster avenue, southwest corner, Block 5425, Lot 26, Borough of Brooklyn.

Laid over from December 20, 1955 to January 31, 1956, for inspection and decision; hearing closed.

13-48-BZ Vol. II

APPLICANT—Ferdinand Savignano, for Irving Israel, owner.

SUBJECT—Application reopened May 24, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the proposed use of dry cleaning in the basement of a 3-story multiple dwelling.

PREMISES AFFECTED—254 West 88th street, south side, 100 ft. west of Broadway, Block 1235, Lot 56, Borough of Manhattan.

Laid over from December 20, 1955 to January 31, 1956, for inspection and decision; hearing closed.

469-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael T. Marshall, owner.

SUBJECT—Application May 31, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—4320-4338 Broadway, east side, from West 184th to West 185th streets, 659-665 West 184th street and 654-660 West 185th street, Block 2167, Lots 1-6, Borough of Manhattan.

Laid over from December 20, 1955 to January 31, 1956, for inspection and decision; hearing closed.

636-55-BZ

APPLICANT—Paul Friedman, for Julius T. Parker, Moe Silverstein and Max and Beatrice Grossman, owners.

SUBJECT—Application July 29, 1955—re (decision of the borough superintendent under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor repairs (hand tools only), office and sale of auto accessories, parking of more than 5 cars waiting to be serviced, with curb cuts and show windows within 75 ft. of residence use district.

PREMISES AFFECTED—1331-1341 Utica avenue and 5001-5011 Foster avenue, northeast corner, Block 4781, Lots 45, 47 and 48, Borough of Brooklyn.

Laid over from December 20, 1955 to January 31, 1956, for inspection and decision; hearing closed.

692-53-BZ

APPLICANT—Lama, Proskauer and Prober and Rubinton and Coleman, for Kissena Park Corp., Dominick Mazza and Marie Colonna, owners.

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SUBJECT—Application September 28, 1953—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—163-10 Pidgeon Meadow road and 47-02 to 47-06 164th street, southwest corner and 47-09 to 47-21 163rd street, Block 5494, Lots 8-13 inclusive, Flushing, Borough of Queens.

Laid over from November 22, 1955 to December 13, 1955, for inspection and decision; hearing closed; then to January 17, 1956, for further consideration and decision; then to January 31, 1956, for further consideration.

225-36-BZ—Vol. III

APPLICANT—Lamb and Lamb, for North American Holding Corp., owner.

SUBJECT—Application reopened June 21, 1955 as Vol. III re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use district proposed change of use to stores in the cellar, which is in the residence use portion of a class A multiple dwelling which is in a business and residence use district.

PREMISES AFFECTED—1180-1188 Grand Concourse and 180-188 East 167th street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.

Laid over from November 29, 1955, to December 13, 1955, for consideration and decision; hearing closed; then to January 17, 1956, for further consideration and decision; to January 31, 1956, additional information: survey (to be made by licensed surveyor) showing the relationship of the building to the plot; the relation of the business zoning to the residential zoning across the rear end of the plot, and the measurements; also showing the additional property down to the next street; and a drawing of the building across the street as to occupancy on basement floor in both the Residence and Business district.

575-55-BZ

APPLICANT—Goldwater and Flynn, for The Montefiore Hospital for Chronic Diseases, owner.

SUBJECT—Application July 13, 1955—re (decision of the borough superintendent) under sections 7e, 7h and 7i of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, office, motor repairs, storage and parking of motor vehicles.

PREMISES AFFECTED—Block bounded by South side of Gun Hill road, from Tryon avenue to Wayne avenue, Block 3343C, Lot 245, Borough of The Bronx.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed; then to January 31, 1956, for inspection and decision.

827-55-BZ

APPLICANT—Leonard F. Rothkrug, for Arthur Miller, Herbert Cohen and Frank Bruno, owners (owner under contract—Jaltex Petroleum Corp.); (Master Builders and Mason Supply Co., lessee).

SUBJECT—Application October 21, 1955—re (decision of the borough superintendent) under sections 7f and 7A, to permit in a retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, oil selling, sales, with curb cuts less than 75 ft. from the residence use district, for a term of 15 years.

PREMISES AFFECTED—245-20 139th avenue and 245-22 to 245-32 South Conduit avenue, southwest corner and 139-02 to 139-10 246th street, Block 13614, Lots 23 and 24—23 tentative, Rosedale, Borough of Queens.

Laid over from November 29, 1955 to December 20, 1955, for decision; hearing closed; then to January 17, 1956, for further consideration by the Board; then to January 24,

1956, for inspection and decision; then to January 31, 1956, for applicant to file revised plans as to masonry wall along 246th street and 139th avenue, pumps and pump islands.

262-55-BZ

APPLICANT—Kenneth W. Milnes, for Anna Demyan, owner.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, E1 area district, the one-story extension of an existing structure without the required setback from the street line, and to permit the erection of an illuminated sign, and to permit the parking of cars on the unbuilt portion of plot on west side of building.

PREMISES AFFECTED—1113 Victory boulevard, west side, 60 ft. south of Melrose avenue, Block 247, Lot 4, Sunnyside, Borough of Richmond.

Laid over, date to be set, for inspection and decision; hearing closed, then set for January 31, 1956.

1170-22-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Shapiro, owner.

SUBJECT—Application reopened June 21, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed change in occupancy from public storage garage to public storage garage, minor auto repairs, brake testing, wheel alignment, car washing, office and sales and addition of parking and storage on open portion of lot (previously approved as separate occupancy), also rearrangement of gasoline tanks and pumps are not in accordance with original Board of Standards and Appeals approval Cal. No. 1170-22-BZ.

PREMISES AFFECTED—259-267 Pacific street, north side, 75 ft. west of Smith street and 280 Atlantic avenue, Block 181, Lots 20, 31 and 32, Borough of Brooklyn.

825-23-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Shapiro, owner.

SUBJECT—Application reopened June 21, 1955 as Vol. II—re Appeal from a decision of the borough superintendent relating to egress.

PREMISES AFFECTED—259-267 Pacific street, north side, 75 ft. west of Smith street and 280 Atlantic avenue, Block 181, Lots 20, 31 and 32, Borough of Brooklyn.

119-29-BZ—Vol. II

APPLICANT—John J. Tricarico, for Elizabeth Stevens, owner.

SUBJECT—Application reopened February 15, 1955 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the proposed change of occupancy from garage to garage and parking and storage of more than 5 motor vehicles, on open portion of the plot.

PREMISES AFFECTED—625 Halsey street, north side, 200 ft. west of Patchen avenue, Block 1662, Lots 59 and 61, Borough of Brooklyn.

206-47-BZ—Vol. II

APPLICANT—Joshua Brown, for Antonino Coppola, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and local retail district the extension to accessory building on existing gasoline service station (previously granted by the Board for a term of years, to expire September 1958).

PREMISES AFFECTED—167 Olympia boulevard and 265 Kinsington avenue, northeast corner, Block 3255, Lot 32, South Beach, Borough of Richmond.

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788-49-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Herman Flyer, owner (Murray M. Garren, lessee).

SUBJECT—Application reopened April 26, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the change of occupancy from auto laundry, to auto laundry, gasoline service station, motor vehicle repair shop, auto safety inspection station, lubrication, wheel alignment, brake testing and lining, electrical system, adjustment and repair, and sale of auto accessories.

PREMISES AFFECTED—88-12 to 88-20 Northern boulevard, southwest corner of 89th street, Block 1436, Lot 6, Jackson Heights, Borough of Queens.

260-55-BZ

APPLICANT—Abraham Grossman, for Leonard J. Swanson, owner.

SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from 4 car private garage on first floor to plumbing shop, office and private garage for 2 cars.

PREMISES AFFECTED—37-39 Perry street, north side, 215 ft. 4 in. west of Waverly place, Block 613, Lot 38, Borough of Manhattan.

457-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Morton Linzer and Irving Perelstein, owners.

SUBJECT—Application June 8, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7e of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—163-01 to 163-19 (163-05 official) Rockaway boulevard, 165-01 to 165-15 146th avenue, northeast corner and 165-02 to 165-10 145th drive, Block 13295, Lot 1, Springfield, Borough of Queens.

461-55-BZ

APPLICANT—Fred C. Dahlem, for Jacob Presser, owner.

SUBJECT—Application June 9, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of more than 5 motor vehicles upon unbuilt upon portion of the plot.

PREMISES AFFECTED—2642 Marion avenue, east side, 139 ft. north of East 194th street, Block 3282, Lots 10 and 11, Borough of The Bronx.

572-55-BZ

APPLICANT—Ingram S. Carner, for John Chianello and Guido Mastroianni, owners.

SUBJECT—Application July 12, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the proposed conversion from a private dwelling to a class A multiple dwelling of class 3 construction.

PREMISES AFFECTED—39-19 222nd street, east side, 137.33 ft. south of 39th avenue, Block 6340, Lot 127, Bayside, Borough of Queens.

802-55-BZ

APPLICANT—Paul Friedman, for Edna Greiner, owner.

SUBJECT—Application October 13, 1955—re (decision of the borough superintendent) under sections 7f, 7A and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs (hand tools only), car washing (non-automatic), office, storage and sale of auto accessories, parking of more than 5 cars waiting to

be serviced, with proposed show window less than 75 ft. from a residence use district, for a term of 15 years.
PREMISES AFFECTED—219-11 to 219-19 Northern boulevard and 43-32 to 43-38 220th street, northwest corner, Block 6322, Lot 24, Bayside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

JANUARY 31, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, January 31, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

322-54-SM

APPLICANT—Minwax Company, Inc., owner.

SUBJECT—Application April 22, 1954—Minx Transparents (waterproofing exterior masonry walls above grade), approval of.

946-54-A

APPLICANT—Samuel Rosenblum, for Jesse H. Barkin, trustee, owner.

SUBJECT—Application December 7, 1954—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—22-24 West 27th street, south side, 160 ft. 6¼ in. west of Broadway, Block 828, Lot 61, Borough of Manhattan.

55-55-A

APPLICANT—Alexander S. Traub, for 43 White Street Corp., owner.

SUBJECT—Application January 31, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—43-45 White street, south side, 125 ft. 11½ in. east of Church street, Block 175, Lot 20, Borough of Manhattan.

571-55-A

APPLICANT—Samuel Rosenblum, for Aldorn Garage, Inc., owner.

SUBJECT—Application July 12, 1955—re Appeal from a decision of the borough superintendent—exits and fire wall.

PREMISES AFFECTED—43-35 39th street, east side, 200.02 ft. north of 47th avenue, Block 195, Lot 13, Long Island City, Borough of Queens.

721-55-A

APPLICANT—Abraham Grossman, for 110 West 14th Street Corp., owner.

SUBJECT—Application September 21, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—110 West 14th street, south side, 150 ft. west of Avenue of The Americas (6th), Block 609, Lot 33, Borough of Manhattan.

994-54-A

APPLICANT—Sidney Daub, for 125 Fifth Avenue Corp., owner.

SUBJECT—Application December 27, 1954—re Appeal from a decision of the borough superintendent, re egress.

PREMISES AFFECTED—7-9 West 18th street, north side, 184 ft. 4 in. west of 5th avenue, Block 820, Lot 33, Borough of Manhattan.

124-55-A

APPLICANT—National Gypsum Co., owner.

SUBJECT—Application February 10, 1955—re Appeal from a decision of the fire commissioner relating to the use of a heating device not or a type approved by the Board.

PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.

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310-55-A

APPLICANT—National Gypsum Co., owner.
SUBJECT—Application April 13, 1955—re Appeal from a decision of the fire commissioner relating to the installation of an above ground tank for the storage of 600,000 gallons of fuel oil.
PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.

825-54-A

APPLICANT—Recordak Corp., for Eastman Kodak Co., owner.
SUBJECT—Application October 20, 1954—re Appeal from an order and a decision of the fire commissioner—relating to a film vault.
PREMISES AFFECTED—235-239 West 23rd street, north side, 347 ft. west of 7th avenue, Block 773, Lot 24, Borough of Manhattan.

550-54-A—Vol. II

APPLICANT—E. Walter Jansen, for 184 Realty Corp., owner.
SUBJECT—Application reopened November 22, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—184 5th avenue, west side, 25 ft. south of West 23rd street, Block 824, Lot 42, Borough of Manhattan.

708-54-A

APPLICANT—United States Gypsum Co., owner.
SUBJECT—Application August 20, 1954—re Appeal from a decision of the fire commissioner—smoking in factory.
PREMISES AFFECTED—561 Richmond terrace, north side, 400 ft. west of Jersey street, Buildings 2, 4, 5, 6, 7, 8, 10 and 11, Block 4, Lot 21, New Brighton, Borough of Richmond.

540-55-A

APPLICANT—Leonard F. Rothkrug, for 864 Pennsylvania Avenue Corp., owner.
SUBJECT—Application July 1, 1955—re Appeal from a decision of the borough superintendent—review of Borough Superintendent decision re zoning matter.
PREMISES AFFECTED—864-880 Pennsylvania avenue, west side, 95 ft. south of Stanley avenue, Block 4368, Lot 11, Borough of Brooklyn.

685-54-A

APPLICANT—Samuel Rosenblum, for Falstaff Realty Inc., owner.
SUBJECT—Application August 12, 1954—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—64-66 Nassau street, east side, 52 ft. 6 in. south of John street, Block 67, Lot 25, Borough of Manhattan.

935-55-A

APPLICANT—Andrew DiCamillo, for Vincent Astor, owner (41st Street Restaurant, Inc., lessee).
SUBJECT—Application November 22, 1955—re Appeal from a decision of the borough superintendent—non fire-proof construction, business use (office).
PREMISES AFFECTED—141 West 41st street, north side, 130 ft. east of Broadway, Block 994, Lot 16, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 7, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 7, 1956, at 10 o'clock in Room

1013, Municipal Building, Manhattan, on the following matters:

104-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Potter Brothers, Inc., owner.
SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the continued use of an existing factory and storage building for a term of 5 years.
PREMISES AFFECTED—150-18 to 150-22 Talloe street, west side, 170.07 ft. south of Albert road, Block 11556, Lot 23, Ozone Park, Borough of Queens.

Laid over from January 10, 1956, to February 7, 1956, for applicant to submit information as to amount of manufacturing, if any, any machinery, drainage from roof and whether owner has complied with the Board's original resolution; hearing closed.

756-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.
SUBJECT—Application September 6, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the extension of an existing building used for restaurant, storage and cabaret and to permit parking of patrons' cars.
PREMISES AFFECTED—2640-2660 Ocean parkway and 63-73 Nixon Court, northwest corner and 64-70 Murdock Court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

Laid over from January 17, 1956, to February 7, 1956, for inspection and decision; hearing closed; applicant to revise plans and file new decision of the borough superintendent.

757-55-A

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.
SUBJECT—Application September 6, 1955—re Appeal from a decision of the borough superintendent—relating to the proposed use of a portion of a plot within the 30 ft. Ocean parkway setback for the parking of patrons cars and the construction of a driveway entrance accessory thereto.
PREMISES AFFECTED—2640-2660 Ocean parkway and 63-73 Nixon court, northwest corner and 64-70 Murdock court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

9-28-BZ—Vol. II

APPLICANT—Vincent D. Luongo, for James Miceli and Isidore J. Caminiti, owners.
SUBJECT—Application reopened October 14, 1950 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station, and extension of use to include gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office.
PREMISES AFFECTED—8131-8155 New Utrecht avenue, east side, 242 ft. 5 in. south of 81st street, Block 6314, Lot 112, Borough of Brooklyn.

Laid over from January 17, 1956, to February 7, 1956, for inspection and decision; hearing closed.

950-40-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Waldwin Holding Corporation, owner.
SUBJECT—Application reopened September 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the proposed change of occupancy

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on the second and attic floors, from dwelling to business use.

PREMISES AFFECTED—7610-7614 4th avenue, west side, 59 ft. south of 76th street, Block 5950, Lot 47, Borough of Brooklyn.

Laid over from January 17, 1956, to February 7, 1956, for inspection if necessary, and decision; hearing closed.

32-42-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Waldwin Holding Corporation, owner.

SUBJECT—Application reopened September 13, 1955 as Vol. II—re Appeal from a decision of the borough superintendent relating to frame construction, inadequate floor loads, enclosure and adequacy of exits.

PREMISES AFFECTED—7610-7614 4th avenue, west side, 59 ft. south of 76th street, Block 5950, Lot 47, Borough of Brooklyn.

220-55-BZ

APPLICANT—Albert Melniker, for Annie Epstein, Margaret Pfuhler, owners (Sun Oil Co., lessee).

SUBJECT—Application March 22, 1955—re (decision of the borough superintendent) under sections 7A, 7e, 7f and 7i of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage, sale of accessories and office, with a curb cut nearer the residence use district than is permitted for a term of 15 years.

PREMISES AFFECTED—470 Castleton avenue and 65 Ridgewood place, southeast corner, Block 130, Lot 1, West Brighton, Borough of Richmond.

Laid over, date to be set; for inspection and decision; hearing closed; now set for hearing February 7, 1956.

1069-27-BZ—Vol. III

APPLICANT—Larry Meltzer, for Anna Pillitteri, owner.

SUBJECT—Application reopened June 7, 1955 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the erection and maintenance of an automatic auto laundry, simonize room, boiler room and offices.

PREMISES AFFECTED—6702-6724 New Utrecht avenue and 1501-1511 Ovington avenue (68th street), northwest corner and 6703-6725 15th avenue, Block 5565, Lot 1, Borough of Brooklyn.

512-29-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Merry Twins, Inc., owner.

SUBJECT—Application reopened May 17, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a business and residence use district the proposed extension of present gasoline service station and use of premises as gasoline service station, lubritorium, auto washing, office and sale of accessories, minor repairs (hand tools only) and parking and storage of more than 5 motor vehicles, with curb cuts and sign closer to the residence use district than permitted.

PREMISES AFFECTED—173-02 to 173-16 64th avenue, southeast corner of Fresh Meadow lane, Block 6902, Lot 26, Flushing, Borough of Queens.

482-48-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Upper N. Y. Garage, Inc., owner.

SUBJECT—Application reopened February 15, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business and residence use district the maintenance of a garage for more than 5 motor vehicles, repair shop for motor vehicles (hand tools only).

PREMISES AFFECTED—4342-4344 Broadway and 649-651 West 185th street, northeast corner, Block 2167, Lot 29, Borough of Manhattan.

135-49-BZ—Vol. II

APPLICANT—Leonard A. Swarthe, for Krekor and Pauline Selian, owners.

SUBJECT—Application reopened May 3, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7e, 7f and 7i of the zoning resolution, to permit in a business use district the proposed extension of an existing gasoline and oil service station previously granted by the Board under Cal. No. 135-49-BZ.

PREMISES AFFECTED—1773 East Gun Hill road, north side, 125 ft. east of Wickham avenue, Block 4806, Lot 44, Borough of The Bronx.

21-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Minnie Berkowitz, owner.

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit in a business and residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only) auto laundry (non-automatic) office, storage and sale of auto accessories, parking for more than 5 cars waiting to be serviced for a term of 15 years.

PREMISES AFFECTED—379-389 Kings highway and 1753-1763 West 3rd street, northeast corner, Block 6654, Lots 37, 39 and 40, Borough of Brooklyn.

402-52-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Edward Lehr, owner.

SUBJECT—Application reopened June 21, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7i of the zoning resolution, to permit in a business and residence use district the erection and maintenance of a building to be used as auto safety inspection station, motor vehicle repair shop and 21 one car garages, also proposed extension to existing building partly in a business and partly in a residence use district for use as auto showroom, in conjunction with existing uses of gasoline service station, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage for more than 5 motor vehicles and outdoor sale and display of more than 5 motor vehicles on the unbuilt upon portion of the lot as granted by the Board under Cal. No. 402-52-BZ.

PREMISES AFFECTED—572-590 Wyckoff avenue and 1444-1460 Hancock street, southeast corner and 407-413 Weirfield street, Block 3400, Lot 46, Borough of Brooklyn.

796-52-BZ—Vol. II

APPLICANT—Max Ehrlich, for Swire Building Corporation, owner.

SUBJECT—Application reopened May 3, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use E-1 area district, the maintenance of an existing building without the required 10 foot setback from the building line.

PREMISES AFFECTED—191-193 Irwin street, northeast corner of Oriental boulevard, Block 7517, Lot 992, Borough of Brooklyn.

416-54-BZ

APPLICANT—Siegel and Green, for Kollsman Instrument Corp., lessee (Leator Corp., owner).

SUBJECT—Application May 26, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles for patrons and employees (no fee to be charged).

PREMISES AFFECTED—42-61 81st street, west side, 100 ft. north of 45th avenue, Block 1527, Lot 6, Elmhurst, Borough of Queens.

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73-55-BZ

APPLICANT—Henry Nordheim, for Rubenstein and Tutanauer, owners.

SUBJECT—Application February 3, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, and office and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1680 Gun Hill road and 1674 Allerton avenue, intersection of Gun Hill road, Allerton avenue and Lodovick avenue, Block 4539, Lot 1, Borough of The Bronx.

423-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Epstein, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, high speed auto laundry, lubricatorium, body and fender work, welding, incidental repairs, brake testing, wheel alignment, incidental painting and spraying, office and sales, parking of motor vehicles awaiting service with entrances closer to the residence use district than permitted.

PREMISES AFFECTED—70-11 to 70-19 Northern boulevard and 32-62 to 32-70 71st street, northwest corner, Block 1166, Lot 37, Woodside, Borough of Queens.

657-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Pietro Ventola, owner.

SUBJECT—Application August 8, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use D area district the extension of restaurant, bar, cabaret, parking of more than 5 cars, and 1 family residence into the residence use district exceeding permissible coverage and without the required rear yard.

PREMISES AFFECTED—1012-1022 Ralph avenue, west side, 80 ft. south of Snyder Avenue, Block 4731, Lot 42, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 7, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 7, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

834-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Finkel Umbrella Frame Company, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re Appeal from a decision re an order of the fire commissioner—re dip tank covers, etc.

PREMISES AFFECTED—890-914 Brush avenue, east side, 551.16 ft. south of Bruckner boulevard 2nd floor, Block 5541, Lot 130, Borough of The Bronx.

428-55-A

APPLICANT—Noah N. Sherman and Joseph Lau, for East End Temple, owner.

SUBJECT—Application May 27, 1955—re Appeal from a decision of the borough superintendent—re reconstruction.

PREMISES AFFECTED—341-343 East 19th street, north side, 240 ft. west of 1st avenue, Block 925, Lots 24 and 25, Borough of Manhattan.

692-55-A

APPLICANT—Julius Eckmann, for Estate of Isabelle C. Hoffman (Pauline H. Rosenberg, Executor), owner.

SUBJECT—Application August 3, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—5 East 47th street, north side, 150 ft. east of 5th avenue, Block 1283, Lot 7, Borough of Manhattan.

158-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Co., owner.

SUBJECT—Application reopened December 20, 1955 and restored to docket—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

661-46-A—Vol. II

APPLICANT—Herman E. Horwood, for W. A. & W. O. Kaiser Inc., owners.

SUBJECT—Application reopened June 14, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—re means of egress.

PREMISES AFFECTED—412-414 Avenue of the Americas (6th), east side, 43 ft. 8 in. south of West 9th street, Block 572, Lot 6, Borough of Manhattan.

943-54-A

APPLICANT—Topps Chewing Gum, Inc., lessee, for Bush Terminal Buildings, Co., owner.

SUBJECT—Application December 1, 1954—re Appeal from a decision of the fire commissioner—panic bolts.

PREMISES AFFECTED—203-269 37th street, north side, 300 ft. west of 3rd avenue, Bush Building No. 1, 4th floor Sec. A and 5th floor Sec. A and B, Block 695, Lot 1, Borough of Brooklyn.

369-55-A

APPLICANT—Larry Meltzer, for 161 Washington Street Corp., owner.

SUBJECT—Application May 2, 1955—re Appeal from a decision of the borough superintendent—egress, stairs, etc.

PREMISES AFFECTED—161 Washington street, east side, 77 ft. north of Liberty street, Block 58, Lot 11, Borough of Manhattan.

370-55-A

APPLICANT—Larry Meltzer, for Meliberty Realty Corp., owner.

SUBJECT—Application May 2, 1955—re Appeal from a decision of the borough superintendent—egress, stairs, etc.

PREMISES AFFECTED—131 Liberty street, north side, 90 ft. 7½ in. east of Washington street, Block 58, Lot 30, Borough of Manhattan.

1012-55-A

APPLICANT—Samuel Rosenblum, for Ace Associates, Inc., owner.

SUBJECT—Application December 23, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—434-438 Avenue of The Americas (6th), southeast corner of West 10th street, Block 573, Lot 6, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 15, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, February 15, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application September 18, 1951—re (decision

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of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

Laid over from May 3, 1955 to June 7, 1955, to permit the applicant to obtain a decision from the Building Department as to structural conditions to comply with the Labor Law and to permit the filing of a companion administrative appeal to be heard with the zoning application on the laid over date; laid over, date to be set for hearing when companion "A" appeal has been examined and set for hearing; the "A" and "BZ" cases to be heard on the same date; then set for hearing January 10, 1956; then February 15, 1956, for inspection and decision; hearing closed.

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner.
SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

573-55-BZ

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application July 13, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto wrecking (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner and 1727 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

Laid over for inspection and decision; hearing closed; date to be set, awaiting information as to action of Board of Education and the Board of Estimate as to proposed adjacent school; then set for January 17, 1956; then to February 15, 1956, for information from the Board of Education.

1044-55-A

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application December 27, 1955—filed pursuant to section 35, General City Law re part of premises located in bed of mapped street—Clintonville street.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner, and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

386-55-BZ

APPLICANT—Lama, Proskauer, and Prober, for Fire-O-Matic Corp., owner.

SUBJECT—Application May 2, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, minor vehicle repairs, oil burner repairs, storage, office and sales, showroom for oil burners.

PREMISES AFFECTED—925-931 McDonald avenue, east side, 139 ft. 10½ in. north of 18th avenue, Block 5408, Lots 55-58 inclusive, Borough of Brooklyn.

Laid over from January 10, 1956, to January 17, 1956, at request of objector, applicant concurring; then to February 15, 1956, for inspection and decision; hearing closed.

39-55-BZ

APPLICANT—Jack Heimlick, lessee, for Fred R. Cronkite, owner.

SUBJECT—Application January 24, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district the extension in use and area of an existing gasoline service station to include lubritorium, auto wash (non automatic), motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—153-95 Rockaway boulevard and 153-02 to 153-12 137th avenue, southeast corner and 137-02 to 137-12 154th street, Block 12301, Lot 19, Jamaica, Borough of Queens.

Laid over from January 17, 1956, to February 15, 1956, for inspection and decision; hearing closed.

290-55-BZ

APPLICANT—Reginald S. Hardy, for Land Buyers, Inc., owner.

SUBJECT—Application April 12, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the demolition of existing structures, and the erection and maintenance, for a term of 15 years) a gasoline service station, lubritorium, auto laundry (non-automatic) motor vehicle repair shop and office, and to permit the parking of motor vehicles awaiting service.

PREMISES AFFECTED—134-15 Rockaway boulevard, northwest corner of 135th street, Block 11701, Lot 1, South Ozone Park, Borough of Queens.

Laid over from January 17, 1956 to February 15, 1956, for inspection and decision; hearing closed.

375-55-BZ

APPLICANT—Michael Alfano, for Max Sakow, owner.

SUBJECT—Application May 5, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a local retail use district the erection of a gasoline service station, lubritorium, auto repair shop, salesroom, car washing and storage.

PREMISES AFFECTED—950-970 Allerton avenue, south side, from Paulding avenue to Williamsbridge road, Block 4447, Lots 62, 64 and 66, Borough of The Bronx.

Laid over from January 17, 1956 to January 24, 1956, for continued hearing; then to February 15, 1956, for inspection and decision; hearing closed.

950-54-BZ

APPLICANT—Herman Kron, for L. B. Oil Co., Inc., owner.

SUBJECT—Application December 14, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the proposed erection of gasoline service station, auto repairs, office, store, parking and storage of more than 5 cars and sale of used cars. Proposed driveway is more than 25 ft. from the intersection of Bruckner boulevard and Evergreen avenue.

PREMISES AFFECTED—1475 Bruckner boulevard, northwest corner of Evergreen avenue, Block 3711, Lot 1, Borough of The Bronx.

83-55-BZ

APPLICANT—A. M. and F. P. Luongo, for Frank Dolansky, owner.

SUBJECT—Application February 4, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, the proposed exit through kitchen of a restaurant located in a retail use district, through adjoining property located in a residence use district.

PREMISES AFFECTED—345 Myrtle avenue, north side, 74 ft. 10¾ in. east of Carlton avenue, Block 2044, Lots 80 and 88, Borough of Brooklyn.

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421-55-BZ

APPLICANT—Robert Gottlieb, for David Berman, owner.
SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sale of accessories and parts, motor vehicle repairs (hand tools only), parking and storage of more than 5 motor vehicles.
PREMISES AFFECTED—547 Westchester avenue and 618 Hegney place, northeast corner, Block 2358, Lots 1 and 5, Borough of The Bronx.

245-55-BZ

APPLICANT—Burke, Green and Groh, for Joseph T. King, owner.
SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the proposed erection of a 1 family residence of class 4 construction, and garage with a setback of less than 15 ft. from the street line, and including a side yard of less than the minimum five feet as required.
PREMISES AFFECTED—219-44 89th avenue, southwest corner of 220th street, Block 10665, Lot 51, Bellerose, Borough of Queens.

246-55-BZ

APPLICANT—Burke, Green and Groh, for Joseph T. King, owner.
SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the proposed erection of a 1 family residence of class 4 construction and garage with a setback of less than 15 ft. from the street line and including a side yard of less than the minimum five feet as required.
PREMISES AFFECTED—220-02 89th avenue, southeast corner of 220th street, Block 10666, Lot 46, Bellerose, Borough of Queens.

433-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rentways, Inc., owner.
SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a unrestricted and residence use district the proposed extension of a storage garage for more than 5 motor vehicles, parking and storage for more than 5 motor vehicles and the installation of one 550 gal. tank and one pump in open area for owner's use only.
PREMISES AFFECTED—701-711 East 139th street and 275-295 Jackson avenue, northwest corner and 698-710 East 140th street, Block 2568, Lots 14, 17, 20 and 30, Borough of The Bronx.

448-55-BZ

APPLICANT—Patrick D. Concagh, for Beretta Realty Corp., owner.
SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, F area district the proposed structure to be occupied as stores, with setback less than 15 ft. from the street line, with coverage in excess of that permitted.
PREMISES AFFECTED—5600-5610B Riverdale avenue, northeast corner of 256th street, Block 3423, Lots 91 and 95, Borough of The Bronx.

453-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Francis Formica, owner.
SUBJECT—Application June 6, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service sta-

tion, lubritorium, car washing, minor auto repairs, sales and storage room, parking and storage of motor vehicles with proposed curb cuts and show windows closer to the residence use district than is permitted.

PREMISES AFFECTED—1003-1013 Utica avenue and 5001-5009 Tilden avenue, northeast corner, Block 4722, Lots 40, 43 and 44, Borough of Brooklyn.

530-55-BZ

APPLICANT—Abraham N. Horowitz and Herbert Glabman, for Silver Castelli, owner.
SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication and accessory sales and minor repairs with hand tools only, with proposed show window less than 75 ft. from the residence use district, all for a term of 15 years.
PREMISES AFFECTED—144-11 to 144-21 Rockaway boulevard and 123-32 to 123-42 145th street, Block 12047, Lot 32, South Ozone Park, Borough of Queens.

714-55-BZ

APPLICANT—Henry George Greene, for Joseph Eisner and Joseph I. Lubin, co-partners, owners (Bres Realty Co., lessee).
SUBJECT—Application September 15, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a manufacturing and restricted retail use district, the parking and storage of more than 5 motor vehicles.
PREMISES AFFECTED—329-331 East 46th street, north side, 275 ft. west of 1st avenue, Block 1339, Lots 14, 15 and 36, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 15, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, February 15, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

972-40-SM

APPLICANT—The Otis Elevator Company, owner.
SUBJECT—Application reopened May 16, 1950 for test and report as to proposed changes in construction—Otis Bi-Parting Counterbalanced Vertical Sliding Elevator Hoistway Door, approval of.

450-48-SM—Vol. II

APPLICANT—Great Lakes Carbon Corp., owner.
SUBJECT—Application reopened December 14, 1954 amendment to resolution as to transfer of approval of new owner—Permalite Gypsum Plaster (for fireproofing steel columns), previously approved.

737-48-SM

APPLICANT—Great Lakes Carbon Corp., owner.
SUBJECT—Application reopened December 14, 1954 amendment to resolution as to transfer of approval to new owner—Permalite Plaster (to protect structural I Beam and Steel Floor), previously approved.

776-49-SM

APPLICANT—Great Lakes Carbon Corp., owner.
SUBJECT—Application reopened December 14, 1954 amendment to resolution as to transfer of approval to new owner—Permalite (an aggregate taking the place of sand in gypsum plaster), previously approved.

360-50-SA

APPLICANT—Automatic Burner Corp., owner.
SUBJECT—Application reopened December 13, 1955 amend-

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ment to resolution as to additional trade names—ABC Oil Burner, Model 55, previously approved.

464-54-SA

APPLICANT—Arthur A. Olson & Co., owner (Gale Engineering Co., agent).
SUBJECT—Application June 1, 1954—Olson Oil-fired Space Heaters, Models HOU-300 through 2000, approval of.

465-54-SA

APPLICANT—Arthur A. Olson & Co., owner (Gale Engineering Co., agent).
SUBJECT—Application June 1, 1954—Olson Oil-fired Space Heaters, Models LOU-MOU300 through 2000, approval of.

984-54-SM

APPLICANT—Inland Steel Products Co., owner.
SUBJECT—Application December 21, 1954—Cellufloor (cellular steel floor panels), approval of.

481-55-SM

APPLICANT—Conver Steel and Wire Co., Inc., owner.
SUBJECT—Application June 7, 1955—Swivel Toggle Hanger (for hung ceilings), approval of.

851-55-A

APPLICANT—Harrison and Abramovitz, for Museum of Modern Art, owner (Theatre Guild, lessee).
SUBJECT—Application October 28, 1955—re Appeal from a decision of the borough superintendent—non-fireproof construction—stairs, live load, etc.
PREMISES AFFECTED—27 West 53rd street, north side, 385 ft. east of Avenue of Americas (6th), Block 1269, Lot 17, Borough of Manhattan.

700-54-A

APPLICANT—Frank Braun, for Alabama Realities, Inc., owner (Canarsie Unit Jehovah's Witnesses, lessees).
SUBJECT—Application September 14, 1954—re Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—568-574 Sutter avenue, southeast corner of Alabama avenue, Block 3769, Lot 21, Borough of Brooklyn.

147-49-A—Vol. II

APPLICANT—Frederick C. Genz, for Diller-Quaile Music School, Inc., owner.
SUBJECT—Application reopened December 6, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—construction.
PREMISES AFFECTED—24 East 95th street, south side, 81 ft. 9½ in. west of Madison avenue, Block 1506, Lot 60, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 21, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 21, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

378-55-BZ

APPLICANT—Leonard F. Rothkrug, for Private Garages, Inc., owner.
SUBJECT—Application May 10, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking lot.

PREMISES AFFECTED—2139-2143 65th street, north side, 325 ft. west of Bay parkway, Block 5550, Lot 50, Borough of Brooklyn.

Laid over from January 17, 1956 to February 21, 1956 for inspection and decision; hearing closed.

394-55-BZ

APPLICANT—Patrick D. Concagh, for Bome Realty Corp., owner (The Texas Co., lessee).

SUBJECT—Application May 17, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, storage and sale of auto accessories.

PREMISES AFFECTED—329-335 Morris avenue and 266-268 East 140th street, northwest corner, Block 2333, Lot 70, Borough of The Bronx.

Laid over from January 17, 1956 to February 21, 1956, for inspection and decision; hearing closed.

691-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Tony and Marie Lanza, Frank Mascali and Sons, Inc., and A. Wollheim and Sons, Inc., owners.

SUBJECT—Application August 2, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, store, utility room, parking and storage of motor vehicles; proposed curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—1774-1798 Nereid avenue and 4400-4406 Barnes avenue, southeast corner, 4385-4389 Wickham avenue and 4386-4390 Gunther avenue, Block 5051, Lots 44, 50, 45 and 51, Borough of The Bronx.

Laid over from January 17, 1956, to February 21, 1956, for inspection and decision; hearing closed; applicant to file revised plans in meantime.

406-55-BZ

APPLICANT—Gabriel Nathan, for Edwin and Edna Hernly, owners.

SUBJECT—Application May 13, 1955—re (decision of the Commissioner Marine and Aviation) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the construction of a timber bulkhead wall along the property, and the use of the property for boat landing and parking of patrons cars.

PREMISES AFFECTED—225-229 Beach 3rd street, west side, 240 ft. north of Seagirt avenue and 224-230 Beach 4th street, Block 103, Lot 14, Far Rockaway, Borough of Queens.

Laid over from January 24, 1956 to February 21, 1956, for inspection and decision; hearing closed; applicant to file plan showing pierhead and bulkhead lines and small scale plan showing distance to boats and where they are moored.

538-55-BZ

APPLICANT—Leonard F. Rothkrug, for Anne Brown, owner.

SUBJECT—Application July 1, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, non-automatic laundry, office, sales area, utility room and lubritorium.

PREMISES AFFECTED—995-1007 McDonald avenue and 47-57 Lawrence avenue, northeast corner, Block 5419, Lot 1, Borough of Brooklyn.

Laid over from January 24, 1956 to February 21, 1956, for inspection and decision; hearing closed.

1085-38-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Loha Realty Corp., owner.

SUBJECT—Application reopened February 8, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station,

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lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—5307-5315 21st avenue and 1072-1082 Dahill road, southeast corner, Block 5495, Lot 465, Borough of Brooklyn.

281-55-BZ

APPLICANT—Kenneth W. Milnes, for James Melfi, owner.

SUBJECT—Application April 17, 1955—re (decision of the borough superintendent) under sections 7i and 21 of the zoning resolution, to permit in a retail use, D area district, the change in occupancy from garage for not more than five motor vehicles to motor vehicle repair shop, and extension of an existing building using more than the area permitted.

PREMISES AFFECTED—2041 Victory boulevard, north side, 151 ft. east of Bradley avenue, Block 462, Lot 6, Meirs Corners, Borough of Richmond.

414-55-BZ

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner.

SUBJECT—Application May 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the proposed parking and storage of motor vehicles for a term of 5 years.

PREMISES AFFECTED—361-371 89th street, north side, 100 ft. west of 4th avenue, Block 6062, Lots 45 and 48, Borough of Brooklyn.

451-55-BZ

APPLICANT—Carl H. Salminen, for Hause Building Corp., owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the maintenance of a two family dwelling of class 4 construction without the required side yards.

PREMISES AFFECTED—137-34 Negundo avenue, south side, 267.78 ft. east of Colden street, Block 5153, Lot 20, Flushing, Borough of Queens.

452-55-BZ

APPLICANT—Carl H. Salminen, for Gunter Jung, owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the maintenance of a 2 family dwelling of class 4 construction, without the required side yards.

PREMISES AFFECTED—140-29 Negundo avenue, north side, 74 ft. west of Union street, Block 5216, Lot 24, Flushing, Borough of Queens.

459-55-BZ

APPLICANT—Frederick A. Ketcher, for Mary A. Antony, owner (William Penny and Angie Serret, lessees).

SUBJECT—Application June 8, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the maintenance of an existing gasoline service station and an existing metal building for motor vehicle repairs for a term of 3 years.

PREMISES AFFECTED—5945 Broadway, west side, 811 ft. north of West 240th street, Block 3414, Lot 628, Borough of The Bronx.

463-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Cody and Marie Ingenito, owners.

SUBJECT—Application June 2, 1955—re (decision of the borough superintendent) under sections 7i, 7e and 7h of

the zoning resolution, to permit in a business and residence use district, the proposed change of use of store and dwelling to body and fender repairs, welding, painting and spraying, parking of cars waiting to be serviced on unbuilt upon portion of the plot.

PREMISES AFFECTED—208-20 Northern boulevard, south side, 125 ft. west of Oceania street and 206-63 45th road, Block 7305, Lot 29, Bayside, Borough of Queens.

464-55-A

APPLICANT—Lama, Proskauer and Prober, for Cody and Marie Ingenito, owners.

SUBJECT—Application June 2, 1955—re Appeal from a decision of the borough superintendent, Class 3 construction—repair shop.

PREMISES AFFECTED—208-20 Northern boulevard, south side, 125 ft. west of Oceania street and 206-63 45th road, Block 7305, Lot 29, Bayside, Borough of Queens.

480-55-BZ

APPLICANT—George W. Swiller, for Tivoli Realty Corp., owner.

SUBJECT—Application June 15, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed alteration of existing 4 apartments, with a total of 11 rooms, into stores at the first story of the 4 story class A multiple dwelling, new law tenement, the extension from 2 stores and 5 apartments to 7 stores and 1 apartment.

PREMISES AFFECTED—1090-1098 Croes avenue and 1700-1712 Watson avenue, southeast corner, Block 3723, Lot 48, Borough of The Bronx.

561-55-BZ

APPLICANT—Herman E. Horwood, for Mary Francomano, owner.

SUBJECT—Application July 8, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection of a 2 family dwelling with less than the 10 ft. setback required on each street front.

PREMISES AFFECTED—2894 Roebling avenue, southwest corner of Edison avenue, Block 5388, Lot 27, Borough of The Bronx.

808-55-BZ

APPLICANT—Paul Friedman, for Hans J. Heckmann and R. Harold Paltrow, owners.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under sections 7h, 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto repairs (hand tools only), auto washing (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—35-02 to 35-08 (35-04 official) Bell boulevard and 213-12 to 213-20 35th avenue, southwest corner, Block 6169, Lot 6, Bayside, Borough of Queens.

946-55-BZ

APPLICANT—Paul C. Reilly, for Archbishopric of New York, owner.

SUBJECT—Application November 28, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, B area district, the erection of a building to be used as a church and rectory exceeding the permitted area of lot coverage.

PREMISES AFFECTED—59-65 Park avenue and 102-104 East 38th street, southeast corner, Block 893, Lots 87, 88, 90, 91 and 92, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

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FEBRUARY 21, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 21, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matter:

475-55-A

APPLICANT—Lama, Proskauer and Prober, for Samuel Harris, owner.

SUBJECT—Application June 6, 1955—re Appeal from a decision of the borough superintendent—re change in use from lodge rooms to nursing home of three story Class III building; exit stairs.

PREMISES AFFECTED—957 Putnam avenue, north side, 100 ft. east of Ralph avenue, Block 1483, Lot 64, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 28, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 28, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

313-33-BZ—Vol. II

APPLICANT—Samuel Carr, for Digama Realty Company, owner.

SUBJECT—Application reopened October 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit partly in a residence and partly in a business use district the erection and maintenance of a gasoline service station, lubritorium, sales space, service parking, car wash, and motor vehicle repairs, with a curb cut less than 75 ft. from residence use district.

PREMISES AFFECTED—38-06 Greenpoint avenue, southwest corner of 50th avenue, Block 212, Lot 23, Woodside, Borough of Queens.

Laid over from January 10, 1956 to February 28, 1956, for inspection and decision; hearing closed.

576-37-BZ—Vol. II

APPLICANT—William A. Giesen, for B. J. Denihan, Inc., and Deborah E. Dumont, owners (B. J. Denihan, Inc., and Shamrock Cleaners, Inc., lessees).

SUBJECT—Application reopened October 19, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, to change the use of part of the combined structure from residence to commercial use and other parts of the combined structure from one commercial use to another commercial use.

PREMISES AFFECTED—215-221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

Laid over from January 10, 1956, to February 28, 1956, for inspection and decision; hearing closed.

809-54-A

APPLICANT—William A. Giesen, for B. J. Denihan, Inc., and Deborah E. Dumont, owners (B. J. Denihan, Inc., and Shamrock Cleaners, Inc., lessees).

SUBJECT—Application September 28, 1954—re Appeal from a decision of the borough superintendent—non fire-proof construction, area excessive.

PREMISES AFFECTED—215-221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

531-55-BZ

APPLICANT—Charles M. Spindler, for Frank and Catherine Ruzek, owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7c, 7h and 7i of

the zoning resolution, to permit in a business use district the extension in area of an existing gasoline service station to include gasoline service, auto washing, lubrication, parking and storage for more than 5 motor vehicles, office, accessory, sales, sale of used cars, 2 car garage, garage for less than 5 cars, brake and ignition service and auto repairs with hand tools only.

PREMISES AFFECTED—34-15 to 34-25 58th street, east side, 131.25 ft. south of Broadway, Block 1197, Lot 25, Woodside, Borough of Queens.

Laid over from January 10, 1956 to February 28, 1956, for inspection and decision; hearing closed.

434-16-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Marjorie E. Hart, owner (J. J. Hart, Inc., lessee).

SUBJECT—Application reopened March 3, 1953 as Vol. IV—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business and unrestricted use district proposed addition of garage for more than 5 motor vehicles to proposed occupancy as granted by the Board of Standards and Appeals under Cal. 434-16-BZ. Proposed driveway on Bedford place is contrary to original and amended resolution of the Board.

PREMISES AFFECTED—1095-1107 Atlantic avenue and 14-36 Bedford place, northwest corner, Block 2021, Lot 20, Borough of Brooklyn.

Laid over from January 24, 1956 to February 28, 1956, for inspection and decision; hearing closed; applicant to file stipulation as to discontinuance of parking of cars.

715-47-BZ

APPLICANT—Gustave Goldman, for Albert Panerello, owner.

SUBJECT—Application reopened January 10, 1956 for consideration as to extension of term of variance—expired October 20, 1955—re (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change of occupancy from private garage to motor vehicle repair shop, with school yard between intersecting streets, for a term of years.

PREMISES AFFECTED—966 4th avenue and 367-369 37th street, northwest corner, Block 696, Lot 39, Borough of Brooklyn.

576-23-BZ—Vol. III

APPLICANT—Henry C. Brucker, for Louis Schneider, owner (Central Garage and Service Station, lessee).

SUBJECT—Application reopened May 25, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district, the change in use of an existing non conforming use as garage, motor vehicle repair shop, auto laundry, sale and display of used cars, welding, painting and spraying, to include additional uses of baling and storage of old clothes for export and storage of 7,000 gals of lubricating oil.

PREMISES AFFECTED—64-01 to 64-25 Central avenue and 64-02 to 64-24 Otto road, northeast corner, Block 3641, Lot 1, Ridgewood, Borough of Queens.

311-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobile Oil Company, owner.

SUBJECT—Application reopened July 12, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district the extension of existing gasoline service station, lubritorium, auto laundry, minor repairs, office and sale of accessories and boiler room, to include gasoline service station, lubritorium, auto laundry, minor repairs, office and sale of accessories, boiler room, dealers' training room, storage, heater room and parking as accessory to training room.

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PREMISES AFFECTED—165-01 to 165-09 Hillside avenue and 87-45 to 87-55 165th street, northeast corner, Block 9837, Lot 13, Jamaica, Borough of Queens.

882-54-BZ

APPLICANT—Gustave Goldman, for John D'Emic, owner.
SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under sections 7e, 7i and 7c of the zoning resolution, to permit in a business and residence use district, the proposed change in occupancy from parking lot to automobile testing room, cleaning of cars and storing of equipment, and minor repairs with hand tools only.

PREMISES AFFECTED—867-873 4th avenue and 168-190A 32nd street, southeast corner, Block 681, Lot 6, Borough of Brooklyn.

110-55-BZ

APPLICANT—Philip Freshman and Joseph Platzker, for Harry Field, owner.

SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—635-637 East 12th street, north side, 183 ft. west of Avenue C, Block 395, Lots 43 and 44, Borough of Manhattan.

292-55-BZ

APPLICANT—Burke, Green and Groh, for Karl Schneider, owner.

SUBJECT—Application April 15, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, and minor repairs (hand tools only).

PREMISES AFFECTED—239-11 to 239-19 Jamaica avenue, northwest corner of 240th street, Block 8001, Lot 1, Bellerose, Borough of Queens.

500-55-BZ

APPLICANT—Rudolph C. P. Boehler, for Webb and Knapp Inc., owner.

SUBJECT—Application June 17, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, a drive-in restaurant, kitchen service area, storage room and parking of more than 5 motor vehicles.

PREMISES AFFECTED—80-11 Parsons boulevard, southeast corner of Union turnpike, Block 6853, Lot 20, Jamaica, Borough of Queens.

706-55-BZ

APPLICANT—Charles M. Spindler, for Michael Bove, owner.

SUBJECT—Application September 9, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the proposed use of gasoline service station, auto safety inspection station, minor repairs (hand tools only), lubrication, auto washing, storage, office and sales, and storage of more than 5 motor vehicles.

PREMISES AFFECTED—8825-8911 5th avenue, east side, 108 ft. 7 in. north of 90th street, Block 6067, Lots 7 and 10, Borough of Brooklyn.

746-55-BZ

APPLICANT—Paul Friedman, for Queens Beer Sales, Inc., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non-automatic), office, storage and sale of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—259-02 to 259-16 Hillside avenue and 84-01 to 84-09 259th street, southeast corner, Block 8789, Lot 31, Floral Park, Borough of Queens.

739-39-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Cromwell Avenue Garage Corp., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto repairs, car washing, storage, offices, parking and storage of motor vehicles upon unbuilt upon portion of the plot.

PREMISES AFFECTED—1722-1730 Lexington avenue and 128-130 East 108th street, southwest corner, Block 1635, Lot 56, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 2, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, March 2, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

835-38-SR—Proposed Amendments Relative to Submerged Inlets and Protective Methods to Be Applied to Prevent Contamination of Water Supply.

HARRIS H. MURDOCK, *Chairman.*

MARCH 6, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 6, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

535-37-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Nost-Mont Garage, Inc., owner.

SUBJECT—Application reopened October 18, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7c, 7i, 7h and 7e of the zoning resolution, to permit in a business and residence use district the proposed change of use from a public garage for more than 5 cars, parking of not more than 30 cars, to gasoline service station, public garage, motor vehicle repairs, lubricatorium, automatic auto laundry, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—958-990 Nostrand avenue and 412-416 Montgomery street, southwest corner and 291-301 Sullivan place, Block 1305, Lot 40, Borough of Brooklyn.

Laid over from January 24, 1956 to March 6, 1956, for inspection and decision; hearing closed.

446-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Fulton Reid Realty and Holding Corporation, owner.

SUBJECT—Application reopened September 20, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a local retail use district, the extension of the existing structure for use as meat processing, cooler, storage plant, offices and dressing rooms. The proposed extension exceeds the area permitted in a C area district.

PREMISES AFFECTED—70-76 Marion street and 349-359 Reid avenue, southeast corner and 1755-1763 Fulton street, Block 1695, Lots 1 and 4, Borough of Brooklyn.

Laid over from January 24, 1956, to March 6, 1956, for inspection and decision; hearing closed.

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285-55-BZ

APPLICANT—John J. Tricarico, for Nick Pizaaz, owner.

SUBJECT—Application April 7, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, motor vehicle repair shop and to permit the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—1777-1783 McDonald avenue, east side, 170 ft. 8½ in. north of Avenue P, Block 6608, Lot 64, Borough of Brooklyn.

Laid over from January 24, 1956 to March 6, 1956, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman*.

MARCH 13, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 13, 1956, at 10 o'clock in Room

1013 Municipal Building, Manhattan, on the following matter:

361-52-BZ—Vol. II

APPLICANT—Ingram S. Carner, for LMJ Realty Corporation, owner.

SUBJECT—Application reopened October 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs, sales and storage of auto accessories, storage of more than 5 cars waiting to be serviced with show windows and curb cuts and signs less than 75 ft. from the residence district.

PREMISES AFFECTED—9609-9625 Ditmas avenue and 732-742 Rockaway parkway, northwest corner, Block 8114, Lots 1, 6, 63 and 64, Borough of Brooklyn.

Laid over from January 24, 1956, to March 13, 1956, for inspection and decision; hearing closed; applicant to file revised plan showing the route for the auto laundry, space for cars, etc.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining Minutes of Meeting of January 17, 1956)

66-38-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Bankers Federal Savings and Loan Association, owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider extension of use to 2nd story, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a local retail use, C area district, the erection and maintenance of a two story and mezzanine fireproof bank and one family dwelling building, using more than the area permitted.

PREMISES AFFECTED—340 Avenue of the Americas, and 151 West Fourth street, northeast corner, Block 552, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III, to consider extension of use to 2nd story, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner and Deputy Chief Connolly..... 3

Negative: 0

Absent: Commissioner Keating..... 1

906-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Nathan Fisher, owner.

SUBJECT—Application for consideration—reopening as to consider reversal of decision refusing rehearing in resolution of Nov. 15, 1955—re Application (decision of the borough superintendent); previously denied, under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, accessory sales, motor vehicle repairs and office and

permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—8101-8111 3rd avenue and 302-312 81st street, southeast corner, Block 5997, Lots 7 and 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened for rehearing subject to the regular procedure based on alleged new facts, namely: lease with an automobile agency, Atlantic Packard Automobile Corporation, and new showroom for the agency.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner and Deputy Chief Connolly..... 3

Negative: 0

Absent: Commissioner Keating..... 1

757-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners. (Cornell Paper and Box Company, Inc., lessee).

SUBJECT—Application for consideration—reopening as Vol. II to consider a new proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously withdrawn, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage for more than five cars on first and second floors, to office, storage of paper stock and twine on first floor, and manufacture of paper boxes and storage of paper stock on second floor.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue, Block 1667, Lot 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Levine.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Volume

MINUTES

II, subject to the regular procedure to consider a new proposal, previously withdrawn as Vol. I.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly..... 3
Negative: 0
Absent: Commissioner Keating..... 1

758-53-A—Vol. II

APPLICANT—Paul Friedman, for Morris and Israel M. Dolgin, owners. (Cornell Paper and Box Company, Inc., lessee).

SUBJECT—Application for consideration—reopening as Vol. II—re Appeal from a decision of the borough superintendent; previously withdrawn.

PREMISES AFFECTED—664-666 Halsey street, south side, 200 ft. west of Patchen avenue, Block 1667, Lot 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Levine.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Volume II, subject to the regular procedure to consider a new proposal previously withdrawn as Vol. I.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly..... 3
Negative: 0
Absent: Commissioner Keating..... 1

103-54-BZ—Vol. II

APPLICANT—Siegel and Green, for L. S. C. Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider new proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously withdrawn, under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of an outdoor skating rink with an accessory building with illuminated business signs on building, for a term of five years.

PREMISES AFFECTED—1950 Bruckner boulevard, south side, 364.9 ft. west of Pugsley avenue, Block 3677, Lots 58 and 61, Borough of the Bronx.

APPEARANCES—

For Applicant: John Hronec.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Volume II, previously withdrawn, subject to the regular procedure for consideration of new proposal.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly..... 3
Negative: 0
Absent: Commissioner Keating..... 1

135-54-BZ—Vol. II

APPLICANT—Herman F. Spinken, for William H. Tator, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 7h of the zoning resolution, permitting in a residence use district, the change in occupancy from dwelling to funeral parlor and dwelling, with parking space for visitor's cars on unbuilt upon portion of lot (no fee to be charged).

PREMISES AFFECTED—143-35 Farmers boulevard, northeast corner of 144th avenue, Block 13074, Lot 1, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: James E. Mulvaney.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Volume II subject to the regular procedure to consider extension

of use; applicant to obtain a new decision and to revise plans.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly..... 3
Negative: 0
Absent: Commissioner Keating..... 1

136-54-A—Vol. II

APPLICANT—Herman F. Spinken, for William H. Tator, owner.

SUBJECT—Application for consideration—reopening as Vol. II—re objection as to extension of building—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—143-35 Farmers boulevard, northeast corner of 144th avenue, Block 13074, Lot 1, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: James E. Mulvaney.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Volume II subject to regular procedure to consider extension of frame building.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly..... 3
Negative: 0
Absent: Commissioner Keating..... 1

958-54-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Marichal-Agosto Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II as to extension of use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a business structure to be used for storage of tropical products and office.

PREMISES AFFECTED—80-84 East 111th street, south side, 114 ft. west of Park avenue, Block 1616, Lots 43, 143 and 42, Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider extension of use, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly..... 3
Negative: 0
Absent: Commissioner Keating..... 1

615-29-BZ

APPLICANT—Walter Prawzinsky, for Vincent Natale, owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution as to brand sign—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—291 East 233rd street and 4201 Katonah avenue, northwest corner, Block 3374, Lots 1 and 7, Borough of The Bronx.

APPEARANCES—

For Applicant: Walter Prawzinsky.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Request to reopen withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly..... 3
Negative: 0
Absent: Commissioner Keating..... 1

MINUTES

622-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis Silverman, Pearl Berger and David Lloyd Bensley, owners.

SUBJECT—Application July 25, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restrictive retail use district, the proposed extension in area and use of a gasoline service station, car washing, lubritorium, minor motor repairs, office and sales, parking and sale of motor vehicles.

PREMISES AFFECTED—1413-1425 Edward L. Grant Highway, west side, 59.42 ft. north of Nelson avenue, Block 2521, Lots 20 and 23, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly..... 3

Negative: 0

Absent: Commissioner Keating..... 1

577-39-SA

APPLICANT—Iron Fireman Corporation, owner.

SUBJECT—Application for consideration—reopening as for report as to change in model number—re Iron Fireman Oil Burner, Model M and M3; previously approved.

APPEARANCES—

For Applicant: Bradley T. Sheridan.

ACTION OF BOARD—Application reopened for report as to change in model number.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly..... 3

Negative 0

Absent: Commissioner Keating..... 1

162-43-SM

APPLICANT—Metropolitan Overhead Door Company, Inc., for New Castle Products, owner.

SUBJECT—Application for consideration—reopening as to amendment, for test and report—re Modernfold Doors; previously approved.

APPEARANCES—

For Applicant: David R. Keegan.

ACTION OF BOARD—Application reopened for test and report as to proposed amendment.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly..... 3

Negative: 0

Absent: Commissioner Keating..... 1

733-48-SM

APPLICANT—Van-Packer Corporation, owner.

SUBJECT—Application for consideration—reopening as to test and report as to proposed change in construction—re Van-Packer Flue (chimney for coal, wood, gas, etc.); previously approved.

APPEARANCES—

For Applicant: C. M. Montgomery.

ACTION OF BOARD—Application reopened for test and report as to proposed change in construction.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly..... 3

Negative: 0

Absent: Commissioner Keating..... 1

982-54-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application for consideration—reopening as for

report as to change of trade name—re Gold Bond Acoustipanel System (sound absorption and fire-resistant ceiling); previously approved.

APPEARANCES—

For Applicant: Sheldon H. Cady.

ACTION OF BOARD—Application reopened for report as to change of trade name.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly..... 3

Negative: 0

Absent: Commissioner Keating..... 1

Adjourned: 5:00 P. M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY MORNING, JANUARY 24, 1956, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, January 10, 1956 and the minutes of the special meeting of the Board held on Friday morning, January 13, 1956, were approved as printed in the Bulletin of January 17, 1956, Vol. 41, No. 3.

434-16-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Marjorie E. Hart, owner (J. J. Hart, Inc., lessee).

SUBJECT—Application reopened March 3, 1953 as Vol. IV—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business and unrestricted use district proposed addition of garage for more than 5 motor vehicles to proposed occupancy as granted by the Board of Standards and Appeals under Cal. 434-16-BZ. Proposed driveway on Bedford place is contrary to original and amended resolution of the Board. PREMISES AFFECTED—1095-1107 Atlantic avenue and 14-36 Bedford place, northwest corner, Block 2021, Lot 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: John E. Murphy, George D. Proute, James Matthews, Jerome Raphael and Ethaline Allman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 28, 1956, at 10 A. M. for inspection and decision; applicant to file stipulation as to discontinuance of parking of cars on street and sidewalks and revised plans as to opening to Bedford place; hearing closed.

535-37-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Nost-Mont Garage, Inc., owner.

SUBJECT—Application reopened October 18, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7c, 7i, 7h, 7e of the zoning resolution, to permit in a business and residence use district, the proposed change of use from a public garage for more than 5 cars, parking of not more than 30 cars, to gasoline service station, public garage, motor vehicle repairs, lubritorium, automatic auto laundry, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—958-980 Nostrand avenue and 412-416 Montgomery street, southwest corner and 291-301 Sullivan place, Block 1305, Lot 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Myron Auerbach.

For Opposition: William S. Parisi and Milton S. Prince.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 6, 1956, at 10 A. M. for inspection and decision; hearing closed.

MINUTES

361-52-BZ—Vol. II

APPLICANT—Ingram S. Carner, for LMJ Realty Corporation, owner.

SUBJECT—Application reopened October 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs, sales and storage of auto accessories, storage of more than 5 cars waiting to be serviced with show windows and curb cuts and signs less than 75 ft. from the residence district.

PREMISES AFFECTED—9609-9625 Ditmas avenue and 732-742 Rockaway parkway, northwest corner, Block 8114, Lots 1, 6, 63 and 64, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner and Albert C. Schutta.

For Opposition: Howard Silverman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 13, 1956, at 10 A. M. for inspection and decision; hearing closed; applicant to file revised plan showing the route for the auto laundry, space for cars, etc.

446-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Fulton Reid Realty and Holding Corporation, owner.

SUBJECT—Application reopened September 20, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a local retail use district, the extension of the existing structure for use as meat processing, cooler, storage plant, offices and dressing rooms. The proposed extension exceeds the area permitted in a C area district.

PREMISES AFFECTED—70-76 Marion street and 349-359 Reid avenue, southeast corner and 1755-1763 Fulton street, Block 1695, Lots 1 and 4, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Max Brenneisen.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 6, 1956, at 10 A. M. for inspection and decision; hearing closed.

285-55-BZ

APPLICANT—John J. Tricarico, for Nick Pitta, owner.

SUBJECT—Application April 7, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop and to permit the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—1777-1783 McDonald avenue, east side, 170 ft. 8½ in. north of Avenue P, Block 6608, Lot 64, Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Tricarico.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 6, 1956, at 10 A. M. for inspection and decision; hearing closed.

375-55-BZ

APPLICANT—Michael Alfano, for Max Sakow, owner.

SUBJECT—Application May 5, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a local retail use district, the erection of a gasoline service station, lubritorium, auto repair shop, salesroom, car washing and storage.

PREMISES AFFECTED—950-970 Allerton avenue, south side, from Paulding avenue to Williamsbridge road, Block 4447, Lots 62, 64 and 66, Borough of The Bronx.

APPEARANCES—

For Applicant: G. Lazerus and F. Damiano.

For Opposition: Josephine Carenza, B. F. Chmielecki, Elizabeth D'Auria, Carmine Luongo and A. Suriari.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Continuation of hearing laid over from January 17, 1956 to February 15, 1956, at 10 A.M. for inspection and decision; hearing closed.

406-55-BZ

APPLICANT—Gabriel Nathan, for Edwin and Edna Hernly, owners.

SUBJECT—Application May 13, 1955—(decision of the Department of Marine and Aviation) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the construction of a timber bulkhead wall along the property, and the use of the property for boat landing and parking of patrons cars.

PREMISES AFFECTED—225-229 Beach 3rd street, west side, 240 ft. north of Seagirt avenue and 224-230 Beach 4th street, Block 103, Lot 14, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan, Edwin Hernly, Edna Hernly, Donald E. Heintz and Edwin Heintz, Jr.

For Opposition: Maurice A. Pompan, David Snyder, Blanche Snyder, Sadie Weigl, Sophie Siegel, George G. Nason, Mary Goldfarb and Louis Siegel.

ACTION OF BOARD—Laid over to February 21, 1956, at 10 A. M. for inspection and decision; applicant to file plan showing pierhead and bulkhead lines and small scale plan showing distance to boats and where they are moored; hearing closed.

538-55-BZ

APPLICANT—Leonard F. Rothkrug, for Anne Brown, owner.

SUBJECT—Application July 1, 1955—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, non-automatic laundry, office, sales area, utility room and lubritorium.

PREMISES AFFECTED—995-1007 McDonald avenue and 47-57 Lawrence avenue, northeast corner, Block 5419, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Elias M. Schwarzbart.

For Opposition: Norman E. Henkin, Mr. J. Bisenius, Hyman Siegel, Carmelo Gemilli, Marini DeCastri, Michael W. Talan, Rocco Logozzo, Mrs. M. Talan, M. Manning, Mrs. M. Goehringer, M. Geronimo, R. Tricarico, Mrs. M. Karl, John W. Palladina and Frank Colavito.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 21, 1956, at 10 A. M. for inspection and decision; hearing closed.

575-55-BZ

APPLICANT—Goldwater and Flynn, for The Montefiore Hospital for Chronic Diseases, owner.

SUBJECT—Application July 13, 1955—(decision of the borough superintendent) under sections 7e, 7h and 7i of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office, motor repairs, storage and parking of motor vehicles.

PREMISES AFFECTED—Black bounded by South side of Gun Hill road, from Tryon avenue to Wayne avenue, Block 3343C, Lot 245, Borough of The Bronx.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 31, 1956, at 10 A. M. for inspection and decision; hearing previously closed.

MINUTES

827-55-BZ

APPLICANT—Leonard F. Rothkrug, for Arthur Miller, Herbert Cohen and Frank Bruno, owners (owner under contract—Jaltex Petroleum Corp.); (Master Builders and Mason Supply Co., lessee).

SUBJECT—Application October 21, 1955—re (decision of the borough superintendent) under sections 7f and 7A, to permit in a retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, oil selling, sales, with curb cuts less than 75 ft. from the residence use district, for a term of 15 years.

PREMISES AFFECTED—245-20 139th avenue and 245-22 to 245-32 South Conduit avenue, southwest corner and 139-02 to 139-10 246th street, Block 13614, Lots 23 and 24—23 tentative, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to January 31, 1956, at 10 A. M. for applicant to file revised plans as to masonry wall along 246th street and 139th avenue, pumps and pump islands.

342-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler and Benjamin Hass, owners.

SUBJECT—Application April 30, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, for a term of fifteen years the erection and maintenance of stores, auto show-room, gasoline service station, car wash, lubritorium, motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles; and for loading and unloading of patrons' cars.

PREMISES AFFECTED—76-01 to 76-19 Main street, east side, from 76th avenue to 76th road, 144-02 to 144-10 76th avenue and 141-01 to 141-09 76th road, Block 6666, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: J. S. Schulman, G. A. Genhard, Irving M. Rosenthal, H. Norwalk, Mollie Lovett and William Reiss.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a full hearing was held by the Board and the premises were inspected by a committee of the Board, which was about to render an adverse report when the applicant requested the withdrawal of the application stating intention to maintain a conforming use.

Resolved, that the application be and it hereby was *withdrawn*.

106-30-BZ

APPLICANT—Esso Standard Oil Company, lessee, for Arthur Lawton, new owner; Mabel Hall, former owner.

SUBJECT—Application reopened December 20, 1955 in view of the change of zone to local retail use—re (decision of the borough superintendent) previously granted on condition under section 7f for a term of five years, permitting in a business use district, the maintenance of a gasoline service station.

PREMISES AFFECTED—337 Arbutus avenue, northeast corner of Hylan boulevard, Block 6499, Lot 1, Huguenot, Borough of Richmond.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION:

WHEREAS, on May 12, 1931 this application was granted by the Board on certain conditions, under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, for a term of two years, affecting premises 337 Arbutus avenue, northeast corner of Hylan boulevard, Huguenot, Borough of Richmond; and

WHEREAS, the term of variance was extended from time to time and last extended on February 5, 1946 for a term of five years; and

WHEREAS, the applicant requested reopening of this application and a further extension of the term of variance, and an amendment of the resolution in view of the change of zone to local retail use; and

WHEREAS, this application was reopened on December 20, 1955 and set for hearing on January 24, 1956 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on January 24, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated December 15, 1955 acting on Alt. Applic. 518-55, reads:

"1. The erection and maintenance of a gasoline service station previously granted by the Board of Standards & Appeals under Cal. #106-30-BZ for a term of years expiring on January 9th, 1956 in a local retail use district is contrary to Art. 2 Section 4C of the Zoning Resolution."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 12, 1931, and as thereafter amended by resolutions adopted through January 9, 1951, only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

"... *granted* under Section 7f for a term of five years from the date of this amended resolution to permit the continuance of the existing gasoline station as now located in a local retail zone; that all permits and a new certificate of occupancy shall be obtained within three (3) months."

154-35-BZ

APPLICANT—Lama, Proskauer and Prober, for Assets Control Company, Inc., owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7h and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—219-28 to 219-38 (official 219-30) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 11, 1955 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on November 29, 1955 after due notice by publication in the Bulletin; laid over to December 6, 1955, for further hearing; then to January 10, 1956 for inspection and decision; hearing closed; then to January 17, 1956, for further consideration by the Board; then to January 24, 1956, for decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a retail use, D area, class 1½ height district; Springfield boulevard is in local retail and residence use, D area, class 1½ height districts; Hillside avenue is in a local retail use, D area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated November 1, 1954, on N.B. 3769-54, reads:

"1. The use of the premises as a gasoline service station, lubritorium, car washing, minor auto repairs, storage, office and sales, parking and storage of motor vehicles, in a local retail use district is contrary to Sec. 4c of the Zoning Resolution.

2. An exit from or entrance to a business located less than 75 ft. from a residence zone, etc."

and

WHEREAS, the applicant states that the premises consist of a plot, 116 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect and maintain a one story building of class 3 construction, 64 ft. front, 30 ft. deep, 14 ft. in height, for use as a gasoline service station, lubritorium, car washing, minor auto repairs, storage, office and sales, and parking and storage of motor vehicles, curb cut less than 75 ft. from residence use district; and

WHEREAS, the applicant states that the premises in question are located in block 10680, Lot 1, having a frontage of 116 ft. on Hillside avenue, 116 ft. on the southerly lot line, 100 ft. on Springfield boulevard and 100 ft. on the easterly lot line; that the use district maps show that the premises are in a class D area district, class ½ height district and a local retail district; that as of July 25, 1916 the premises were in a business use district and received its present use designation on January 21, 1947; that as of July 25, 1916 the premises were in a class 1 height district and received its present height designation on June 30, 1952; and

WHEREAS, the applicant states that the premises are presently vacant and it is proposed to secure a variance of the building zone resolution for a period of 15 years in order to erect a modern gasoline service station consisting of ten 550 gallon buried approved type gasoline tanks, 8 dispensing pumps and an accessory building one story in height, of class 3 construction, having a frontage of 64 ft. and a depth of 30 ft.; that the building will contain the conjunctive uses of lubritorium, car wash, minor auto repairs, storage, office and sales; that the open area will be used for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the building as contemplated will be highly modern in design and in keeping with the buildings within the affected area; that Hillside avenue and Springfield boulevard are main auto lanes leading across Queens and as such the proposal will be entirely within keeping at this point; that the large home and apartment house development in the area have also created a need for the proposal; that the entire block in which the proposed gas station is situated is owned by the Assets Control Company, Inc., who are also the owners of the premises in question and as such there are no immediate property owners who could be adversely affected by the proposal; that the land is high in assessed value and since there are sufficient stores within the affected area the subject proposal is the only feasible manner in which to develop the site so that the owner may continue to pay real estate taxes and receive an equitable return on his investment; that there are non-conforming uses directly across from the site on both streets as follows: block 10689, lot 1—gas station; block 10679, lot 31-39—parking in residence use district; that the

proposed curb cuts within 75 ft. of the residence use district are required for efficient operation of the gas station; that the proposed curb cut will not affect the residential aspect of Springfield boulevard any more than the parking area in block 10679, lots 31 and 39 on the west side of Springfield boulevard and the property affected on the east side is owned by the same owner as the site in question; that the proposed gas station will be in complete harmony with the affected area; and

WHEREAS, the applicant states that the present owner has held title to the property since January 5, 1922 and that the assessed valuation of land is approximately \$10,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the Board has noted that there has been no construction over the years on this site since the last action by the Board denying the gasoline service station on this site in 1935; the Committee finds that under suitable conditions a gasoline service station as proposed would not be a detriment to the area and is far enough removed from the residential uses on Springfield Boulevard to be no hazard; the Committee recommends that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7e for a term of fifteen years to permit the premises to be occupied as a gasoline service station and uses accessory thereto substantially as proposed and as indicated on plans filed with this application marked "Received November 23, 1954" (3 sheets) and "November 21 1955" (one sheet) on condition that all uses on the premises shall be removed and the premises shall be leveled substantially to the grade of Springfield Boulevard and Hillside Avenue and shall be constructed and arranged as indicated on such plans; that the accessory building shall have no cellar underneath and shall be faced with face brick on all sides; that the proposed extension above the parapet line shall be discarded; that there shall be no openings in the lot line walls to adjoining premises; that there shall be erected from the accessory building to the street building line of Springfield Boulevard a masonry wall having face brick similar to that used on the accessory building, to a total height of not less than five feet six inches, except that such fence may be reduced for a distance from the existing street building line of Springfield Boulevard so that when the widening of Springfield Boulevard is completed, as proposed, such reduced height of the fence will be not more than four feet from the new building line; that along the side lot line to the east from the accessory building to the building line of Hillside Avenue there shall be a woven wire fence of the chain link type, erected on a masonry base, to a total height of not less than five feet six inches; that the sidewalk and curbing around the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that pumps shall be of a low approved type erected not nearer than fifteen feet to the street building line, where shown; that gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that the balance of the premises where unbuilt upon shall be paved with concrete or asphaltic pavement; that such portable fire-fighting appliances shall be maintained as Fire Commissioner shall direct; that under Section 7i there may be within the accessory building minor repairing with hand tools only for adjustment; that under Section 7h, for a similar term, there may be parking and storage of motor vehicles; that under Section 7A the curb cuts may be permitted where shown on plans herein referred to; that the area proposed to be taken for the widening of Springfield Boulevard may be used, as proposed, provided there is no construction thereon; that such space shall be paved as heretofore required for the surface of the station; that in the event of taking by the City for such widening no claim shall be made except for the value of the land so taken, as

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determined by the Court; that the pumps herein permitted to be fifteen feet from the present building line of Springfield Boulevard shall be removed when widening takes place so as to be not nearer than fifteen feet to the new building line of Springfield Boulevard; that within the intersection there shall be erected a block of concrete not less than twelve inches in height and extending for a distance of not less than five feet along either building line; that upon the widening of Springfield Boulevard such block of concrete shall be relocated so as to be not less than five feet away from the new building line; that the westerly curb cut on Hillside Avenue shall be relocated so as to be in accordance with the requirements of this resolution; that all buildings and uses on the premises shall comply with all laws and rules applicable thereto other than as modified this day under Cal. No. 80-55-A; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

80-55-A

APPLICANT—Lama, Proskauer and Prober, for Assets Control Co., Inc., owner.

SUBJECT—Application February 3, 1955—filed pursuant to section 35, General City Law re premises located partly in bed of mapped street—proposed widening of Springfield boulevard.

PREMISES AFFECTED—219-28 to 219-38 (219-30 official) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-

ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated November 1, 1954, on N.B. 3769/54, reads:

"3. The use of the premises, a portion of which is located in the bed of a mapped street is subject to B.S.A. approval as per General City Law."

and

WHEREAS, the applicant states the premises consist of a plot 116 ft. by 100 ft. in area, located in a retail use, D area, Class $\frac{1}{2}$ height district, upon which it is proposed to erect a one story building, 14 feet high, of Class 3 construction, 64 ft. front by 30 ft. in depth, to be used as a gasoline service station, lubritorium, car washing, minor motor vehicle repairs, storage, office, sales, parking and storage of motor vehicles, as more fully described under application for zoning variance filed in Cal. 154-35-BZ, Vol. II; and

WHEREAS, the applicant states the city proposes to widen both sides of Springfield boulevard; that there are no proceedings pending to acquire title to the land necessary for this widening; that the city does not have title to such land at present; that the applicant proposes to use the land within the proposed widening only to drive over for access to the premises and no improvements are contemplated thereon; and

WHEREAS, the applicant states no condemnation awards will be claimed for any improvements that may possibly take place on the area required for the proposed street widening; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the borough superintendent, dated November 1, 1954, acting on N.B. App. 3769/54, Objection No. 3 be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the requirements as set forth in the resolution adopted this day under Cal. No. 154-35-BZ, Vol. II shall be complied with.

1293-39-BZ—Vol. II

APPLICANT—Paul Friedman, for Walter Shapiro and Isidore, Rachelson, owners.

SUBJECT—Application reopened November 1, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use C area district the erection and maintenance of a one story and cellar building to be used as stores using more than the area permitted.

PREMISES AFFECTED—1401-1407 Avenue M and 1291-1295 East 14th street, northeast corner and 1402-1406 Chestnut avenue, Block 6735, Lot 121, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and Stella Borkin.

For Oppositiion: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-

ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 1, 1955, subject to regular procedure, to consider a new proposal, including excess area; and

WHEREAS, a public hearing was held on this application on January 24, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Avenue M are in a business use, C area, class $1\frac{1}{4}$ height district; East 14th street is in unrestricted, business and residence use, C area, class $1\frac{1}{4}$ height districts; Chestnut avenue is in unrestricted and business use, C area, class $1\frac{1}{4}$ height districts; and

WHEREAS, the decision of the borough superintendent, dated September 20, 1955 acting on N.B. Applic. 2204-55, reads:

"1. Proposed bldg. exceeds area for a "C" district & violates Art. 4, Sect. 13(b) of the Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 73 ft. $\frac{3}{8}$ in. frontage by 53 ft. in depth, irregular, presently vacant; that the use, height and area district designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that it is proposed to erect a one story and cellar building of class 3 construction to be used for bakery and stores covering the entire plot; and

WHEREAS, the applicant contends that practical difficulties and unnecessary hardships exist within the meaning of section 21 insofar as it relates to area district cases and that substantial justice would be done by the granting of this application for the following reasons; that the proposed occupancy will conform in all respects to the use district regulations applicable thereto; that the amount of excess coverage is only 586 sq. ft.; that if the 586 sq. ft. were left vacant they would provide no benefit of light and air to adjoining premises, which is a taxpayer and which has no windows facing their common lot line; that if the 586 sq. ft. were left vacant, they would provide an alleyway which would be a rubbish collector and dark and dangerous at night; that the proposed building would be permitted as a matter of right if two, off-street, loading berths were provided thereon (2'x33'x12' equal 792 sq. ft.); that however, the proposed occupancy does not require off-street loading berths either by operation of law or as a matter of convenience; that the proposed building would provide more light and ventilation to nearby buildings than would be provided if a higher but otherwise conforming building were constructed; that since the only other building on the block is developed to a 100% coverage, it is submitted that a grant of this application would be harmonious with the nature of development of said other building; that a grant of this application would extend to the owner of this property a privilege similar to, but less extensive than,

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that which the Board permitted the adjoining building under Cal. No. 12-51-BZ on May 22, 1951; that the subject premises being small in area, 586 sq. ft. of buildable area is important to the beneficial development of the land even though, because of the character and location of the plot in relation to nearby properties, it has no importance whatever for light and air; that a grant of this application would benefit the owners and the neighborhood without adversely affecting anyone; that the practical difficulties and unnecessary hardships set forth above are unique to the subject premises and the proposed variance, subject to appropriate conditions, would safeguard the character of the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since May 23, 1955 and that the assessed valuation of land is \$16,000; and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 as to extension of area, to permit the coverage proposed and indicated on plans filed with this application, marked "Received October 7, 1955", 2 sheets, "October 25, 1955", 1 sheet, and "November 21, 1955", 2 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

667-50-BZ—Vol. IV

APPLICANT—Charles M. Spindler and Joseph C. Haus, for C. R. T. Holding Corporation, owner.

SUBJECT—Application reopened July 19, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7c of the zoning resolution, to permit in a business, retail and residence use district, the proposed extension in area of plot and extension in area of the building area of present auto laundry and gasoline service station and proposed use of premises as auto laundry, offices, gasoline service station, sale of auto accessories, parking and storage of more than 5 cars, lubrication, wheel alignment, brake testing and repairs, minor repairs and auto safety inspection station.

PREMISES AFFECTED—85-07 Queens boulevard and 51-25 to 51-39 Reeder street, northeast corner, Block 1549, Lots 41, 48 and 51 (Lot 41, tentative), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus, Leon Turk and Murray Rosenstock.

For Opposition: M. Nicocaides and Ernest Hassberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on July 19, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on December 13, 1955 after due notice by publication in the Bulletin; laid over to January 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in business, residence and retail use, C area, class 1½ height districts; Reeder street is in business and residence use, C area, class 1½ height districts;

Queens boulevard is in business and retail use, C area, class 1½ height districts; Broadway is in a retail use, C area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 20, 1955 acting on Alt. Applic. 2119-54, reads:

"1. Proposed extension in area of plot and extension of bldg. area of present auto laundry & gasoline service station in a business, retail & residence use district & use of premises as auto laundry, offices, gasoline service station, sale of auto accessories, parking and storage of more than 5 motor vehicles, lubrication, wheel alignment, brake testing & repair, minor repairs & auto safety inspection station (as approved under Cal. #667-50-BZ & must be referred back to the Board) is contrary to Art. II Sec. 3, 4a (29) (46), 4A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 99.71 ft. frontage by 201.97 ft. in depth, on which is located a gasoline service station and auto laundry; that it is proposed to construct two extensions to an existing laundry building and the extension in area of the site; and

WHEREAS, the applicant further states that the entire premises was in a business use district until April 20th, 1953 and on that date, that portion of the premises more than 100 ft. from Queens boulevard and within 100 ft. of Reeder street was changed from business to residence; that on the same date, the small portion of the site more than 100 ft. from Reeder street was changed to a retail use district; and

WHEREAS, the applicant states that the premises in question is an irregular plot with a frontage of 99.71 ft. on Queens boulevard; that this plot originally contained an auto laundry constructed in 1947, at which time the entire premises was in a business use district and when auto laundries were a permissible use in a business district; that under Cal. No. 667-50-BZ, Vol. I, the Board permitted the construction of a gasoline service station on the unbuilt upon portion of the plot; that under Cal. No. 667-50-BZ, Vol. II, the Board permitted a rear extension to the auto laundry building and also permitted an extension in area of the lot; that all of the above work has been completed and certificate of occupancy covers the present plot with a frontage of 161.97 ft. on Reeder street; and

WHEREAS, the applicant further states that under Vol. III of this case, an amendment was requested to permit the construction of a one story, cellar and mezzanine building, to be used as an auto safety inspection station and motor vehicle repair shop; that this proposed extension was approximately 4,800 sq. ft. in area and some 20 ft. high; that this present application was denied by the Board on March 1, 1955; and

WHEREAS, the applicant contends that under the new proposal, it is proposed to build a small 4-bay extension similar to the bays of a conventional gas station; that this extension will be without cellar and mezzanine and will be 13 ft. in height; that the exterior will be set well back from both streets and so arranged that no doors will face Reeder street; that a small rear extension to the auto laundry building is also proposed, so as to more efficiently house all of the auto washing equipment; that the combined area of these two extension will be less than half of the area of the extension previously denied; that since there will be longer be a straight-line inspection arrangement, the two lines of traffic previously proposed will be reduced to the single line serving the auto laundry; that as in the previous proposal, the plot size will be extended to include lot 51 so as to provide additional driveway and parking area, and the gasoline pumps will be rearranged as shown on drawings; that it is felt that the elimination of doors facing Reeder street, the reduction in the bulk of the proposed extension and the elimination of the two lines of traffic removes most of the objections raised to the previous proposal; that the type of repairing herein proposed will consist of minor repairs and adjustments of the type required for compliance with the State Motor Vehicle inspection law; that there will be no body or fender work, and no welding, painting or spraying; that the additional lot will be paved and fenced;

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that existing curb cuts will remain undisturbed and no new curb cuts are proposed; that in view of the small area of the extensions now proposed and the elimination of any doors facing Reeder street, it is requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to part of lot 41 since June 20, 1947 and to part since July 20, 1951; lot 48, since November 7, 1952 and to lot 51 since June 30, 1953; that the assessed valuation of land is \$55,300 and of the building \$23,000 making a total of \$78,300; that the building was erected in 1947; and

WHEREAS, the premises and area were previously inspected by a committee of the Board, which recommended the application be granted under certain conditions, under Sections 7c, 7e and 7i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 10, 1951, as further amended by resolutions adopted through October 28, 1951, by adding thereto: "that in the event the owner desires to extend the area of the premises by the inclusion of lot 51 and to rearrange the buildings and uses on the plot, as now proposed and as indicated on plans filed with this application, marked 'Received June 6, 1955', 5 sheets, 'December 7, 1955', 1 sheet, and 'January 19, 1956', 1 sheet, such extension and rearrangement servicing and repairing as proposed may be permitted under Sections 7c, 7e and 7i on condition that the premises shall be as indicated on such revised plans marked 'Received January 19, 1956'; that the accessory building shall be of face brick, without cellar, shall be located where shown and of the size indicated and used for the purposes stated as shown on such revised plans marked 'Received January 19, 1956'; that the brick wall along Reeder street building line shall be extended to include the additional frontage of lot 51; that along the rear of the property adjoining lot 53 there shall be maintained a solid metal fence set back 10 feet from the lot line and between such fence and the building line there shall be maintained area planted with suitable shrubbery; that a revised plan showing such revised condition shall be submitted to the Board for further approval; that such additional portable fire-fighting appliances shall be maintained as the fire commissioner shall direct in connection with the proposed accessory building; that the route shown for cars entering from Queens boulevard and Reeder street to the automatic laundry shall be maintained without interference with the portion of the premises at the rear which may be occupied by cars awaiting service at the laundry or the brake testing building; that gasoline pumps shall be located where shown and shall be of a low approved type; that curb cuts shall not exceed those previously granted and shown on plan marked 'Received January 19, 1956'; that the balance of the premises where unbuilt upon shall be paved with concrete or bituminous paving, as proposed and shown on plans; that in all other respects the building and occupancy shall comply with all laws and rules applicable thereto including requirements of resolution above cited where not inconsistent with this amended resolution; and that all permits required shall be obtained and all work completed and a new certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

715-52-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Surenko Realities, Inc., owner.

SUBJECT—Application reopened September 20, 1955 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking of more than 5 cars to be used by personnel of one story office building directly across the street.

PREMISES AFFECTED—609 East 11th street, north side, 142.8 ft. east of Avenue B, Block 394, Lot 64, Borough of Manhattan.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Opposition: None.

For Administration: John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.....	3
Negative:	0
Absent: Chairman Murdock	1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 20, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 24, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; East 11th street is in residence and local retail use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 24, 1955 acting on Alt. Applic. 835-55, reads:

"1. Proposed parking for more than 5 cars is not permitted in a Residence Use District. Art. II, P. 3 Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a vacant plot, 25 ft. frontage by 103 ft. 3 in. in depth; that it is proposed to prepare the premises for parking use by grading the surface and finishing with cinder and binder surface, and installing curb cuts at the driveway; and

WHEREAS, the applicant states that the premises at present consist of vacant land enclosed at the front with a brick fence 15 ft. high, containing an opening equipped with a metal roll-up type door; that the side and rear lot lines are enclosed with a cement block fence 10 ft. in height; and

WHEREAS, the applicant contends that the proposed parking use of the subject premises is intended to provide facilities in conjunction with the new one story office building recently constructed by the same owner directly across the street; that a variance to permit this construction was granted by the Board under Cal. No. 714-52-BZ; that the building referred to will be used as a real estate and management office; that the personnel of this office find it necessary to have cars available for showing of property to clients as well as to administer the management of a large number of properties throughout the lower east side; that the parking situation on this street as well as nearby streets is typically a problem, and at no time is parking space available anywhere in the vicinity for the use of the employees of this office nor for any visitors; that furthermore, the presence of a fire house on adjoining property makes it necessary to leave a vacant area for considerable distance along the curb opposite the fire house; that it is of general benefit when provisions can be made by any owner of property in a congested area to provide off-street parking in connection with use of his business; that the establishment of the proposed use would be desirable in helping to alleviate the congested parking condition to some degree and it can certainly in no way be considered as adversely affecting any property owner in the immediate vicinity nor to the community at large; and

WHEREAS, the applicant states that as of July 25, 1916 the property was zoned as a business district and the present residence zoning became effective on November 29, 1945; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant states that the present owner has held title to the property since April 1, 1952 and that the assessed valuation of land is \$9,000; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7h for a term of five years, to permit the parking of more than five cars

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for the use of the personnel of the one-story office building directly across the street, as shown on plans filed with this application marked "Received August 3, 1955", 2 sheets, and "November 18, 1955", 1 sheet, on condition that there shall be erected on the rear and side lot lines a cement block fence 10 feet in height as shown on such plans; that the premises shall be graded and surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that the wall along the building line shall have one entrance 12 ft. wide equipped with a metal roll-up door and with one curb cut directly in front of such entrance, 12 ft. wide with 1 ft. 6 in. splays on both sides; that the premises shall be maintained in a clean condition, all debris to be removed and the surface of the ground kept clear; that in all other respects all laws, rules and regulations pertinent shall be complied with; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that signs shall be limited to one non-illuminated sign not exceeding fifteen square feet in area and not extending beyond the building line advertising the private use of this parking plot; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

514-54-BZ

APPLICANT—Ervin Palmer, for Gardel Enterprises Inc., and Twenty-Second street Holding Corp., owners.

SUBJECT—Application May 20, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—462-472 West 22nd street, south side, 100 ft. east of 10th avenue, Block 719, Lots 77-81 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: Ervin Palmer.

For Opposition: Edward E. Breger.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-

ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 6, 1955 after due notice by publication in the Bulletin; laid over to January 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; 10th avenue is in business and unrestricted use, B area, class 1½ height districts; West 22nd street is in unrestricted, business and residence use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated April 30, 1954 acting on Alt. Applic. 528-54, reads:

"1. Parking lot for more than (5) five motor vehicles in Residence Use District is contrary to Article II Section 3 of the Zoning Resolution."

WHEREAS, the applicant states that the premises consist of a plot, 112 ft. frontage by 98 ft. 9 in. in depth; that lots 77 and 81 are presently vacant; that on lots 78, 79 and 80 are located three rooming houses; that it is proposed to demolish all buildings and erect and maintain a parking lot for the storage of more than five motor vehicles on the entire plot; and

WHEREAS, the applicant states that the premises under consideration in this appeal consist of 2 plots; that plot (a) is 466-468-470 West 22nd street and plot (b) is 462-464 and 472 West 22nd street; that plot (b) surrounds plot (a) in a U shape; that these plots are owned by two corporations, but as the stockholders and officers of the two corporations are the same persons, the ownership of these plots are for all practical purposes, identical; that the entire prop-

erty has a 112 ft. 6 in. frontage on West 22nd street and is 98 ft. 9 in. deep; that of this, plot (a) fronts 50 ft. and is 83 ft. 9 in. in depth; that there are presently three rooming houses on this plot; that they are built 50 ft. deep and as they occupy only 60% of the lot area, this area is permitted under Art. 4, par. 12b of the zoning resolutions; that plot (b) has a front of 37 ft. 6 in. east of plot (a) and a front of 25 ft. west of same; that it is 98 ft. 9 in. in depth and surrounds plot (a); that the westerly 25 ft. wide section of this plot, No. 472 is presently a parking lot operated under a temporary certificate of occupancy issued by reason of a variance granted by the Board under Cal. No. 127-52-BZ for a term of 2 years; that the easterly section of plot (b), No. 462-464, is now vacant and unused; that an application made to the Board under Cal. No. 354-53-BZ for a variance was denied on February 9, 1954; that the application was limited only to a portion of plot (b), to that portion east of plot (a), and it did not include all of plot (b) nor any part of plot (a); that the property is adjacent to the properties which face 10th avenue and the westerly lot line is parallel with and is 100 ft. from 10th avenue; that this westerly lot line coincides with the line of zone change to business zone, hence the property in consideration abuts and extends to the business zone district; and

WHEREAS, the applicant further states that this application is made under section 7h for a variance to permit the use of this property for the parking of motor vehicles of the passenger car type for a term of years, including that portion already approved and now being operated as such; that in the prior application the owners stated to the Board that they were in the process of assembling substantial plottage for future development; that this street and the immediate area is undergoing a slow change from one type of occupancy to another and at the present time it would not be feasible to erect a substantial improvement in conformity with existing zoning requirements; that it is the intention of the owners to hold these premises, to add to them from time to time as it may be possible, so that as soon as the area is sufficiently stabilized they will be in position to develop the property; pending the complete assemblage of a plot and the stabilization of the area, it is requested that a variance be granted, for parking on a temporary basis, for a term of years; that the Board saw the reasonableness of this request and so granted the application for part of the property; that since that time the owners continued their assemblage of the property; that this plan was continued in reliance upon their interpretation of the decision of the Board, that it was in agreement that until such time as the plottage can be developed, the use for the parking of motor vehicles would be reasonable and proper; and

WHEREAS, the applicant contends that the use of the subject property for parking on a temporary basis would be beneficial to the public, helpful to the street upon which it fronts, useful to the business houses on 10th avenue and on 23rd street, and fair to the owner; that parking is forbidden on 23rd street and on most crosstown streets, and this urgent need would be helped to some extent by granting the application; that West 22nd street in the general area of this property is in a deteriorated and run-down condition; that the rooming houses in this block and particularly in the westerly portion are overcrowded, old and poorly maintained; that the close proximity of garages, warehouses, railroad tracks all combine to attract a type of occupancy which cause the properties to deteriorate; that the portion of the premises which is now vacant, not used for parking, is a source of constant difficulty to the owners; that attempts to keep this vacant land clean and clear of debris has met with little success and as a result, it has become an eyesore, in keeping with the rooming houses on either side; that in sharp contrast is that portion which the Board has permitted to be used as a parking lot; that this land is graded, cinder fill covered and kept clean by an attendant who is always there, and its existence is a definite improvement to the condition of the area; that the action of the Board under Cal. No. 354-53 has

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no bearing on the present appeal; that the present subject premises are contiguous with the business zone extending from 10th avenue and it includes within it the plot for which a variance has been granted; that any change in local condition since the granting of the variance has increased the need for more parking facilities and the desirability of the parking lot at this location; that since it would not be feasible nor economically possible at the present time to erect a building on this property in which the occupancy would conform to the zoning law, the only possible use which would help to carry out the long-term plans laid out, is a parking lot; that such use would serve a real need and would still leave the property in a sufficiently undeveloped form for other future uses and would also permit expansion; and

WHEREAS, the applicant states that the present owner has held title to the property since February 18, 1954; that the assessed valuation of land is \$60,500 and of the building \$12,000 making a total of \$72,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, it is proposed to demolish all buildings on the lots involved and to consolidate in a new resolution covering the entire plottage, the former resolution covering a portion of the premises as adopted under Cal. No. 127-52-BZ; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the plot to be occupied for the parking and storage of motor vehicles limited to the pleasure car type only, substantially as proposed and as indicated on plans filed with this application marked, "Received May 20, 1954" (3 sheets) and "November 29, 1955" (one sheet) *on condition* that all buildings and uses on the premises shall be removed and the plot shall be levelled substantially to the grade of West 22nd street, and graded with clean gravel or steam cinders and treated with a bituminous binder and properly rolled; that there shall be erected on the side lot lines, where walls of adjoining buildings do not occur, a woven wire fence of the chain link type erected on a masonry base to a total height of not less than five feet six inches; that a similar fence shall be erected along the rear lot line and attached thereto there shall be split saplings added with the face of the saplings southerly toward adjoining property; that proper aisles shall be maintained at all times for proper egress and ingress; that curb cuts shall be restricted to not over two curb cuts, each not over 15 feet in width, located where shown; that a similar woven wire fence shall be erected along the street building line, of similar height erected on a masonry base; that the opening for entrance and egress shall not exceed fifteen feet in width and shall be fitted with gates which shall be kept closed when the parking lot is not in operation; that such portable fire-fighting appliance shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to a permanent sign attached to the fence near the entrance, advertising the rates charged and such other information that may be required by the Commissioner of Licenses; that the signs shall not be illuminated and shall not extend beyond the building line nor exceed fifteen square feet; that the sidewalk and the curbing in front of the premises shall be reconstructed or restored to the satisfaction of the Borough President; that during the term of this variance there shall be no use on the premises other than as herein permitted and no buildings shall be erected except there may be a building for use solely as an office and shelter for the attendant complying with the code requirements and not more than 100 square feet in area and not more than one story in height and that all permits including a certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

869-54-BZ

APPLICANT—Joseph B. Koppelman, for Clarence Beeber, owner.

SUBJECT—Application November 17, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—87 Monroe street, north side, 110 ft. east of Pike street, Block 272, Lot 4. Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph B. Koppelman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinfert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 6, 1955 after due notice by publication in the Bulletin; laid over to January 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 2 height district; Monroe street and Pike Street are in retail, local retail and residence use, B area, class 2 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 18, 1954 acting on Alt. Applic. 1567-54, reads:

"1. Proposed parking lot in a residence use district is contrary to Art. II Sec. 3 of Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to maintain premises as a parking lot; and

WHEREAS, the applicant further states that the property, which consists of an empty lot, was bought without knowledge of the restriction, since the neighborhood consists chiefly of garages, a power plant, factories, parking spaces and broken down tenement houses; that at the present time this plot cannot be used for a conforming use; that there have been no residential premises built in this neighborhood in many years; that even if the site would be in a business use district, the neighborhood is in such a dilapidated condition that these premises could not be developed to a conforming use, such as stores, etc.; that the zoning regulations were changed from business to residence on March 1, 1939; and

WHEREAS, the applicant contends that the conditions of lack of garage space on the lower east side are well known and an inspection of this neighborhood will show that as an empty lot with no commercial use, this lot will serve solely for the purpose of accumulating garbage and filth but if the premises are used as a parking space, same will be kept clean; and

WHEREAS, the applicant states that the present owner has held title to the property since August 1954 and that the assessed valuation of land is \$4,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises to be occupied for the parking and storage of motor vehicles, substantially as proposed and as indicated on plans filed with this application, marked "Received November 17, 1954", 2 sheets, *on condition* that the plot shall be leveled substantially to the grade of Monroe street, surfaced with clean gravel or steam

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cinders, treated with a binder and properly rolled; that there shall be erected on front, side and rear lot lines where walls of adjoining buildings do not occur a woven wire fence of the chain link type not less than 5 ft. 6 in. in height with no openings therein except in the fence on the front building line; that the entrance to the plot shall not exceed 12 ft. in width, as shown with curb cut opposite of similar width; that proper bumpers shall be maintained against all walls and fences for protection thereof; that signs shall be restricted to a permanent sign attached to the fence not extending beyond the building line, not illuminated and not exceeding 25 sq.ft. in area, advertising only the parking and storage use, the rates charged and such other information as may be required by the commissioner of licenses; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required, including a certificate of occupancy, shall be obtained and all work completed within six (6) months from the date of this resolution.

150-55-BZ

APPLICANT—Jacob Lubroth and Son, for Joseph Oliva, owner.

SUBJECT—Application February 24, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles (pleasure cars only).

PREMISES AFFECTED—2861-2865 West 29th street, east side, 190 ft. north of Mermaid avenue, Block 7011, Lot 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob Lubroth.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-

ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 18, 1955 after due notice by publication in the Bulletin; laid over to December 13, 1955, for inspection and decision; hearing closed; applicant to submit letter to the Board from proper source stating whether West 29th street is an officially designated play street; then to January 17, 1956, for further consideration by the Board and additional information to be submitted by the applicant; then to January 24, 1956, for decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, and West 29th street are in a residence use, C area, class 1 height district; Mermaid avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 8, 1955 acting on Alt. Applic. 295-55, reads:

"1. The proposed parking & storage of motor vehicles, pleasure cars only, in a Residence use district is contrary to Art. II Sec. 3 of Zoning Res."

and WHEREAS, the applicant states that the premises consist of a plot, 60 ft frontage by 118 ft. 9¾ in. in depth, presently vacant; that it is proposed to use said premises, in a residence use district, for parking and storage of pleasure motor vehicles; that the street upon which the subject plot is located was changed from business use to residence use on September 25, 1931 and there is no petition pending before the planning commission to change the use; and

WHEREAS, the applicant contends that the immediate vicinity is thickly populated and there is a great demand and necessity for off-street parking in Coney Island, especially during the summer months; that at the present time the subject plot is used for the dumping of refuse and the building of fires by children in the neighborhood; that the owner has been paying taxes on this plot since 1939, with no source of income; that this appeal is based on section 7h of the zoning resolution, to allow for a period of ten years,

the parking and storage of motor vehicles; that there will be no servicing of cars or other non-conforming uses conducted on the subject premises; that the owner will comply with all rules and regulations of all departments having jurisdiction, as well as other conditions the Board may impose; and

WHEREAS, the applicant states that the present owner has held title to the property since January 9, 1939 and that the assessed valuation of land is \$6,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant notified the Board that the designation of West 29th street as a play street was rescinded by the Department of Traffic; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7h for a term of five years, to permit the premises to be occupied for the parking and storage of motor vehicles, substantially as proposed and indicated on plans filed with this application, marked "Received February 24, 1955", 2 sheets, and "November 8, 1955", 1 sheet, on condition that all buildings and uses on the plot shall be removed and the premises leveled substantially to the grade of West 29th street, surfaced with clean gravel or steam cinders treated with a binder and properly rolled; that there shall be erected on all lot lines a woven wire fence of the chain link type not less than 5 ft. 6 in. in height with no openings therein except one 12 ft. wide, as proposed and indicated on such plans; that such entrance shall be fitted with a gate and have a curb cut opposite of similar width; that the sidewalk and curbing surrounding the site shall be restored or reconstructed to the satisfaction of the borough president; that signs shall be restricted to a sign attached to the fence at the entrance, advertising the parking use, the rates charged and such other information as may be required by the commissioner of licenses; that such sign shall not exceed 15 sq. ft. in area, shall not be illuminated or extend beyond the building line; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required including a certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

184-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fanny Berger, owner.

SUBJECT—Application March 9, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—1980-1992 Ralph avenue and 5911-5923 Avenue J, northwest corner, Block 7763, Lots 45 and 46, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-

ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 6, 1955 after due notice by publication in the Bulletin; laid over to January 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Ralph avenue are in

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business and unrestricted use, D area, class 1 height districts; Avenue J is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 19, 1955 acting on N.B. Applic. 87-55, reads:

"1. On a lot located partly in an unrestricted use and partly in a business use district, the proposed gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, toilets, parking and storage of motor vehicles, is contrary to Art. II Sec. 4(a) PP. 29, 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 123 ft. 5½ in. frontage by 107 ft. 10⅛ in. in depth, irregular, presently vacant; that it is proposed to erect and maintain a one story building of class 3 construction, 60 ft. front, 30 ft. in depth, 14 ft. in height, for use as a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales and parking and storage of motor vehicles; and

WHEREAS, the applicant further states that the use district maps show that the premises are in a class D area district and class 1 height district; that part of the premises within 100 ft. of Avenue J is in a business use district and the balance of the premises are in an unrestricted use district; that as of July 25, 1916 the entire plot was in an undetermined use district and received its present use designation on December 12, 1930; that as of July 25, 1916 that part of the premises within 100 ft. of Avenue J was in a class 1½ height district, the balance of the premises was in a class 1 height district and the site received its present height designation on July 29, 1939; that the premises are presently vacant and it is proposed to secure a variance, for a period of 15 years, in order to erect a modern gasoline service station consisting of ten 550 gallon gasoline tanks and six dispensing pumps; that the contemplated accessory building will be one story in height, of class 3 construction, having a frontage of 60 ft. and a depth of 30 ft.; that this building will contain the conjunctive uses of lubritorium, minor auto repairs, car washing, storage, office and sales; that a portion of the open area will be used for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that Ralph avenue is a heavily trafficked auto lane and as such the proposal will be entirely within keeping at this point; that the site being partly in a business use district and partly in an unrestricted use district, a gas station could be erected at the north end of the site and it is only requested that the proposed gas station use, which is permitted in part of the lot, be extended to the entire lot; that adjoining the site on the west is now being used for stock piling of refuse from the incinerator in block 7783; that there is a non-conforming use of auto parts junk yard directly across from the site in block 8340, lots 3, 9, 13 and 14, and block 8341, lots 13, 19 and 25; that the present incinerator in block 8340, lot 13, together with the stock piling of refuse adjacent to the site, renders the site unuseable for anything but as proposed; that block 7763, which includes part of the site in question, is unrestricted up to within 100 ft. of Flatlands avenue; that a good portion of the north side of Ralph avenue known as block 8338, lot 1 also within the affected area, is also in an unrestricted zone; and

WHEREAS, the applicant states that Avenue J is shown on the city planning maps as a mapped street, but the City does not have title to said land to a distance of 107 ft. south of Ralph avenue and no proceedings are pending to acquire title; that the unrestricted character of this area has produced a hardship upon the owner to attempt to use the site for a conforming use; and

WHEREAS, the applicant states that the present owner has held title to the property since November 19, 1953 and that the assessed valuation of land is \$4,200; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the extension of use into a more restricted area, substantially as proposed and as indicated on plans marked "Received March 9, 1955, 3 sheets, December 1, 1955, 1 sheet, on condition that all buildings and uses shall be removed and the premises leveled substantially to the grade of Ralph avenue, constructed and arranged as shown on such plans; that the accessory building shall comply in all respects with the Building Code; that there shall be no windows in the rear wall opening on adjoining premises; that such building shall have no cellar and be of face brick on all exterior sides except the rear which may be of common brick; that pumps shall be of a low approved type erected not nearer than 15 ft. to the street building line of Ralph avenue and Avenue J; that gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that curb cuts shall be restricted to two, each 30 ft. in width, to Avenue J and two of similar width to Ralph avenue; that no curb cut shall be nearer than 5 ft. to any lot line as prolonged; that at the intersection there shall be constructed and maintained a block of concrete not less than 12 in. in height, extending for not less than 5 ft. along each street line from the intersection; that signs shall be restricted to permanent signs on the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, and permitting such sign to extend beyond the building line for a distance of not over 4 ft.; that along the rear and side lot lines to the north there shall be constructed a woven wire fence of the chain link type, erected on a masonry base, not less than 5 ft. 6 in. in total height; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that there may also be parking and storage of motor vehicles; that under section 7i there may be minor repairing of motor vehicles by hand tools only, for minor adjustments, maintained solely within the accessory building; that sidewalks and curbs shall be constructed or repaired to the satisfaction of the Borough President; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

227-55-BZ

APPLICANT—Robert Teichman, for Brunlee Realty Corp., owner.

SUBJECT—Application March 15, 1955—(decision of the borough superintendent) under sections 7b and 7c of the zoning resolution, to permit in a business and residence use district, the extension of existing public parking lot from business use portion of plot into the residence portion of the plot.

PREMISES AFFECTED—1023-1029 Clay avenue, west side, 50 ft. south of East 165th street and 996-1004 Teller avenue, Block 2424, Lots 11 and 19, Borough of The Bronx.

APPEARANCES—

For Applicant: Eugene M. Seccia and Edwin Brunicarde.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings

ACTION OF BOARD—Application granted on condition

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly

Negative:

Absent: Chairman Murdock

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 24, 1956 after due notice by publication in the Bulletin; and

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WHEREAS, the district maps accompanying the zoning resolution show that the site, Clay avenue and Teller avenue are in residence and business use, B area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 16, 1955 acting on Alt. Applic. 117-55, reads:

"1. The proposed extension of the parking lot into a Residence use district is contrary to Sect. 3 of the Zon. Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 77.10 ft. frontage by 250.97 ft. in depth, on which is located a four-car metal garage and a public parking lot for more than five motor vehicles in the business use portion of the plot, for which certificate of occupancy No. 15599-55 has been filed; that it is proposed to extend the parking into the residence use portion of plot; and

WHEREAS, the applicant states that this site was under single ownership prior to 1940, being owned by the Loro Holding Corporation of 556 Gerard avenue, The Bronx, on November 25, 1938; that this information was obtained from the office of the Registrar, The Bronx (see Cal. No. 1086-38-BZ); and

WHEREAS, the applicant contends that the lot upon which this appeal is made is situated so that the northerly 50 ft. facing Clay avenue is within the business zone area of East 165th street, while the southerly 27.10 ft. lies in a residential district which extends back or westerly approximately 144.70 ft., abutting the business zone area of the plot facing Teller avenue; that the portion of this lot located in the business zone is now used for parking as per certificate of occupancy No. 15599-55, while the adjoining lot No. 1 to the south is also used for parking, this privilege having been granted by the planning commission under their Cal. No. 165 on August 26, 1954, for parking more than 150 cars; that this leaves the southeast corner of the plot, upon which this appeal is made, in a residential zone, entirely surrounded by parking, and therefore appeal is made to the Board for permission to use this portion of the lot for additional parking, the same as in use for the balance of the plot; and

WHEREAS, the applicant states that the present owner has held title to the property since 1946; that the assessed valuation of land is \$20,500 and of the building \$2,000 making a total of \$22,500; that the building was erected in 1954; and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the extension of the public parking lot now existing in the business use portion of the lot to be extended into the residence use portion, as shown and indicated on plans filed with this application, marked "Received March 15, 1955", 2 sheets and "January 15, 1956", 2 sheets *on condition* that there shall be erected along the building lines of Teller and Clay avenues a woven wire fence of the chain link type erected to a height of not less than 5 ft. 6 in.; that similar fences shall be erected on the interior lot lines to the north and south except where the woven wire fence exists around the parking lot to the south on lot 1; that the plot shall be leveled, covered with steam cinders or clean gravel, treated with a binder and properly rolled and drained; that such portable fire-fighting equipment shall be installed as the fire commissioner shall direct; that signs shall be restricted to one attached to the fence at each gate, advertising the parking use the rates charged and such other information as may be required by the commissioner of licenses; that such signs shall not be illuminated or extend beyond the building line; that curb cuts shall be limited to an existing 12 ft. curb cut on Teller avenue and the existing 50 ft. curb cut on the Clay avenue end of the property;

that in all other respects the premises and use shall comply with all laws and regulations pertinent thereto: and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

261-55-BZ

APPLICANT—O'Connell and McInerney, for Rose Gallagher, owner.

SUBJECT—Application April 1, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district the erection of a 2 story nonfireproof building with a cellar, 3 stories on the street level and 2 professional offices and 2 apartments on the second floor, using more than the area permitted.

PREMISES AFFECTED—220-226 Beach 129th street, east side, 220 ft. south of Cronston avenue, Block 722, Lot 62, Belle Harbor, Borough of Queens.

APPEARANCES—

For Applicant: Daniel J. O'Connell and Michael Gallagher.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner

Keating and Deputy Chief Connolly..... 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 24, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, D area, class 1 height district; Beach 129th street is in business and residence use, D area, class 1 height districts; Cronston avenue is in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 4, 1955 acting on N.B. Applic. 151-55, reads:

"1. Area occupied by structure on plot in a D zone is in excess as permitted under Article IV, Sec. 14 of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 80 ft. frontage by 100 ft. in depth, now vacant; that it is proposed to erect a two story, non-fireproof building with a cellar, three stores on the street level and two professional offices and two apartments on the 2nd floor; and

WHEREAS, the applicant contends that Beach 129th street is the only business use area between 116th street and Beach 166th street; that the neighborhood has developed very rapidly in the past five years and is in dire need of business facilities, both stores and offices; that because of the resort character of the area, apartments and dwellings are in great demand; that it has been the custom in the past, in this neighborhood, to occupy a greater percentage of the building area than permitted by the zoning resolution; that the lots to the north and to the south are occupied almost 100% by buildings; that in addition, it is proposed that the present buildings have a rear yard of 20 ft., which will be equal in height to the structure and will exceed the legally required rear yard for a D district; that the present owners have held this property for the last 10 years; that the property is assessed at \$14,000 and in order to erect an economical feasible structure, it is necessary that 65% of the area be occupied; that the total area of the lot is 8,000 sq.ft.; permitted under existing zoning, 4,400 sq.ft.; request variance to occupy 5,100 sq.ft.; excess, 700 sq.ft.; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is there-

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fore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 to permit in a D area, business use district, the erection of a two story, non-fireproof building, with a cellar, three stores on the street level, and two professional offices and two apartments on the second floor, using more than the area permitted *on condition* that the two side yards, or courts, 13 feet wide, and the rear yard 20 feet in depth, shall be maintained clear and unoccupied from the grade level to the sky; that the building shall be limited to a two story structure as shown on plans filed with this application marked "Received April 1, 1955" (6 sheets) and "January 18, 1956" (one sheet); that the building shall not be increased in height or area beyond that as shown; and that all permits shall be obtained and work completed and a Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

301-55-BZ

APPLICANT—Martin Isaacs, for RoNan Service Inc., owner.

SUBJECT—Application April 6, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the demolition of existing buildings and the erection and maintenance of a structure to be used as an automatic auto laundry.

PREMISES AFFECTED—136 East Broadway, north side, 210 ft. 5 in. east of Pike street and 125-125½ Division street, south side, 212 ft. east of Pike street, Block 283, Lots 59 and 86, Borough of Manhattan.

APPEARANCES—

For Applicant: Martin Isaacs.

For Opposition: Nathan Messinger and Jeremiah Leoy.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.. 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 6, 1955 after due notice by publication in the Bulletin; laid over to January 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, B area, class 1½ height district; East Broadway is in business and retail use, B area, class 1½ height districts; Division street is in business and unrestricted use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 31, 1955 acting on N.B. Applic. 55-55, reads:

"1. Proposed new building for automobile laundry use in a business district is contrary to Sec. 4(a) (52) Article II Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 125 ft. 3 in. in depth, irregular; that it is proposed to erect a one-story, fireproof building, to be used as an auto laundry, with a curb cut in front of 125-125½ Division street; and

WHEREAS, the applicant states that the use district was changed from unrestricted to business use on March 1, 1939; and

WHEREAS, the applicant further states that on the premises are old buildings and it is proposed to raze these structures; that the physical appearance of the adjoining properties is tawdry, old and in bad condition and the new fronts on the proposed structure should improve these conditions; and

WHEREAS, the applicant requests a variance of the use

district regulations in this case and temporary and conditional permission to use the premises as shown on N.B. 55-55 for an automobile laundry until such time as the physical appearances and adjoining occupancies warrant the erection of a conforming structure; and

WHEREAS, the applicant states that the present owner has held title to the property since March, 1955; that the assessed valuation of land is \$13,500 and of the buildings \$17,000 making a total of \$30,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which gave consideration to the arrangement and particularly the location, and in view of the crowded condition of the area and the concentration of cars that might occur, the committee recommends that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 55/55, Objection No. 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

302-55-BZ

APPLICANT—Lama, Proskauer and Prober, for John M. Ell, owner (Felix Fezzuologlio, lessee).

SUBJECT—Application April 6, 1955—(decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district, the proposed change in occupancy from boiler room, garage for 5 cars and showroom to boiler room, body and fender repairs, wheel and frame alignment, welding, painting and spraying, parking of cars waiting to be serviced.

PREMISES AFFECTED—1469-1471 86th street, north side, 100 ft. west of 15th avenue, Block 6340, Lot 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 6, 1955 after due notice by publication in the Bulletin; laid over to January 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 86th street are in a business use, D area, class 1 height district; 15th avenue is in business and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 7, 1955, acting on Alt. Applic. 384-55, reads:

"1. On a lot located in a business use district, the proposed change of occupancy from boiler rm., garage for 5 cars and showroom, to boiler room, body and fender repairs, wheel and frame alignment, welding, painting and spraying, parking of cars waiting to be serviced, is contrary to Art. IV, Sec. 4(a), PP. 4 & 29 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 56 ft. 10½ in. frontage by 100 ft. in depth, irregular, on which is located a one-story building of class 3 construction, having a frontage of 40 ft. and a depth of 62 ft.; that this building was erected in 1925 under permit No. 2593-1925 and certificate of occupancy No. 33707 was issued on June 13, 1925 for use as garage for five cars and showroom in front; that the premises are now being used for boiler room, body and fender repairs, wheel and frame alignment, welding, painting and spraying, office and parking of cars awaiting service; that it is proposed to secure a variance for a period of 15 years in order to maintain the

MINUTES

existing uses of boiler room, body and fender repairs, wheel and frame alignment, welding, painting and spraying, office and parking of cars awaiting service; that there are three non-conforming uses within the affected area as follows: Block 6357, lot 33—gas station; block 6340, lots 51, 38 and 43—gas station and lumber yard; that the proposal is situated between two of the above non-conforming uses which precludes its use for anything other than as proposed; that the building since its inception has always been related to the automobile industry and is entirely within keeping at this point; and

WHEREAS, the applicant contends that the high assessed value of the property makes it mandatory for the owner to convert this building as proposed, so that he may continue to pay city taxes and receive an equitable return on his investment; and

WHEREAS, the applicant states that the present owner has held title to the property since November 13, 1929; that the assessed valuation of land is \$7,900 and of the building \$10,100 making a total of \$18,000; that the building was erected in 1925; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which noted that there had been an application before the Board for the erection of a garage and repair shop under Cal. 625-23-BZ, which was dismissed because the plan was approved by the Department of Buildings for a five-car garage; the committee also noted that this building has been unlawfully used for repairing since that time, which use is now sought to be legalized; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c and 7i, to permit the repairing of motor vehicles, including painting, welding and spraying, and parking of cars awaiting service; that such repairing shall be maintained within the building as existing, as shown on plans filed with this application, marked "Received April 6, 1955", 4 sheets, *on condition* that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws and rules and applicable to the building and occupancy; that there shall be maintained on the rear and side lot lines a woven wire fence of the chain link type not less than 5 ft. 6 in. in height; that curb cuts shall be as shown, consisting of two, one 12 ft. in width and one 10 ft. wide, for which proper permits shall be held; that the sidewalk and curbing abutting the premises shall be repaired and maintained to the satisfaction of the borough president; that the space on the plot which is unbuilt upon shall be paved with concrete or asphalt; that curb cuts maybe of the width and location shown subject to lawful permits; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

119-55-BZ

APPLICANT—Paul Friedman, for Maude A., Anna M. and Raymond J. Seel, owners.

SUBJECT—Application May 24, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline station, lubritorium, car wash (non automatic), minor repairs, office, sales and storage of auto accessories, and parking of cars awaiting servicing, for a term of 15 years.

PREMISES AFFECTED—244-04 to 244-08 Francis Lewis boulevard and 243-02 to 243-06 South Conduit avenue, southwest corner and 139-03 to 139-11 243rd street, Block 13599, Lot 25, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: S. Roth.

For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on October 25, 1955 after due notice by publication in the Bulletin; laid over to November 29, 1955, for inspection and decision; hearing closed; then to December 20, 1955, for decision; hearing closed; then to January 17, 1956, for further study by the Board; then to January 24, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Francis Lewis boulevard and South Conduit avenue are in a retail use, D area, class ½ height district; 243rd street is in retail and residence use, D area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated April 26, 1955 acting on N.B. Applic. 1453-55, reads:

"1. Proposed gasoline service station, lubritorium, car washing (non-automatic), minor repairs, office, sales and storage of auto accessories, parking of cars awaiting servicing in a Retail use district is contrary to Art. 2 Sec. 4-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 79.80 ft. frontage on Francis Lewis boulevard by 32.33 ft. on South Conduit avenue and 98.74 ft. on 243rd street, on which there exist three one story frame buildings of class 3 construction and one stucco building, also of class 3 construction; that it is proposed to erect and maintain a gasoline service station, lubritorium, car wash (non-automatic), minor repairs, office, sales and storage of auto accessories and parking of cars, for a term of fifteen years; that the station will be 44 ft. front, 27 ft. 8 in. in depth and 14 ft. 8 in. in height; that as of July 25, 1916 the property was zoned as a business district and a one times height district; that the present retail designation became effective on January 21, 1947 and the present class ½ height designation became effective on June 30, 1952; that the area designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant further states that the three frame buildings are presently vacant and the stucco building is presently used as a real estate office; that there are no records on file of any permits, plans or applications having been issued or approved for these buildings; that a small triangular portion of the premises is in the bed of a mapped (245th) street and is not included in this application as it is not intended to use any of the property within the bed of the mapped street for any of the proposed uses; and

WHEREAS, the applicant contends that the present buildings are antiquated, capable of yielding only small rentals which are insufficient to constitute a reasonable return from the property; that there is no economic demand for the construction of retail stores at the subject premises as nearby stores adequately serve the needs of the neighborhood, nor is there any economic demand for development of the premises for residential purposes as the property is situated on a plot having a frontage on a heavily trafficked street and having frontage on two other streets which carry more than the ordinary amount of traffic; that there is an economic demand for a gas station and accessory uses, as its unique location, fronting on two well-travelled streets and one heavily trafficked artery gives assurance that a substantial investment in the proposed use will yield a reasonable return on the investment; that a grant of this application would not adversely affect the neighborhood, as properties north, east and west of the premises would in no way be affected adversely and because the properties south of the premises would receive greater protection through the regulatory zoning restrictions imposed by the Board as conditions to the zoning variance than they would

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receive if the property were developed without a zoning variance and in compliance with the zoning resolution, but free of regulatory conditions such as the Board might impose; that a grant of this application would have no adverse effect upon real estate values in the area and would result in a substantial increase of the assessed valuation of and tax revenue from the property; that for example, on March 21, 1950 the Board granted on condition under Cal. No. 866-49-BZ a gas station and accessory uses at Francis Lewis boulevard and 47th avenue; that the vacant land was assessed for \$7,500 and two years later, after the station was built, the land was assessed for \$54,000 and the building was assessed for \$18,000, an increase of \$64,500 in valuation; that it is significant to note that although the total assessed valuation of land in the area of notification, exclusive of the gas station premises, increased during those two years about 14%, the total assessed valuation of the gas station land increased 72%, and, except for one small irregular lot, every piece of property in the area of notification either maintained or increased its assessed valuation; that furthermore, the 500 foot radius diagram submitted with that application showed only 23 dwellings in existence at that time, but that within 3 years thereafter there were 69 dwellings in the same area, clear proof that the grant of the application subject to regulatory conditions imposed by the Board had not retarded the residential development of the surrounding area; that a grant of this application would improve the appearance of the neighborhood by the elimination of the antiquated frame buildings on the lot and by the erection of a modern and attractively designed service station suitably buffered with attractive landscaping and fence walls; that the proposed structure, set back from the intersections, would promote public safety by providing clear visibility to traffic, while a retail store built to the intersecting street lines (without a variance) would create blind intersections and thereby endanger public safety; and

WHEREAS, the applicant states that title to the property has been held as follows: Maude A. Seel, since November 6, 1948; Anna M. Seel, since April 30, 1945 and Raymond J. Seel since February 25, 1941; that the present assessed valuation of land is \$16,500 and of the building \$3,500 making a total of \$20,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the premises to be occupied as a gasoline service station and accessory uses thereto substantially as proposed and as indicated on plans filed with this application marked, "Received May 24, 1955" (5 sheets) *on condition* that all buildings and uses on the premises shall be removed and the plot shall be graded substantially to the grade of the adjoining streets, as recently improved, and shall be of the dimensions as indicated on such plans including provision for the widening of Francis Lewis boulevard; that the buildings and uses shall be as indicated on such plans; that the accessory buildings shall be faced with face brick on all sides; that on the interior lot lines to the east and south there shall be erected a masonry wall of face brick, agreeing with the face brick used on the accessory building, to a total height of five feet six inches, except that such wall may be reduced within ten feet of either building line to a height of not less than four feet; that there shall be no cellar under the accessory building; that the pumps shall be of a low approved type, erected not nearer than fifteen feet to the street building lines, where shown; that curb cuts shall be restricted to two curb cuts to Francis Lewis boulevard each twenty feet in width and two to 243rd street each thirty feet in width and one to South Conduit avenue twenty feet in width, as shown; that no portion of any curb cut shall be nearer than five feet to a lot line as prolonged; that

at the intersection of Francis Lewis boulevard and South Conduit avenue there shall be erected a block of concrete not less than twelve inches in height and extending for a distance of not less than five feet along either building line; that there shall be a similar block of concrete within the intersection of South Conduit avenue and 243rd street; that planting shall be maintained in the area where shown, with suitable planting material and properly protected with a concrete curb not less than ten inches in height above grade, and ten inches wide; that the side walk and curbing around the premises shall be restored or reconstructed to the satisfaction of the Borough President; that under Section 7i for a similar term there may be minor repairing with hand tools only for adjustments maintained within the accessory building; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved storage tanks; that signs shall be restricted to permanent signs attached to the front facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line of Francis Lewis boulevard and 243rd street, to the south, of a post standard for the supporting of a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that complete working drawings shall be submitted to the Board for further consideration and approval before same are filed with the Borough Superintendent; that such plans shall be filed within thirty days; and that all permits shall be obtained and all work completed thereafter under the terms of Section 22A of the Zoning Resolution.

425-55-BZ

APPLICANT—Robert Teichman, for 352 West 42nd street, Corp., owner (Pearl-Kinney Corp., lessee).

SUBJECT—Application May 25, 1955—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district the proposed open type parking garage for more than 5 cars.

PREMISES AFFECTED—350-358 West 42nd street, south side, 82 ft. east of 9th avenue, Block 1032, Lot 58, Borough of Manhattan.

APPEARANCES—

For Applicant: Eugene M. Seccia.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 6, 1955 after due notice by publication in the Bulletin; laid over to January 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and West 42nd street are in a retail use, B area, class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated April 26, 1955 acting on N.B. Applic. 17-55, reads:

"2. Proposed open type parking garage for more than 5 cars is contrary to Sec. 4A of Z.R. since premises is located in a retail district.

3. If gasoline or oil is to be sold on the premises, show compliance with 21A of Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 93 ft. frontage by 98 ft. 9 in. in depth, which is presently being used for parking and storage of more than five cars; that it is proposed to erect a one story building of class 1 construction, 93 ft. front, 98 ft. 9 in. in depth, 10 ft. in height, for use as open type parking garage; and

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WHEREAS, the applicant states that the premises consist of vacant land being used for the parking of more than five automobiles and having been used for such purpose since February 4, 1954 approved under Alt. Applic. 64-1952 and certificate of occupancy No. 42165; that the premises have been located in a B area district since July 25, 1916 to date; that the premises were in a business use district from July 25, 1916 to November 13, 1936 when the use was changed to retail; that the premises were located in a 1½ times district from July 25, 1916 to February 19, 1932 when the height use was changed to class 2; that in order to increase the capacity of the existing and legal parking lot, it is proposed to erect a one story fireproof open type parking garage structure with parking on the roof of same; that the building will be open on the street front with masonry enclosure walls on the interior lot lines and the roof will be protected with masonry parapets 5 ft. 6 in. high at street front and 3 ft. 6 in. high on all other sides; that there will be no gasoline or oil sold on the premises; and

WHEREAS, the applicant contends that this immediate neighborhood contains numerous large buildings such as offices, theatres, hotels, stores, including the Port of Authority Bus Terminal, all of which create a great demand for parking space, which demand cannot be satisfied by the present parking facilities; that in order to provide additional parking facilities and accommodations to meet this great demand, the owners are willing to invest the sum of \$75,000 which will enhance the city's revenue by additional taxes as well as help relieve the parking situation in this neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since January, 1950 and that the assessed valuation of land is \$265,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which noted that the plot at present is used for parking under a permit issued by the Department of Buildings and under a certificate of occupancy therefor and recommends that the application be granted to permit the erection of a building on the plot for the extension of the parking use; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of twenty years, to permit the construction and occupancy of a one-story and roof parking and storage garage, substantially as proposed and as indicated on plans filed with this application, marked "Received May 25, 1955", 3 sheets and "November 30, 1955", 1 sheet, *on condition* that the building shall have no cellar and in all other respects shall comply with the requirements of the Building Code; that parking on the roof may be permitted as proposed provided that the parapet walls on all sides shall be not less than 5 ft. in height and reinforced so as to be made safe; that such portable fire-fighting appliances shall be installed as the fire commissioner may direct; that signs shall comply with the requirements of a retail district; that curb cuts shall be restricted to two, as shown, and now existing, for which proper permits shall be obtained; and that the sidewalks and curbing in front of the premises shall be reconstructed or restored to the satisfaction of the borough president; that there shall be no repairing or sales of gasoline or oil; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

800-55-BZ

APPLICANT—T. S. Nilsen, for J. F. and Mary E. Lombard, owners.

SUBJECT—Application October 13, 1955—(decision of the borough superintendent) under section 21 of the zoning

resolution, to permit in a residence use, G-1 area district, the relocation of an existing dwelling on a lot so as to have less than the required 15 ft. setback from the line of Horace Harding expressway as widened.

PREMISES AFFECTED—61-11 213th street, southeast corner of Horace Harding boulevard, Block 7603, Lot 1, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Benjamin Wasser.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-

ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 24, 1956, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, G-1 area, Class 1 height district; the north side of Horace Harding Expressway is in a G area district; the south side of Horace Harding Expressway and 213th street are in a G-1 area district; and

WHEREAS, the decision of the borough superintendent, dated October 3, 1955, on Alt. App. 2204/55 reads:

"1. In a G-1 area, no portion of any building shall be erected nearer than 15 ft. to the street line of any street, sec. 16-0 of the Zoning Res."

and

WHEREAS, the applicant states the premises now consist of a lot fronting 60 feet on Horace Harding Boulevard and 140 feet on 213th street, located in a residence use, G-1 area, Class 1 height district, on which there exists a 1½ story, frame, 1 family dwelling, 27 ft. by 40 ft. 1¾ in. in area, it is now proposed to reduce the area of lot to 40 ft. front on 213th street with a depth of 100 feet therefrom and to erect on such reduced lot a 1½ story, frame, 1-family dwelling, 21 ft. in height, 40 ft. 1¾ in. front by 24 ft. 7 in. in depth; and

WHEREAS, the applicant contends that the dwelling is now located in the path of the newly widened Horace Harding Expressway and will have to be removed or demolished; that the owner owns the property adjacent to the dwelling and desires to move his house to the new location; that the proposed location of the dwelling is 16 ft. back from the building line on 213th street and 10 ft. back from building line on Horace Harding Expressway; and

WHEREAS, the applicant contends there are many dwellings along the newly widened Expressway that will be much less than the 15 ft. required by the G-1 zone; that the dwelling directly at the rear of the proposed dwelling is only about 5 feet from the Horace Harding building line; that most of the dwellings in the vicinity were built according to the D zone requirements, as the zone was changed to G-1 on January 14, 1953; that there are very few vacant lots left in the neighborhood on which dwellings can be built according to the new G-1 regulations; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 to permit the dwelling to be located substantially as proposed and as indicated on plans filed with this application marked "Received October 13, 1955" (six sheets) and "December 9, 1955" (one sheet) *on condition* that the yard shall not be reduced beyond the dimensions indicated on such plans; that in all other respects the building and occupancy shall

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comply with all laws, rules and regulations applicable thereto; that the curb cut in the widened Horace Harding Boulevard, for access to the parking space of the garage at the rear, as proposed, shall not exceed fifteen feet; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 1:45 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 24, 1956, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

617-52-SM

APPLICANT—Conver Steel and Wire Co., for Level-Line Ceilings, Inc., owner.

SUBJECT—Application August 4, 1952—Level-Line Hanger for use on construction of hung-ceilings, approval of.

APPEARANCES—

For Applicant: T. A. Lenane.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly..... 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 617-52-SM

Subject: Level-Line Hanger.

Conver Steel and Wire Company, for Level Line Ceilings, Inc., filed August 4, 1952 an application with the Board of Standards and Appeals for approval of the material known as Level-Line Hanger under the provisions of C26-191.0 and C26-461.0 Administrative Building Code.

Purpose

This material is to be used in the construction of suspended ceilings.

Description

The Level-Line Hanger consists of a $\frac{3}{8}$ " round rod furnished in multiples of 6"; the lower end threaded 6" to furnish the adjustment. To this lower end, a clip of 14 gauge copper bearing steel, screws onto the threaded portion which permits, by turning or rotating the clip, the raising or lowering the clip to the desired level. This clip is designed to carry the $1\frac{1}{2}$ " channel and when the channel is inserted into the clip, the tabs on the clips are bent thus securing the channel in place.

In application, the hangers of a size and spaced in accordance with the requirements of C26-461.0 are first installed. The Level-Line rod, having a hooked end is then inserted in the $\frac{3}{8}$ " holes in the hanger or toggle hanger and the channels are suspended, as described above, from the Level-Line rod and clip.

Inspection and Test

The device was tested at Columbia University in the following manner:

The test piece consisted of three parts (1) a tee shaped supporting hanger, composed of 1" channel, to which was riveted a vertical leg of 7" x 1" x $\frac{3}{16}$ " steel plate; (2) the Level-Line Rod and Clip, the rod being hooked at one end to engage a $\frac{3}{8}$ " hole in the steel plate and (3) a $1\frac{1}{2}$ " steel channel, held in place by the clip of the Level-Line assembly. This assembly was then loaded by a tensile load to determine where and at what load the assembly would fail. The failure occurred at an average load of 1040 lbs. by failure of the clip which broke at the lower top.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Level-Line Hanger for voluntary use in the construction of suspended ceiling, under the provisions of C26-461.0 Administrative Building Code as amended by Local Law 103 of 1955 on condition that the Level-Line Hangers be spaced in accordance with the provisions of the above mentioned section of the Administrative Building Code and that each carton or container in which the material is marketed shall be labeled, tagged or stamped as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 617-52-SM."

(Sgd.) HARRIS H. MURDOCK,

Chairman,

LESLIE V. HUBER,

Chief Engineer,

JOHN A. DARTS,

Assistant Engineer.

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

183-54-SM

APPLICANT—The Wiremold Company, owner.

SUBJECT—Application reopened November 9, 1955 as to change in model designation—re Wiremold Flexible Connector; previously approved.

APPEARANCES—

For Applicant: Kenneth Davidson.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 183-54-SM

Subject: Amendment as to change in model designation.

Wiremold Company, Hartford, Conn., requested by letter dated October 10, 1955 that the resolution adopted January 18, 1955 under Cal. No. 183-54-SM be amended so as to change the model designation of the Wiremold Flexible Connector Type 513-SA (approved by the Board January 18, 1955 under Cal. No. 183-54-SM). The application was reopened by a vote of the Board November 9, 1955.

Purpose

The connector is to be used as a connector between branch lines and air diffusers on air conditioning systems.

Description

The Type 52-1A is identical to the Type 513-1A the only change being in model designation as a means of company identification.

Recommendation

The Committee on Test recommends that the resolution adopted January 18, 1955 under Cal. No. 183-54-SM be amended so as to include the material known as Wiremold Flexible Connector Type 52-1A on condition that the requirements of the resolution adopted January 18, 1955 under Cal. No. 183-54-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,

Chairman,

LESLIE V. HUBER,

Chief Engineer,

JOHN A. DARTS,

Assistant Engineer.

Committee on Test.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of January 18, 1955 in accordance with the above report.

734-54-SM

APPLICANT—Seelye, Stevenson Value and Knecht, for Granco Steel Products Co., owner.

SUBJECT—Application reopened September 13, 1955 as to amendment to resolution as to additional insulation fill—re Corruform and Tufcor Steel Deck (fire resistive roof for industrial construction); previously approved.

APPEARANCES—

For Applicant: William A. Faiella.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly..... 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 734-54-SM

Subject: Amendment to resolution as to additional insulation fill.

Seelye, Stevenson, Value and Knecht, New York for Granco Steel Products Company, owner requested by letter dated July 12, 1955 that the resolution adopted June 28, 1955 under Cal. No. 734-54-SM be amended so as to permit the use of additional insulation fill. The application was reopened by a vote of the Board September 13, 1955.

Recommendation

The Committee on Test recommends that the resolution adopted June 28, 1955 under Cal. No. 734-54-SM be amended so as to permit the use of other approved concretes in addition to or in lieu of the Per-Alex (perlite concrete) as approved June 28, 1955 under Cal. No. 734-55-SM, as an insulating concrete on top of the Corruform and/or Tufcor roof deck, on condition that the insulating concrete shall not weigh more than 35 lbs. per cu. ft. and that the safe carrying capacity of the deck, without the weight of deck and insulating slab and all other requirements of the resolution adopted June 28, 1955 under Cal. No. 734-54-SM shall be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 28, 1955 in accordance with the above report.

541-55-SM

APPLICANT—Pittsburgh Reflector Co., owner.

SUBJECT—Application June 23, 1955—Pittsburgh Reflector Co., Luma-Ceiling, No. 10, approval of.

APPEARANCES—

For Applicant: Eric D. Altree.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 541-55-SM

Subject: Pittsburgh Reflector Company Luma-Ceiling, No. 10.

J. T. Driscoll, New York for Pittsburgh Reflector Company, Pittsburgh, Pa., filed June 23, 1955 an application with the Board of Standards and Appeals for approval of the Pittsburgh Reflector Company, Luma-Ceiling No. 10 under the provisions of C26-461.1 Administrative Building Code.

Purpose

The ceiling is to be used as a light diffuser and also to provide acoustical treatment.

Description

The system consists of corrugated translucent plastic sheets supported on metal members which are themselves suspended from the ceiling, floor or roof above. Acoustical baffles when used, are suspended and carried by the metal carrying members.

The plastic sheet is corrugated rigid vinyl chloride vinyl acetate sheet that contains no plasticizer. The corrugation has frequency of 11 per ft. and an amplitude of 7/16". The thickness of the material is 0.0075".

The ceiling clip is a sheet steel member in the shape of an angle. The acoustical baffle is of the same material as the carrying members and is 5 5/8" deep.

The installation is as follows:

The steel ceiling is attached directly to the ceiling, floor or roof above and the 1/4" cadmium steel "J" hook assembly is inserted into slot in the clip. The main suspension clamp, which is so arranged as to hold the main carrying member, is attached to the steel hook assembly.

The main carrying members which are of aluminum are then attached to the suspension clamp. The hook assembly and suspension clamp are installed 3'-0" on centers in one direction and a maximum of 8'-0" centers in a direction perpendicular to those on 3'-0" so that a grillage is set up supporting 3'-0" in one direction and 8'-0" in the other directions.

Inspection and Test

Load tests were conducted in the presence of Asst. Engr. J. A. Darts Committee on Test and J. T. Driscoll representing the applicant.

The load tests were conducted on the plastic itself in both downward and upward directions and on the main carrying member in both upward and downward directions.

The plastic material itself has been approved by the Board under Cal. No. 427-52-SM on October 5, 1954.

Results of the test were as follows:

- A. Plastic downward— 5 lbs./sq. ft.—plastic not dislodged.
- B. " upward —15 lbs./sq. ft.—plastic forced upward.
- C. Track downward —25 lbs. at joint of rail—no deflection.
- D. Track up —20 lbs. under joint—1/16" deflection.

Recommendation

On the basis of the inspection and test and the data led by the applicant, the Committee on Test recommends the approval of Pittsburgh Reflector Company, Luma-Ceiling, No. 10 (plastic light diffusing ceiling) for installation in New York City when constructed of materials as herein described and installed in accordance with the requirements of C26-461.1 Administrative Building Code on condition that the main carrying members shall be carried on straps as herein described, secured to the ceiling floor or roof construction above that wires shall not be used in the suspension system and further that all plans filed with the Department of Housing and Buildings showing the proposed use of this system shall be marked or stamped as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 541-55-SM," and the containers or cartons in which the material is marketed shall be similarly marked. It is further recommended that the use of this material in Class I and II construction be limited to an area to be covered not to exceed 10,000 sq. ft. in area and only when such space is separated from the remainder of the floor area by an approved wall, fired wall, fire partition or fireproof partition. In Class III construction shall be limited in accordance with the requirements of the Administrative Building Code.

MINUTES

The Committee further recommends that as C26-1354.0 Administrative Building Code was amended by Local 105 of 1955 to allow the use of this type of light diffusers in locations as permitted under C26-1351 Administrative Building Code as amended by Local Law 91 of 1954 the plans filed with the Department of Buildings shall also show the proposed occupancy so that the use of this ceiling in the proposed location may be checked as to its use in the type of hazard occupancy as set forth under C26-1351.1 as amended by Local Law 91 of 1954. The Committee further recommends that, in approving the installation the Department of Buildings, shall require that, in the event of the change of occupancy, the installation shall be re-examined under C26-1354.0 Administrative Building Code, as amended by Local Law 105 of 1955.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

822-55-SM

APPLICANT—Conver Steel and Wire Company, Inc., owner-manufacturer (The Fireproof Products Co., Inc., agent).

SUBJECT—Application September 30, 1955—re Conver-Zinaloy Zinc Cavity Wall Tie (wall tie for anchoring hollow wall withes together—cavity wall), approval of.

APPEARANCES—

For Applicant: T. A. Lenane.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly..... 3
Negative: 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 822-55-SM

Subject: Conver-Zinaloy Zinc Cavity Wall Tie.

Fireproof Products Company, New York for Conver Steel and Wire Company Inc., New York filed September 30, 1955 an application with the Board of Standards and Appeals for approval of the material known as Conver-Zinaloy Zinc Cavity Wall Tie under the provisions of C26-430.0.f Administrative Building Code.

Purpose

The material is to be used as a wall tie for anchoring hollow wall withes together.

Description

The wall tie of Zinaloy Zinc is made of a special grade zinc alloy with a minimum of $\frac{3}{4}$ of 1% copper.

The alloy has the following properties:

Specific Gravity	7.15
Weight—lbs./cu. in.	0.259
Electrical conductivity	27.5
Mechanical Properties	
Tensile Strength	
Parallel to grain	29,000—32,000 lbs.
Across grain	35,000—42,000 lbs.
Elongation (% in 2" with grain)...	41—52%
Elongation (% in 2" 15T scale)....	61—70

The wall ties are a minimum of $\frac{1}{4}$ " in diameter by 8" long, "Z" shaped with a center "Vee" drip.

Inspection

Samples of the wall ties were inspected at the office of the Board as to the design and non-corrosive features of the tie. Present at the inspection was Asst. Engr. J. A. Darts Committee on Test.

Recommendation

On the basis of the inspection and the data filed by the applicant the Committee on Test recommends the approval of the material known as Conver-Zinaloy Zinc Cavity Wall Tie, when manufactured of material as herein described for use in New York City under the provisions of C26-430.0.f Administrative Building Code, on condition that each bundle or container in which the Conver-Zinaloy Zinc Cavity Wall Ties are packed or marketed shall be tagged or stamped as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 822-55-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engr.
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

342-39-SM—Vol. II

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application for consideration—reopening and amendment as to labeling—re Gold Bond Metal Lath and Lathing Accessories (for use in plastering operations); previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II, for report as to labelling.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Chairman Murdock 1

192-42-SA—Vol. II

APPLICANT—Elevator Supplies Company, Inc., manufacturer.

SUBJECT—Application for consideration—reopening as Vol. II additional model for test and report—re E.S. Positive Bar Lock, Type B, Elevator Interlocking Device, Hoistway Unit System; previously approved.

APPEARANCES—

For Applicant: E. W. Presendofer and B. H. Farrington.

ACTION OF BOARD—Application reopened as Vol. II, to consider additional model for test and report.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly..... 3
Negative: 0
Absent: Chairman Murdock..... 1

647-48-SA—Vol. II

APPLICANT—Automatic Burner Corporation, owner.

SUBJECT—Application for consideration—reopening as for report as to additional trade name—re ABC Oil Burner, Model 53 and Cities Service Oil Burner, Model CS53; previously approved.

APPEARANCES—

For Applicant: W. A. Doermann.

ACTION OF BOARD—Application reopened as Vol. II, for report as to additional trade name.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

MINUTES

1105-48-SA

APPLICANT—Automatic Burner Corporation, owner.
SUBJECT—Application for consideration—reopening as for report as to additional trade name—re ABC Oil Burner, Model 52A; previously approved.

APPEARANCES—

For Applicant: W. A. Doermann.

ACTION OF BOARD—Application reopened for report as to additional trade name.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Chairman Murdock 1

283-50-SA—Vols. I and II

APPLICANT—Automatic Burner Corporation, owner.
SUBJECT—Application for consideration—reopening as for report as to additional trade name—re ABC Oil Burner, Models 62 and 64; previously approved.

APPEARANCES—

For Applicant: W. A. Doermann.

ACTION OF BOARD—Application reopened for report as to additional trade name.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

741-53-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application for consideration—reopening as to amendment as to labeling for report—re Gold Bond Metal Base and Floor Clips (for use in Gold Bond Partition Systems); previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to labeling.

The VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Chairman Murdock 1

72-55-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.
SUBJECT—Application for consideration—reopening as to additional model—re Gilbarco Calco-Meter Gasoline Dispensing Pumps, Models 902, 903, 905, and 908 (single); previously approved.

APPEARANCES—

For Applicant: William Keay and R. C. Beckman.

ACTION OF BOARD—Application reopened for report as to additional models.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Chairman Murdock 1

722-54-SM

APPLICANT—Minwax Co., Inc., owner.
SUBJECT—Application April 22, 1954—Minwax Transparents (waterproofing exterior masonry walls above grade), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to January 31, 1956, at 2 P. M. Applicant to be notified; no appearance.

61-46-A—Vol. II

APPLICANT—Herman E. Horwood, for W. A. & W. O. Kaiser Inc., owners.

SUBJECT—Application reopened June 14, 1955 as Vol. II

—re Appeal from a decision of the borough superintendent—means of egress.

PREMISES AFFECTED—412-414 Avenue of the Americas (6th), east side, 43 ft. 8 in. south of West 9th street, Block 572, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 7, 1956, at 2 P. M. for inspection and decision; hearing closed.

158-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Co., owner.

SUBJECT—Application reopened December 20, 1955 and restored to docket—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur E. Cooney.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 7, 1956, at 2 P. M. for inspection and decision; hearing closed.

700-54-A

APPLICANT—Frank Braun, for Alabama Realities, Inc., owner (Canarsie Unit Jehovah's Witnesses, lessees).

SUBJECT—Application September 14, 1954—Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—568-574 Sutter avenue, south-east corner of Alabama avenue, Block 3769, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank Braun, Arnold Breitman, John Montz, Jr. and Paul E. Kurtz.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 15, 1956, at 2 P. M. for inspection and decision; hearing closed.

825-54-A

APPLICANT—Recordak Corp., for Eastman Kodak Co., owner.

SUBJECT—Application October 20, 1954—Appeal from an order and a decision of the fire commissioner relating to a film vault.

PREMISES AFFECTED—235-239 West 23rd street, north side, 347 ft. west of 7th avenue, Block 773, Lot 24, Borough of Manhattan.

APPEARANCES—

For Applicant: C. E. Hinds.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to January 31, 1956, at 2 P. M., for inspection and decision; hearing closed.

475-55-A

APPLICANT—Lama, Proskauer and Prober, for Samuel Harris, owner.

SUBJECT—Application June 6, 1955—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—957 Putnam avenue, north side, 100 ft. east of Ralph avenue, Block 1483, Lot 64, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama for Samuel Harris.

For Administration: Samuel L. Becker, Dep't of Buildings and Joseph A. Sweeney, Dep't of Hospitals.

ACTION OF BOARD—Laid over to February 21, 1956, at 2 P. M., for inspection and decision; hearing closed.

692-55-A

APPLICANT—Julius Eckmann, for Estate of Isabelle C. Hoffman (Pauline H. Rosenberg, Executor), owner.

SUBJECT—Application August 3, 1955—Appeal from a decision of the borough superintendent, re egress.

MINUTES

PREMISES AFFECTED—5 East 47th street, north side, 150 ft. east of 5th avenue, Block 1283, Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: Julius Eckmann.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 7, 1956, at 2 P. M., for inspection and decision; hearing closed.

654-41-BZ

APPLICANT—Zarooki Nahikian, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance which expired January 5, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—106-116 Beach 87th street, northeast corner of Ocean drive (Shore Front parkway); Block 622, Lot 5, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Zarooki Nahikian.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on August 6, 1941, certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on January 5, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on August 6, 1941, as thereafter *amended* by resolutions adopted through January 5, 1954 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

“... granted under Section 7, subdivision h for a term of two years from the date of this *amended* resolution, to permit ...; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed

with the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (Misc. App. 5614/41)

595-44-BZ—Vol. II

APPLICANT—Paul Friedman, for Penthouse Buildings, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired January 12, 1956—re Application (decision of the borough superintendent); previously granted on condition, under sections 7d and 7e of the zoning resolution, permitting in a residence use district the change in occupancy of an existing building from apartment hotel and accessory restaurant, to non-resident doctor's offices, commercial offices, two dwelling units and restaurant (cabaret, no dancing).

PREMISES AFFECTED—30 Central Park south, south side, 320 ft. east of Avenue of the Americas, Block 1274, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on July 12, 1955, certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 12, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that plans and specifications are being prepared, plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within six months the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” Alt. App. 538/43)

(Remaining Minutes of the Meeting of January 24, 1956 will be printed in the Bulletin of February 7, 1956.)

PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES RELATIVE TO SUBMERGED INLETS AND PROTECTIVE METHODS TO BE APPLIED TO PREVENT CONTAMINATION OF WATER SUPPLY

Adopted by the Board of Standards and Appeals February 3, 1939, effective in accordance with Section 666, Paragraph 2, of the New York City Charter, February 27, 1939, as amended December 4, 1942, effective December 28, 1942, as amended September 10, 1946, effective October 7, 1946 and as amended on February 10, 1948, effective March 8, 1948.

(Cal. No. 835-38-SR)

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2 of the New York City Charter pertaining to Sections C-26-1268.0,c,4 and C26-1277.0h. of the Administrative Building Code.

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Board of Standards and Appeals on Friday, March 2, 1956 at 10 A.M. in Room 1013 Municipal Building, Manhattan, on the following Proposed Amendments to the Rules Relative to Submerged Inlets and Protective Methods to be Applied to Prevent Contamination of Water Supply.

Note: It is proposed to amend Rule 1 as indicated. New matter appears in *Italics*; old matter to be deleted appears in brackets [].

Rule 1. Vacuum Breakers.

All vacuum breakers prescribed under these rules shall be set at least four inches above the flood level rim of

PUBLIC HEARING

fixtures or as otherwise specifically provided for in these rules. Each fixture with submerged inlets shall be independently controlled by an approved vacuum breaker or breakers the full size of supply pipe, as set forth in these rules. All hose coupling outlets and serrated tip outlets for hose connections [within buildings] are deemed to be submerged inlets, and shall be independently protected with an approved vacuum breaker. [Outside hose coupling outlets for garden or sidewalk use, drain] *Drain* cocks for hot water and steam boilers and hose connections on fire fighting equipment are excepted. *Vacuum breakers for outside hose bibs shall be placed 24 inches above the surface of the ground near the hose bib and at least 12 inches above the top of the highest submerged lawn sprinkler.*

Rule 2. Submerged Inlets.

Water supply inlets to fixtures shall be located at least one inch above the flood level rim of the fixture, except when submerged inlets are absolutely essential for the proper functioning of a fixture, or as otherwise provided for in these rules.

Water supply lines to water preheating apparatus utilizing waste water shall be equipped with an approved vacuum breaker located at least four feet above the highest elevation of the preheating apparatus or coil with a check valve between the vacuum breaker and the preheating apparatus. Any hot water boiler supplied through such preheating device and having an independent cold water supply line shall have the cold water supply line equipped with a vacuum breaker and check valve located at least four inches above the highest elevation of the boiler.

Rule 3. Flush-Valve Fixtures.

Flush-valve controlled fixtures, with submerged inlets supplied directly or indirectly from the City Water Supply System, shall be equipped with an approved vacuum breaker in the supply line not less than four inches above the flood level rim of the fixture.

Rule 4. Ballcocks.

All flush tanks operated by ballcocks shall have an approved vacuum breaker located not less than three-quarter inch above the overflow outlet of the flush tank.

Ballcocks controlling water supply to suction, roof or other intermediate tanks shall be located at least one inch above the flood level rim of the tank excepting that in roof tanks equipped with an overflow of a size at least one commercial diameter larger than the water supply pipe, the ballcock may be located two inches above the highest elevation of the overflow pipe. The overflow and emptying pipes of roof, suction and intermediate tanks shall not be directly connected to a drainage system, notwithstanding the permissive provisions of Section C26-1273.0,d of the Administrative Building Code for connection to a leader.

Rule 5. Sterilizers.

Direct water supply connections to all sterilizers are prohibited, except such equipment as is approved by the Board. When approved sterilizers are used, the waste piping from sterilizers shall not connect directly with any drainage system.

Rule 6. Aspirators—Water Siphons.

Direct water supply connections to aspirators, water siphons or similar apparatus is prohibited except when approved by the Board. The waste pipe for this type of apparatus shall not connect directly with any drainage system.

Rule 7. Bidets—Bed Pan Washers.

Direct water supply connections to a bidet is prohibited. Water supply connection to bed pan washers or similar apparatus shall be equipped with an approved

vacuum breaker and check valve, the latter located between the fixture and the vacuum breaker. Water supply to bed pan washers equipped with an approved flush valve shall be governed by Rule 3.

Bed pan washers may be equipped with steam connections only when such equipment has been approved by the Board.

Rule 8. Sump or Well Pumps.

Direct water supply connections for priming purposes to sump, well or similar type pumps when permitted by the Department of Water Supply, Gas and Electricity shall be connected to the inlet side of the pump and be equipped with an approved vacuum breaker and check valve, the check valve to be located between the pump and the vacuum breaker.

Rule 9. Condensers.

Direct water connections to refrigeration unit for cooling purposes shall be equipped with an approved check valve to prevent possible back flow of ammonia or other refrigerant from defective condenser coils or jackets, except in such installations where the water supply piping is entirely outside of the piping or tank containing the refrigerant and two independent wall thicknesses of metal separate the refrigerant from the city water supply. Refrigeration units containing more than twenty pounds of refrigerant shall be provided with an additional safeguard in the form of an approved relief valve installed at the outlet side of the check valve, such relief valve being set at five pounds above the maximum water pressure at the point of installation. Direct water connection is prohibited under Section C26-1223.0 Administrative Building Code.

Rule 10. Mortuary, Dissection, Operating and Embalming Tables or Equipment.

Mortuary, dissection, operating and embalming tables or equipment shall have no direct water supply connection. Hose used with such equipment shall terminate at least 12 inches at any point from the table or attachments.

Rule 11. Dishwashing and Laundry Machines.

Direct water supply to dishwashing and laundry machines shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker, and the fixture. The vacuum breaker shall be located at least 4" above the highest elevation of the machine.

Rule 12. Chemical Solution Tanks or Apparatus

Direct water supply connections, when permitted by the Department of Water Supply, Gas and Electricity, to any tank or apparatus containing any chemical shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker and the tank or apparatus.

Rule 13. Steam Tables.

Steam tables used exclusively for the warming of food stuffs and provided with a water supply inlet elevation at least one inch above the overflow outlet, the area of which is at least four times that of the water supply piping, shall be equipped with an approved horizontal swing check valve in the water supply piping.

Where elevation of the water supply piping inlet is less than one inch above the overflow outlet, or when the area of the overflow outlet is less than four times that of water supply piping, the water supply piping shall be equipped with an approved vacuum breaker located at least four inches above the maximum overflow level of the fixture.

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
CENTER AND CHAMBERS STREETS
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Urbana, Ill.

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has been illegally oppressed by the action of the respondents (Matter of Larkin Co. v. Schwab, 242 N. Y., 330, 336). The mere fact that permits were granted to owners of premises somewhat similarly situated does not establish arbitrary or oppressive conduct on the part of the respondents in the case at bar (id). ¶As was pointed out by the Court of Appeals in People ex rel. Fordham M. R. Church v. Walsh, supra (at p. 290): " * * * The question was not 'whether some one else' had 'been favored.' The question was 'whether the petitioner' had 'been illegally oppressed.' * * * " Upon this record the answer to that question must be answered in the negative. The respondents, vested with discretion to grant or to deny an application for a variance, denied it after a hearing and inspection upon grounds which have a substantial basis in the record. Under these circumstances the determination made cannot be upset by the courts. The petition is accordingly dismissed on the merits and the determination of the respondents, in all respects, confirmed. ¶Submit order."

Matter of Cipis vs. Board:—On July 12, 1955, the Board granted a variance under Sections 7f, 7e, 7i and 7A of the Zoning Resolution to permit in the business use portion of a plot located in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non-automatic), motor vehicle repairs, storage and sale of accessories, and an office with show windows nearer the residence use district than is permitted; Cal. No. 38-55-BZ; premises 534-544 Coney Island Avenue, southwest corner of Hinckley Place, Borough of Brooklyn.

At Special Term, Supreme Court, Mr. Justice Arkwright sustained the Board in the following decision (N.Y.L.J. December 12, 1955, page 12):—

"This is a proceeding brought by petitioner, Edith Cipis, to review a determination of the Board of Standards and Appeals permitting the intervenor - respondent Stellar Fuel Sales Corporation to erect a gasoline service station on its property on the southwesterly corner of Coney Island avenue and Hinckley place, Brooklyn, N. Y. The petitioner is the owner of premises located on the northwesterly corner of Coney Island avenue and Hinckley place and she appeared before the board and interposed objections to the granting of the application. ¶The respondent and the intervenor-respondent both move to dismiss the petition and for an order vacating the order of certiorari and sustaining and

affirming the determination of the board. ¶The subject premises are located on the southwest corner of Hinckley place and Coney Island avenue and consist of a plot of land slightly irregular with frontages of 100 feet 3 inches along Coney Island avenue and 97 feet 10 7/8 inches along Hinckley place. The greater portion of the plot is within a business use district with only a very small part in a residence use district. On January 21, 1955, the intervenor-respondent applied to the Board of Standards and Appeals for a use district variation for a term of fifteen years under sections 7(f), 7(e), 7(i) and 7A of the Zoning Resolution. ¶On June 14, 1955, a public hearing was held on the application for the variance and the owners of forty lots within the affected area filed with the board their consents to the granting of the variance. At the hearing the only objection to the grant was made by the petitioner who owns the opposite corner on which there is presently a gasoline station. ¶On July 12, 1955, and after having made an inspection of the subject premises, the board unanimously determined by resolution to grant to the intervenor-respondent a variation of the use district regulations of the Zoning Resolution. By that grant the intervenor-respondent was permitted under section 7(f) to erect and maintain for a term of fifteen years a gasoline service station subject to appropriate conditions and safeguards proposed by the board; under section 7(i) a motor vehicle repair shop for minor adjustments with hand tools only and maintained solely in the accessory building; under section 7(e) to maintain the walls as therein required to be on the lot lines although the gasoline service station itself was to be maintained entirely within the business district portion of the plot; and under section 7A to maintain the proposed show windows in the accessory building. ¶In its return the board sets forth the reasons for granting the variance and it would appear that the board acted on some reasonable basis in harmony with the general purpose of the Zoning Resolution in making its determination (Reed v. Board of Standards and Appeals, 255 N. Y., 126). In the circumstances the determination of the board is not arbitrary, capricious or illegal and consequently it may not be set aside (Matter of Douglaston Civic Ass'n v. Board of Standards and Appeals, 278 App. Div., 659, 660, aff'd 302 N. Y., 920; Matter of Sima v. Board of Standards and Appeals, 278 App. Div., 785). ¶Respondent's and intervenor-respondent's application to dismiss the petition are granted and the determination of the Board of Standards and Appeals is affirmed. Submit orders.

52.05
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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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PETITION AND CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS

On January 27, 1956, Copy of Petition and Order of certiori was
served on the Board by Cravath, Swaine & Moore, attorneys for E. I.
du Pont de Nemours & Co., Inc., owner, seeking a review of the
Board's denial of their appeal on December 20, 1955, affirming the de-
cision of the Fire Commissioner as to the classification of Blasting
Agent known as "Nitramon"; Cal. No. 387-55-A.

COURT DECISION

Matter of People vs. 960 Park Avenue Corporation:—In the Court
of Special Sessions an action to prosecute a violation for occupying
the 12th story and pent house at 960 Park Avenue leased by three
doctors for use solely for the practice of medicine, with none of the
doctors residing on the premises, was dismissed.

Upon appeal by the City to the Appellate Division, First Depart-
ment, the dismissal was reversed and the matter remitted to the Court
of Special Sessions for further proceedings. It was contended by the
defendants—960 Park Avenue Corporation—that the City Planning
Commission, subject to the approval of the Board of Estimate, could
not control the dwelling once it was erected and that the building
could be used for any purpose not inconsistent with the power con-
ferred on the City Planning Commission and the Board of Estimate
to regulate the location of trades and industries. The Court found
that this was much too literal a reading of the statute and that it was
the evident intent of the statute to cover not only the initial location of
buildings designed for special uses but to regulate such uses beyond
the initial construction, and found further that the Commission had
power to permit a non-accessory use of apartments in multiple dwell-
ings by physicians provided the physicians had their offices on the first
floor (as provided in the Zoning Resolution, in Article II, Section 3,
Paragraph 6-b). The defendants relied on the MATTER OF PEO-
PLE ex rel FULLAM vs. KELLY. The Court stated that that case
is clearly distinguished, as in that case a bona fide resident of the
premises used it also for the pursuit of his profession.

In the MATTER OF PEOPLE ex rel FULLAM vs. KELLY, the
Board made the original decision as uphold by the Court of Appeals.

In the matter of occupation by physicians of an apartment above
the second floor, an appeal to the Board was denied under Cal. No.
666-51-A, 1148 Fifth Avenue and 2 East 96th Street, southeast cor-
ner, Borough of Manhattan and the Board's decision was sustained at
Special Term by Mr. Justice Greenberg (Bulletin of May 25, 1954,
page 717).

Leave to appeal to the Court of Appeals has been granted.

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ary 31, 1956, Affecting Calendar Numbers 322-54-SM,
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Cal. No. Dept. Premises Affected

43-56-BZ—B.B.—2127-2183 Coyle street and 3045-3067 Avenue V, northeast corner and 2128-2184 Bragg street, Buildings A and B, Block 7368, Lots 17, 19, 22, 25, 27, 29, 31, 36, 46, 53 and 61, Borough of Brooklyn, N.B. 2753-55—re storage, boiler room compressor room, refrigerating, loading and unloading, stores, parking for patrons—business and local retail district.

44-56-A—B.B.—1236-1246 East 17th street and 1611-1623 Locust avenue, northwest corner, Block 6736, Lot 15, Borough of Brooklyn, Alt. 3416-55—re one more enclosed stair required from 2nd floor.

45-56-BZ—B.B.—5202-5218 18th avenue and 1776-1780 52nd street, southwest corner and 1769-1781 53rd street, Block 5473, Lots 32, 34, 36 and 52, Borough of Brooklyn, N.B. 2813-55—re gasoline service station, lubritorium, auto repairs, parking and storage, etc.; entrances, show windows, signs—business and residence use districts.

46-56-BZ—B.B.—1751-1753 Stillwell avenue, east side, 367 ft. north of Highlawn avenue, Block 6643, Lot 68, Borough of Brooklyn, Alt. 3667-55—re area excessive.

47-56-BZ—B.B.—7813-7823 18th avenue and 1801-1811 79th street, northeast corner, Block 6261, Lot 1, Borough of Brooklyn, N.B. 2848-55—re gasoline service station, lubritorium, storage, repairs, parking and storage; show windows—business and residence use district.

48-56-BZ—B.M.—54-64 3rd avenue and 122-126 East 11th street, southwest corner, Block 5566, Lots 19-24 inclusive, Borough of Manhattan, N.B. 221-55—re gasoline service station, lubritorium, minor repairs, car washing, parking and storage of motor vehicles—business use district.

49-56-A—B.M.—123-125 East 55th street, north side, 127 ft. 6 in. west of Lexington avenue, Block 1310, Lots 11 and 11½, Borough of Manhattan, Alt. 245-55—re egress; fire tower.

50-56-BZ—B.B.—1394-1406 Linden boulevard, southwest corner of Chester street, Block 3642, Lot 30, Borough of Brooklyn, N.B. 2669-55—re gasoline service station, auto washing, lubritorium, sales, minor repairs, parking and storage; curb cuts, show windows, signs—residence and business use district.

51-56-BZ—B.R.—1840 Richmond Terrace, southeast corner of Clove road, Block 201, Lot 32, West Brighton, Borough of Richmond, N.B. 1255-55—re gasoline service station, car washing, lubritorium, minor repairs, sale of accessories—business use district.

52-56-SA—Acme Refrigerator Range (combination refrigerator and range); (gas fired), Model RG 5F, manufactured by Acme National Refrigeration Co., Inc., Appliance.

53-56-SA—Acme Refrigerator and Electric Range Combination, Models SD51F, SD61F, RE5F, RS4AF and RES4AF,

manufactured by Acme National Refrigeration Co. Inc., Appliance.

54-56-A—B.M.—591 Broadway, west side, 176 ft. 10 in. south of West Houston street and 164 Mercer street, Block 512, Lot 16, Borough of Manhattan, Amendment to Alt. 592-51—re exterior stair and access to balcony.

55-56-A—F.D.—897-921 (official 909) Remsen avenue and 9002-9042 Avenue D, southwest corner and 856-888 East 92nd street, Block 8124, Lot 23, Borough of Brooklyn, Decision—re permit for smoking.

56-56-A—B.M.—155-157 Wooster street, west side, 95 ft. south of West Houston street, Block 515, Lot 25, Borough of Manhattan, Alt. 1866-55—re egress.

57-56-A—B.Q.—96-12 to 96-14 Northern boulevard, south side, 35 ft. west of 97th street, Block 1711, Lot 5, Corona, Borough of Queens, Alt. 683-55—re frame building within fire limits for use as garage.

58-56-BZ—B.Bx.—1630-1650 East Gunhill road and 2730-2750 Kingsland avenue, southeast corner, Block 4538, Lot 20, Borough of The Bronx, N.B. 1986-55—re gasoline service station, auto washing, lubrication, parking and storage, etc.—local retail use district.

59-56-SA—Fisher-Todd Blast Burner, Model 4-172 Type A (for glass blowing), manufactured by Fisher Scientific Co., Appliance.

60-56-A—F.D.—480 Lexington avenue, west side, from East 46th to East 47th streets, Block 1301, Lot 6, Borough of Manhattan, Decisions, re Order No. 4665-4—re sprinkler system.

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160-47-SA—Vol. II—Gilbarco Gasoline Dispensers, Models 96HG and 98HG, manufactured by Gilbert and Barker Mfg. Co., Appliance.

387-48-SA—Reznor Automatic Forced Air Gas Heaters, Models 4630, 4645, 4600 and 4575 (reopened for report as to change of model numbers), manufactured by Reznor Manufacturing Co., Appliance.

427-52-SM—Marlux (light diffuser); reopened for report as to amendment due to change in law), manufactured by Marlux Corp., Material.

778-54-BZ—Vol. II—B.B.—1320-1342 Remsen avenue, west side, 263 ft. 10¾ in. north of Avenue K, Block 8041, Lot 50, Borough of Brooklyn, N.B. 1150-54—re gasoline service station, auto washing, lubritorium, storage and sale of accessories, etc.

496-32-BZ—Vol. III—B.M.—283 East Broadway, south side, 45.6 ft. west of Gouverneur street, Block 287, Lot 1, Borough of Manhattan, Alt. 231-55—re extension of the building of room level to create a new fifth floor.

621-24-BZ—Vol. III—B.M.—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Bo

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ough of Manhattan. Amendment to Alt. 142-55—re use of roof for parking of motor vehicles in a business use district.

683-49-BZ—Vol. II—B.B.—1875-1925 Nostrand avenue and 3001-3013 Foster avenue, northeast corner and 3002-3014 Newkirk avenue, Block 4964, Lot 50, Borough of Brooklyn, Alt. 2187-55—re parking of patrons' cars on open portion of lot—business and residence use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

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Cements, Air Entraining Portland, Rules for Approval and Use of...	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
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Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1955.
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
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Fire Resistive, Flameproof Materials etc., Rules for Testing of	May 26, 1954.
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Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
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Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	April 15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
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Praying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Fire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—\$1.25; by Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

FEBRUARY 7, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 7, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

104-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Potter Brothers, Inc., owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the continued use of an existing factory and storage building for a term of 5 years.

PREMISES AFFECTED—150-18 to 150-22 Tahoe street, west side, 170.07 ft. south of Albert road, Block 11556, Lot 23, Ozone Park, Borough of Queens.

Laid over from January 10, 1956, to February 7, 1956, for applicant to submit information as to amount of manufacturing, if any, any machinery, drainage from roof and whether owner has complied with the Board's original resolution; hearing closed.

756-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.

SUBJECT—Application September 6, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the extension of an existing building used for restaurant, storage and cabaret and to permit parking of patrons' cars.

PREMISES AFFECTED—2640-2660 Ocean parkway and 63-73 Nixon Court, northwest corner and 64-70 Murdock Court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

Laid over from January 17, 1956, to February 7, 1956, for inspection and decision; hearing closed; applicant to revise plans and file new decision of the borough superintendent.

757-55-A

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.

SUBJECT—Application September 6, 1955—re Appeal from a decision of the borough superintendent—relating to the proposed use of a portion of a plot within the 30 ft. Ocean parkway setback for the parking of patrons cars and the construction of a driveway entrance accessory thereto.

PREMISES AFFECTED—2640-2660 Ocean parkway and 63-73 Nixon court, northwest corner and 64-70 Murdock court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

9-28-BZ—Vol. II

APPLICANT—Vincent D. Luongo, for James Miceli and Isidore J. Caminiti, owners.

SUBJECT—Application reopened October 14, 1950 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station, and extension of use to include gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—8131-8155 New Utrecht avenue, east side, 242 ft. 5 in. south of 81st street, Block 6314, Lot 112, Borough of Brooklyn.

Laid over from January 17, 1956, to February 7, 1956, for inspection and decision; hearing closed.

950-40-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Waldwin Holding Corporation, owner.

SUBJECT—Application reopened September 13, 1955 as Vol. II—re (decision of the borough superintendent) un-

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der section 7e of the zoning resolution, to permit in a residence use district the proposed change of occupancy on the second and attic floors, from dwelling to business use.

PREMISES AFFECTED—7610-7614 4th avenue, west side, 59 ft. south of 76th street, Block 5950, Lot 47, Borough of Brooklyn.

Laid over from January 17, 1956, to February 7, 1956, for inspection if necessary, and decision; hearing closed.

32-42-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Waldwin Holding Corporation, owner.

SUBJECT—Application reopened September 13, 1955 as Vol. II—re Appeal from a decision of the borough superintendent relating to frame construction, inadequate floor loads, enclosure and adequacy of exits.

PREMISES AFFECTED—7610-7614 4th avenue, west side, 59 ft. south of 76th street, Block 5950, Lot 47, Borough of Brooklyn.

415-55-BZ

APPLICANT—Burke, Green and Groh, for Martha H. Paltrow and Joseph McElroy, owners (o/u/c Bay Chevrolet, Inc.).

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7h and 7i of the zoning resolution, to permit in a local retail and residence use district, the proposed use of automobile showroom, service of new and used cars and trucks, new and used car conditioning, storage and sale of parts, wheel alignment, lubrication, undercoating, car wash, parking and storage of customers' cars waiting to be serviced, car storage, locker room, tool storage, car polishing, offices, body shop, paint shop, gas pump for owner's use only.

PREMISES AFFECTED—240-02 Northern boulevard, southwest corner of Alameda avenue and 46-02 to 46-12 Hanford street, Block 8167, Lot 1, Douglaston, Borough of Queens.

Laid over from December 13, 1955, to January 31, 1956, for inspection and decision; hearing closed; then to February 7, 1956, at the request of applicant to file new plans.

575-55-BZ

APPLICANT—Goldwater and Flynn, for The Montefiore Hospital for Chronic Diseases, owner.

SUBJECT—Application July 13, 1955—re (decision of the borough superintendent) under sections 7e, 7h and 7i of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, office, motor repairs, storage and parking of motor vehicles.

PREMISES AFFECTED—Block bounded by South side of Gun Hill road, from Tryon avenue to Wayne avenue, Block 3343C, Lot 245, Borough of The Bronx.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed; then to January 31, 1956, for inspection and decision; then to February 7, 1956, for applicant to file revised plans showing compliance with Section 21A of the Zoning Resolution; hearing previously closed.

220-55-BZ

APPLICANT—Albert Melniker, for Annie Epstein, Margaret Pfuhler, owners (Sun Oil Co., lessee).

SUBJECT—Application March 22, 1955—re (decision of the borough superintendent) under sections 7A, 7e, 7f and 7i of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage, sale of accessories and office, with a curb cut nearer the residence use district than is permitted for a term of 15 years.

PREMISES AFFECTED—470 Castleton avenue and 65 Ridgewood place, southeast corner, Block 130, Lot 1, West Brighton, Borough of Richmond.

Laid over, date to be set; for inspection and decision; hearing closed; now set for hearing February 7, 1956.

1069-27-BZ—Vol. III

APPLICANT—Larry Meltzer, for Anna Pillitteri, owner.

SUBJECT—Application reopened June 7, 1955 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the erection and maintenance of an automatic auto laundry, simonize room, boiler room and offices.

PREMISES AFFECTED—6702-6724 New Utrecht avenue and 1501-1511 Ovington avenue (68th street), northwest corner and 6703-6725 15th avenue, Block 5565, Lot 1, Borough of Brooklyn.

512-29-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Merry Twins, Inc., owner.

SUBJECT—Application reopened May 17, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a business and residence use district the proposed extension of present gasoline service station and use of premises as gasoline service station, lubritorium, auto washing, office and sale of accessories, minor repairs (hand tools only) and parking and storage of more than 5 motor vehicles, with curb cuts and sign closer to the residence use district than permitted.

PREMISES AFFECTED—173-02 to 173-16 64th avenue, southeast corner of Fresh Meadow lane, Block 6902, Lot 26, Flushing, Borough of Queens.

482-48-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Upper N. Y. Garage, Inc., owner.

SUBJECT—Application reopened February 15, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business and residence use district the maintenance of a garage for more than 5 motor vehicles, repair shop for motor vehicles (hand tools only).

PREMISES AFFECTED—4342-4344 Broadway and 649-651 West 185th street, northeast corner, Block 2167, Lot 29, Borough of Manhattan.

135-49-BZ—Vol. II

APPLICANT—Leonard A. Swarthe, for Krekor and Pauline Selian, owners.

SUBJECT—Application reopened May 3, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7e, 7f and 7i of the zoning resolution, to permit in a business use district the proposed extension of an existing gasoline and oil service station previously granted by the Board under Cal. No. 135-49-BZ.

PREMISES AFFECTED—1773 East Gun Hill road, north side, 125 ft. east of Wickham avenue, Block 4806, Lot 44, Borough of The Bronx.

21-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Minnie Berkowitz, owner.

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit in a business and residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only) auto laundry (not automatic) office, storage and sale of auto accessories, parking for more than 5 cars waiting to be serviced for a term of 15 years.

PREMISES AFFECTED—379-389 Kings highway and 1753-1763 West 3rd street, northeast corner, Block 665, Lots 37, 39 and 40, Borough of Brooklyn.

402-52-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Edward Lehman, owner.

CALENDAR

SUBJECT—Application reopened June 21, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7c, 7f, 7h and 7i of the zoning resolution, to permit in a business and residence use district the erection and maintenance of a building to be used as auto safety inspection station, motor vehicle repair shop and 21 one car garages, also proposed extension to existing building partly in a business and partly in a residence use district for use as auto showroom, in conjunction with existing uses of gasoline service station, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage for more than 5 motor vehicles and outdoor sale and display of more than 5 motor vehicles on the unbuilt upon portion of the lot as granted by the Board under Cal. No. 402-52-BZ.

PREMISES AFFECTED—572-590 Wyckoff avenue and 1444-1460 Hancock street, southeast corner and 407-413 Weirfield street, Block 3400, Lot 46, Borough of Brooklyn.

96-52-BZ—Vol. II

APPLICANT—Max Ehrlich, for Swire Building Corporation, owner.

SUBJECT—Application reopened May 3, 1955 as Vol. II —re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use E-1 area district, the maintenance of an existing building without the required 10 foot setback from the building line.

PREMISES AFFECTED—191-193 Irwin street, northeast corner of Oriental boulevard, Block 7517, Lot 992, Borough of Brooklyn.

16-54-BZ

APPLICANT—Siegel and Green, for Kollsman Instrument Corp., lessee (Leator Corp., owner).

SUBJECT—Application May 26, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles for patrons and employees (no fee to be charged).

PREMISES AFFECTED—42-61 81st street, west side, 100 ft. north of 45th avenue, Block 1527, Lot 6, Elmhurst, Borough of Queens.

1-55-BZ

APPLICANT—Henry Nordheim, for Rubenstein and Tutinauer, owners.

SUBJECT—Application February 3, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, and office and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1680 Gun Hill road and 1674 Allerton avenue, intersection of Gun Hill road, Allerton avenue and Lodovick avenue, Block 4539, Lot 1, Borough of The Bronx.

3-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Epstein, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, high speed auto laundry, lubricatorium, body and fender work, welding, incidental repairs, brake testing, wheel alignment, incidental painting and spraying, office and sales, parking of motor vehicles awaiting service with entrances closer to the residence use district than permitted.

PREMISES AFFECTED—70-11 to 70-19 Northern boulevard and 32-62 to 32-70 71st street, northwest corner, Block 1166, Lot 37, Woodside, Borough of Queens.

657-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Pietro Ventola, owner.

SUBJECT—Application August 8, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use D area district the extension of restaurant, bar, cabaret, parking of more than 5 cars, and 1 family residence into the residence use district exceeding permissible coverage and without the required rear yard.

PREMISES AFFECTED—1012-1022 Ralph avenue, west side, 80 ft. south of Snyder Avenue, Block 4731, Lot 42, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 7, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, February 7, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

834-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Finkel Umbrella Frame Company, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II —re Appeal from a decision re an order of the fire commissioner—re dip tank covers, etc.

PREMISES AFFECTED—890-914 Brush avenue, east side, 551.16 ft. south of Bruckner boulevard 2nd floor, Block 5541, Lot 130, Borough of The Bronx.

428-55-A

APPLICANT—Noah N. Sherman and Joseph Lau, for East End Temple, owner.

SUBJECT—Application May 27, 1955—re Appeal from a decision of the borough superintendent—re reconstruction.

PREMISES AFFECTED—341-343 East 19th street, north side, 240 ft. west of 1st avenue, Block 925, Lots 24 and 25, Borough of Manhattan.

692-55-A

APPLICANT—Julius Eckmann, for Estate of Isabelle C. Hoffman (Pauline H. Rosenberg, Executor), owner.

SUBJECT—Application August 3, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—5 East 47th street, north side, 150 ft. east of 5th avenue, Block 1283, Lot 7, Borough of Manhattan.

158-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Co., owner.

SUBJECT—Application reopened December 20, 1955 and restored to docket—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

661-46-A—Vol. II

APPLICANT—Herman E. Horwood, for W. A. & W. O. Kaiser Inc., owners.

SUBJECT—Application reopened June 14, 1955 as Vol. II —re Appeal from a decision of the borough superintendent —re means of egress.

PREMISES AFFECTED—412-414 Avenue of the Americas (6th), east side, 43 ft. 8 in. south of West 9th street, Block 572, Lot 6, Borough of Manhattan.

721-55-A

APPLICANT—Abraham Grossman, for 110 West 14th Street Corp., owner.

CALENDAR

SUBJECT—Application September 21, 1955—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—110 West 14th street, south side, 150 ft. west of Avenue of The Americas (6th), Block 609, Lot 33, Borough of Manhattan.

994-54-A

APPLICANT—Sidney Daub, for 125 Fifth Avenue Corp., owner.

SUBJECT—Application December 27, 1954—re Appeal from a decision of the borough superintendent, re egress.

PREMISES AFFECTED—7-9 West 18th street, north side, 184 ft. 4 in. west of 5th avenue, Block 820, Lot 33, Borough of Manhattan.

124-55-A

APPLICANT—National Gypsum Co., owner.

SUBJECT—Application February 10, 1955—re Appeal from a decision of the fire commissioner relating to the use of a heating device not of a type approved by the Board.

PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.

310-55-A

APPLICANT—National Gypsum Co., owner.

SUBJECT—Application April 13, 1955—re Appeal from a decision of the fire commissioner relating to the installation of an above ground tank for the storage of 600,000 gallons of fuel oil.

PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.

943-54-A

APPLICANT—Topps Chewing Gum, Inc., lessee, for Bush Terminal Buildings, Co., owner.

SUBJECT—Application December 1, 1954—re Appeal from a decision of the fire commissioner—panic bolts.

PREMISES AFFECTED—203-269 37th street, north side, 300 ft. west of 3rd avenue, Bush Building No. 1, 4th floor Sec. A and 5th floor Sec. A and B, Block 695, Lot 1, Borough of Brooklyn.

369-55-A

APPLICANT—Larry Meltzer, for 161 Washington Street Corp., owner.

SUBJECT—Application May 2, 1955—re Appeal from a decision of the borough superintendent—egress, stairs, etc.

PREMISES AFFECTED—161 Washington street, east side, 77 ft. north of Liberty street, Block 58, Lot 11, Borough of Manhattan.

370-55-A

APPLICANT—Larry Meltzer, for Meliberty Realty Corp., owner.

SUBJECT—Application May 2, 1955—re Appeal from a decision of the borough superintendent—egress, stairs, etc.

PREMISES AFFECTED—131 Liberty street, north side, 90 ft. 7½ in. east of Washington street, Block 58, Lot 30, Borough of Manhattan.

1012-55-A

APPLICANT—Samuel Rosenblum, for Ace Associates, Inc., owner.

SUBJECT—Application December 23, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—434-438 Avenue of The Americas (6th), southeast corner of West 10th street, Block 573, Lot 6, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 15, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Wednesday morning, February 15, 1956, at 10 o'clock in

Room 1013, Municipal Building, Manhattan, on the following matters:

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.
SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

Laid over from May 3, 1955 to June 7, 1955, to permit the applicant to obtain a decision from the Building Department as to structural conditions to comply with the Labor Law and to permit the filing of a companion administrative appeal to be heard with the zoning application on the laid over date; laid over, date to be set for hearing when companion "A" appeal has been examined and set for hearing; the "A" and "BZ" cases to be heard on the same date; then set for hearing January 10, 1956; then February 15, 1956, for inspection and decision; hearing closed.

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

573-55-BZ

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application July 13, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station lubritorium, minor repairs (hand tools only), auto wrecking (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner and 1727 to 17-37 154th street, Block 4730, Lot 4 Whitestone, Borough of Queens.

Laid over for inspection and decision; hearing closed date to be set, awaiting information as to action of Board of Education and the Board of Estimate as to proposed adjacent school; then set for January 17, 1956; then to February 15, 1956, for information from the Board of Education.

1044-55-A

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application December 27, 1955—filed pursuant to section 35, General City Law re part of premises located in bed of mapped street—Clintonville street.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner, and 17-27 to 17-37 154th street, Block 4730, Lot 4 Whitestone, Borough of Queens.

386-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fire-Matic Corp., owner.

SUBJECT—Application May 2, 1955—re (decision of the borough superintendent) under sections 7f, 7i and of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, minor vehicle repairs, oil burner repairs, storage, office and sales, showroom for oil burners.

CALENDAR

PREMISES AFFECTED—925-931 McDonald avenue, east side, 139 ft. 10½ in. north of 18th avenue, Block 5408, Lots 55-58 inclusive, Borough of Brooklyn.

Laid over from January 10, 1956, to January 17, 1956, at request of objector, applicant concurring; then to February 15, 1956, for inspection and decision; hearing closed.

99-55-BZ

APPLICANT—Jack Heimlick, lessee, for Fred R. Cronkite, owner.

SUBJECT—Application January 24, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district the extension in use and area of an existing gasoline service station to include lubritorium, auto wash (non automatic), motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—153-95 Rockaway boulevard and 153-02 to 153-12 137th avenue, southeast corner and 137-02 to 137-12 154th street, Block 12301, Lot 19, Jamaica, Borough of Queens.

Laid over from January 17, 1956, to February 15, 1956, for inspection and decision; hearing closed.

90-55-BZ

APPLICANT—Reginald S. Hardy, for Land Buyers, Inc., owner.

SUBJECT—Application April 12, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the demolition of existing structures, and the erection and maintenance, for a term of 15 years) a gasoline service station, lubritorium, auto laundry (non-automatic) motor vehicle repair shop and office, and to permit the parking of motor vehicles awaiting service.

PREMISES AFFECTED—134-15 Rockaway boulevard, northwest corner of 135th street, Block 11701, Lot 1, South Ozone Park, Borough of Queens.

Laid over from January 17, 1956 to February 15, 1956, for inspection and decision; hearing closed.

5-55-BZ

APPLICANT—Michael Alfano, for Max Sakow, owner.

SUBJECT—Application May 5, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a local retail use district the erection of a gasoline service station, lubritorium, auto repair shop, salesroom, car washing and storage.

PREMISES AFFECTED—950-970 Allerton avenue, south side, from Paulding avenue to Williamsbridge road, Block 4447, Lots 62, 64 and 66, Borough of The Bronx.

Laid over from January 17, 1956 to January 24, 1956, for continued hearing; then to February 15, 1956, for inspection and decision; hearing closed.

5-55-BZ

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail and retail use C area district the extension of existing structure on first story, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. ⅓ in. north of Brighton Beach avenue, Block 284, Lot 1582, Borough of Brooklyn.

Laid over from December 13, 1955, to January 31, 1956, for inspection and decision; hearing closed; then to February 15, 1956, at the request of applicant for redesign of rear yard.

5-55-A

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

SUBJECT—Application February 18, 1955—re Appeal from a decision of the borough superintendent re exits.

PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. ⅓ in. north of Brighton Beach avenue, Block 284, Lot 1582, Borough of Brooklyn.

119-29-BZ—Vol. II

APPLICANT—John J. Tricarico, for Elizabeth Stevens, owner.

SUBJECT—Application reopened February 15, 1955 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the proposed change of occupancy from garage to garage and parking and storage of more than 5 motor vehicles, on open portion of the plot.

PREMISES AFFECTED—625 Halsey street, north side, 200 ft. west of Patchen avenue, Block 1662, Lots 59 and 61, Borough of Brooklyn.

Laid over from January 31, 1956 to February 15, 1956, at the request of objectants.

950-54-BZ

APPLICANT—Herman Kron, for L. B. Oil Co., Inc., owner.

SUBJECT—Application December 14, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the proposed erection of gasoline service station, auto repairs, office, store, parking and storage of more than 5 cars and sale of used cars. Proposed driveway is more than 25 ft. from the intersection of Bruckner boulevard and Evergreen avenue.

PREMISES AFFECTED—1475 Bruckner boulevard, northwest corner of Evergreen avenue, Block 3711, Lot 1, Borough of The Bronx.

83-55-BZ

APPLICANT—A. M. and F. P. Luongo, for Frank Dolansky, owner.

SUBJECT—Application February 4, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit the proposed exit through kitchen of a restaurant located in a retail use district, through adjoining property located in a residence use district.

PREMISES AFFECTED—345 Myrtle avenue, north side, 74 ft. 10¾ in. east of Carlton avenue, Block 2044, Lots 80 and 88, Borough of Brooklyn.

421-55-BZ

APPLICANT—Robert Gottlieb, for David Berman, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sale of accessories and parts, motor vehicle repairs (hand tools only), parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—547 Westchester avenue and 618 Hegney place, northeast corner, Block 2358, Lots 1 and 5, Borough of The Bronx.

245-55-BZ

APPLICANT—Burke, Green and Groh, for Joseph T. King, owner.

SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the proposed erection of a 1 family residence of class 4 construction, and garage with a setback of less than 15 ft. from the street line, and including a side yard of less than the minimum five feet as required.

PREMISES AFFECTED—219-44 89th avenue, southwest corner of 220th street, Block 10665, Lot 51, Bellerose, Borough of Queens.

CALENDAR

246-55-BZ

APPLICANT—Burke, Green and Groh, for Joseph T. King, owner.

SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the proposed erection of a 1 family residence of class 4 construction and garage with a setback of less than 15 ft. from the street line and including a side yard of less than the minimum five feet as required.

PREMISES AFFECTED—220-02 89th avenue, southeast corner of 220th street, Block 10666, Lot 46, Bellerose, Borough of Queens.

433-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rentways, Inc., owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a unrestricted and residence use district the proposed extension of a storage garage for more than 5 motor vehicles, parking and storage for more than 5 motor vehicles and the installation of one 550 gal. tank and one pump in open area for owner's use only.

PREMISES AFFECTED—701-711 East 139th street and 275-295 Jackson avenue, northwest corner and 698-710 East 140th street, Block 2568, Lots 14, 17, 20 and 30, Borough of The Bronx.

448-55-BZ

APPLICANT—Patrick D. Concagh, for Beretta Realty Corp., owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, F area district the proposed structure to be occupied as stores, with setback less than 15 ft. from the street line, with coverage in excess of that permitted.

PREMISES AFFECTED—5600-5610B Riverdale avenue, northeast corner of 256th street, Block 3423, Lots 91 and 95, Borough of The Bronx.

453-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Francis Formica, owner.

SUBJECT—Application June 6, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, sales and storage room, parking and storage of motor vehicles with proposed curb cuts and show windows closer to the residence use district than is permitted.

PREMISES AFFECTED—1003-1013 Utica avenue and 5001-5009 Tilden avenue, northeast corner, Block 4722, Lots 40, 43 and 44, Borough of Brooklyn.

530-55-BZ

APPLICANT—Abraham N. Horowitz and Herbert Glabman, for Silver Castelli, owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication and accessory sales and minor repairs with hand tools only, with proposed show window less than 75 ft. from the residence use district, all for a term of 15 years.

PREMISES AFFECTED—144-11 to 144-21 Rockaway boulevard and 123-32 to 123-42 145th street, Block 12047, Lot 32, South Ozone Park, Borough of Queens.

714-55-BZ

APPLICANT—Henry George Greene, for Joseph Eisner and Joseph I. Lubin, co-partners, owners (Bres Realty Co., lessee).

SUBJECT—Application September 15, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a manufacturing and restricted retail use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—329-331 East 46th street, north side, 275 ft. west of 1st avenue, Block 1339, Lots 14, 15 and 36, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 15, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, February 15, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

972-40-SM

APPLICANT—The Otis Elevator Company, owner.

SUBJECT—Application reopened May 16, 1950 for test and report as to proposed changes in construction—Otis Bi-Parting Counterbalanced Vertical Sliding Elevator Hoistway Door, approval of.

450-48-SM—Vol. II

APPLICANT—Great Lakes Carbon Corp., owner.

SUBJECT—Application reopened December 14, 1954 amendment to resolution as to transfer of approval of new owner—Permalite Gypsum Plaster (for fireproofing steel columns), previously approved.

737-48-SM

APPLICANT—Great Lakes Carbon Corp., owner.

SUBJECT—Application reopened December 14, 1954 amendment to resolution as to transfer of approval to new owner—Permalite Plaster (to protect structural I Beam and Steel Floor), previously approved.

776-49-SM

APPLICANT—Great Lakes Carbon Corp., owner.

SUBJECT—Application reopened December 14, 1954 amendment to resolution as to transfer of approval to new owner—Permalite (an aggregate taking the place of sand in gypsum plaster), previously approved.

360-50-SA

APPLICANT—Automatic Burner Corp., owner.

SUBJECT—Application reopened December 13, 1955 amendment to resolution as to additional trade names—AB Oil Burner, Model 55, previously approved.

464-54-SA

APPLICANT—Arthur A. Olson & Co., owner (Gale Engineering Co., agent).

SUBJECT—Application June 1, 1954—Olson Oil-firing Space Heaters, Models HOU-300 through 2000, approval of.

465-54-SA

APPLICANT—Arthur A. Olson & Co., owner (Gale Engineering Co., agent).

SUBJECT—Application June 1, 1954—Olson Oil-firing Space Heaters, Models LOU-MOU300 through 2000, approval of.

984-54-SM

APPLICANT—Inland Steel Products Co., owner.

SUBJECT—Application December 21, 1954—Cellufloor (cellular steel floor panels), approval of.

481-55-SM

APPLICANT—Conver Steel and Wire Co., Inc., owner.

SUBJECT—Application June 7, 1955—Swivel Toggle Hanger (for hung ceilings), approval of.

CALENDAR

851-55-A

APPLICANT—Harrison and Abramovitz, for Museum of Modern Art, owner (Theatre Guild, lessee).

SUBJECT—Application October 28, 1955—re Appeal from a decision of the borough superintendent—non-fireproof construction—stairs, live load, etc.

PREMISES AFFECTED—27 West 53rd street, north side, 385 ft. east of Avenue of Americas (6th), Block 1269, Lot 17, Borough of Manhattan.

700-54-A

APPLICANT—Frank Braun, for Alabama Realities, Inc., owner (Canarsie Unit Jehovah's Witnesses, lessees).

SUBJECT—Application September 14, 1954—re Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—568-574 Sutter avenue, southeast corner of Alabama avenue, Block 3769, Lot 21, Borough of Brooklyn.

08-54-A

APPLICANT—United States Gypsum Co., owner.

SUBJECT—Application August 20, 1954—re Appeal from a decision of the fire commissioner—smoking in factory.

PREMISES AFFECTED—561 Richmond terrace, north side, 400 ft. west of Jersey street, Buildings 2, 4, 5, 6, 7, 8, 10 and 11, Block 4, Lot 21, New Brighton, Borough of Richmond.

17-49-A—Vol. II

APPLICANT—Frederick C. Genz, for Diller-Quaile Music School, Inc., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—construction.

PREMISES AFFECTED—24 East 95th street, south side, 81 ft. 9½ in. west of Madison avenue, Block 1506, Lot 60, Borough of Manhattan.

1-32-S—Vol. II

APPLICANT—Joseph Lau, for Harry Bura, owner.

SUBJECT—Application reopened April 19, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—130 Green street, east side, 125 ft. north of Prince street, Block 513, Lot 2, Borough of Manhattan.

0-54-A

APPLICANT—Maxfield Blaubeux, for Eugenia O. Kilpatrick, owner (Burke Oldsmobile, Inc., lessee).

SUBJECT—Application October 6, 1954—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—315-323 West 69th street, north side, 225 ft. 3 in. west of West End avenue, Block 1181, Lot 19, Borough of Manhattan.

55-A

APPLICANT—Continental Baking Co., owner.

SUBJECT—Application January 11, 1955—Appeal from an order and a decision of the fire commissioner—re direct method of refrigeration.

PREMISES AFFECTED—87-105 Heyward street, north side, 100 ft. east of Bedford avenue and 128 Rutledge street, Block 2225, Lot 10, Borough of Brooklyn.

55-A

APPLICANT—Louis Lieberman, for Rhea Berenbaum, owner.

SUBJECT—Application August 26, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sections 212 and 27 of the Multiple Dwelling Law re minimum requirements of legal rear yard.

PREMISES AFFECTED—269 Dumont avenue, north side, 1 ft. 6 in. west of Rockaway avenue, Block 3560, Lot 48, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 21, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 21, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

378-55-BZ

APPLICANT—Leonard F. Rothkrug, for Private Garages, Inc., owner.

SUBJECT—Application May 10, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking lot.

PREMISES AFFECTED—2139-2143 65th street, north side, 325 ft. west of Bay parkway, Block 5550, Lot 50, Borough of Brooklyn.

Laid over from January 17, 1956 to February 21, 1956 for inspection and decision; hearing closed.

394-55-BZ

APPLICANT—Patrick D. Concagh, for Bome Realty Corp., owner (The Texas Co., lessee).

SUBJECT—Application May 17, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, storage and sale of auto accessories.

PREMISES AFFECTED—329-335 Morris avenue and 266-268 East 140th street, northwest corner, Block 2333, Lot 70, Borough of The Bronx.

Laid over from January 17, 1956 to February 21, 1956, for inspection and decision; hearing closed.

691-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Tony and Marie Lanza, Frank Mascali and Sons, Inc., and A. Wollheim and Sons, Inc., owners.

SUBJECT—Application August 2, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, store, utility room, parking and storage of motor vehicles; proposed curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—1774-1798 Nereid avenue and 4400-4406 Barnes avenue, southeast corner, 4385-4389 Wickham avenue and 4386-4390 Gunther avenue, Block 5051, Lots 44, 50, 45 and 51, Borough of The Bronx.

Laid over from January 17, 1956, to February 21, 1956, for inspection and decision; hearing closed; applicant to file revised plans in meantime.

406-55-BZ

APPLICANT—Gabriel Nathan, for Edwin and Edna Hernly, owners.

SUBJECT—Application May 13, 1955—re (decision of the Commissioner Marine and Aviation) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the construction of a timber bulkhead wall along the property, and the use of the property for boat landing and parking of patrons cars.

PREMISES AFFECTED—225-229 Beach 3rd street, west side, 240 ft. north of Seagirt avenue and 224-230 Beach 4th street, Block 103, Lot 14, Far Rockaway, Borough of Queens.

Laid over from January 24, 1956 to February 21, 1956, for inspection and decision; hearing closed; applicant to file plan showing pierhead and bulkhead lines and small scale plan showing distance to boats and where they are moored.

538-55-BZ

APPLICANT—Leonard F. Rothkrug, for Anne Brown, owner.

CALENDAR

SUBJECT—Application July 1, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, non-automatic laundry, office, sales area, utility room and lubritorium.

PREMISES AFFECTED—995-1007 McDonald avenue and 47-57 Lawrence avenue, northeast corner, Block 5419, Lot 1, Borough of Brooklyn.

Laid over from January 24, 1956 to February 21, 1956, for inspection and decision; hearing closed.

1085-38-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Loha Realty Corp., owner.

SUBJECT—Application reopened February 8, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—5307-5315 21st avenue and 1072-1082 Dahill road, southeast corner, Block 5495, Lot 465, Borough of Brooklyn.

281-55-BZ

APPLICANT—Kenneth W. Milnes, for James Melfi, owner.

SUBJECT—Application April 17, 1955—re (decision of the borough superintendent) under sections 7i and 21 of the zoning resolution, to permit in a retail use, D area district, the change in occupancy from garage for not more than five motor vehicles to motor vehicle repair shop, and extension of an existing building using more than the area permitted.

PREMISES AFFECTED—2041 Victory boulevard, north side, 151 ft. east of Bradley avenue, Block 462, Lot 6, Meirs Corners, Borough of Richmond.

414-55-BZ

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner.

SUBJECT—Application May 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the proposed parking and storage of motor vehicles for a term of 5 years.

PREMISES AFFECTED—361-371 89th street, north side, 100 ft. west of 4th avenue, Block 6062, Lots 45 and 48, Borough of Brooklyn.

451-55-BZ

APPLICANT—Carl H. Salminen, for Hause Building Corp., owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the maintenance of a two family dwelling of class 4 construction without the required side yards.

PREMISES AFFECTED—137-34 Negundo avenue, south side, 267.78 ft. east of Colden street, Block 5153, Lot 20, Flushing, Borough of Queens.

452-55-BZ

APPLICANT—Carl H. Salminen, for Gunter Jung, owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the maintenance of a 2 family dwelling of class 4 construction, without the required side yards.

PREMISES AFFECTED—140-29 Negundo avenue, north side, 74 ft. west of Union street, Block 5216, Lot 24, Flushing, Borough of Queens.

459-55-BZ

APPLICANT—Frederick A. Ketcher, for Mary A. Antony, owner (William Penny and Angie Serret, lessees).

SUBJECT—Application June 8, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the maintenance of an existing gasoline service station; and to permit the maintenance of an existing metal building for motor vehicle repairs for a term of 3 years.

PREMISES AFFECTED—5945 Broadway, west side, 811 ft. north of West 240th street, Block 3414, Lot 628, Borough of The Bronx.

463-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Cody and Marie Ingenito, owners.

SUBJECT—Application June 2, 1955—re (decision of the borough superintendent) under sections 7i, 7e and 7h of the zoning resolution, to permit in a business and residence use district, the proposed change of use of store and dwelling to body and fender repairs, welding, painting and spraying, parking of cars waiting to be serviced on unbuilt upon portion of the plot.

PREMISES AFFECTED—208-20 Northern boulevard, south side, 125 ft. west of Oceania street and 206-63 45th road, Block 7305, Lot 29, Bayside, Borough of Queens.

464-55-A

APPLICANT—Lama, Proskauer and Prober, for Cody and Marie Ingenito, owners.

SUBJECT—Application June 2, 1955—re Appeal from a decision of the borough superintendent, Class 3 construction—repair shop.

PREMISES AFFECTED—208-20 Northern boulevard, south side, 125 ft. west of Oceania street and 206-63 45th road, Block 7305, Lot 29, Bayside, Borough of Queens.

480-55-BZ

APPLICANT—George W. Swiller, for Tivoli Realty Corp., owner.

SUBJECT—Application June 15, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed alteration of existing 4 apartments, with a total of 11 rooms, into stores at the first story of the 4 story class A multiple dwelling, new law tenement, the extension from 2 stores and 5 apartments to 7 stores and 1 apartment.

PREMISES AFFECTED—1090-1098 Croes avenue and 1700-1712 Watson avenue, southeast corner, Block 372, Lot 48, Borough of The Bronx.

561-55-BZ

APPLICANT—Herman E. Horwood, for Mary Franco, owner.

SUBJECT—Application July 8, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection of a 2 family dwelling with less than the ft. setback required on each street front.

PREMISES AFFECTED—2894 Roebling avenue, south west corner of Edison avenue, Block 5388, Lot 27, Borough of The Bronx.

808-55-BZ

APPLICANT—Paul Friedman, for Hans J. Heckmann and R. Harold Paltrow, owners.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under sections 7h, 7f and of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto repairs (hand tools only), a washing (non automatic), office, sales and storage of accessories, parking of cars waiting to be serviced, for a term of 15 years.

CALENDAR

PREMISES AFFECTED—35-02 to 35-08 (35-04 official)
Bell boulevard and 213-12 to 213-20 35th avenue, south-
west corner, Block 6169, Lot 6, Bayside, Borough of
Queens.

946-55-BZ

APPLICANT—Paul C. Reilly, for Archbishopric of New
York, owner.

SUBJECT—Application November 28, 1955—re (decision
of the borough superintendent) under section 21 of the
zoning resolution, to permit in a residence use, B area
district, the erection of a building to be used as a church
and rectory exceeding the permitted area of lot coverage.

PREMISES AFFECTED—59-65 Park avenue and 102-104
East 38th street, southeast corner, Block 893, Lots 87,
88, 90, 91 and 92, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 21, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing
Tuesday afternoon, February 21, 1956, at 2 o'clock in Room
1013, Municipal Building, Manhattan on the following
matters:

18-55-SA

APPLICANT—Ray Oil Burner Company, owner.

SUBJECT—Application April 15, 1955—Ray Combination
Gas-Oil Burner, Model PC, approval of.

79-55-SM

APPLICANT—George E. Strehan, for Lally Column Co.
of New York, Inc., owner.

SUBJECT—Application May 4, 1955—Lally Light Weight
Columns 3½" and 4" O.D., approval of.

44-54-SA

APPLICANT—American Sterilizer Company, owner.

SUBJECT—Application June 21, 1954—Gray Diverter
Valve, Model 7A, approval of.

05-55-SA

APPLICANT—Thatcher Furnace Company, owner.

SUBJECT—Application February 9, 1955—Thatcher Oil
Burner, Model 532-70, 532-100 and 532-140 (for heating
homes, garages, filling stations or similar spaces), ap-
proval of.

7-55-SA

APPLICANT—Gilbert and Barker Manufacturing Com-
pany, owner.

SUBJECT—Application March 4, 1955—Gilbarco Oil
Burner, Model C6 and Esso Oil Burner, Model C6, ap-
proval of.

3-55-SA

APPLICANT—Gilbert and Barker Manufacturing Com-
pany, owner.

SUBJECT—Application March 29, 1955—Gilbarco Gasoline
Dispensers, Models 904RC, 906RC, 904HGRC and 906
HGRC, approval of.

1-55-SA

APPLICANT—Stromes Systems, Inc., owner.

SUBJECT—Application March 21, 1955—Stromes Systems,
Inc., Recirculating Oven (electrically heated), Models
BE and SFE, approval of.

1-55-SM

APPLICANT—Keystone Portland Cement Company,
owner.

SUBJECT—Application April 19, 1955—Keystone Air-En-
training Portland Cement, approval of.

520-55-SM

APPLICANT—Coplay Cement Manufacturing Company,
owner.

SUBJECT—Application June 8, 1955—Saylor's Air Entrain-
ing Portland Cement, approval of.

569-55-SM

APPLICANT—Lumin-Glo Ceiling Corporation, owner.

SUBJECT—Application June 28, 1955—Lumin-Glo Ceiling,
approval of.

632-55-SM

APPLICANT—Joseph A. Kucich, for RKL Bldg. Special-
ties Co., Inc., owner.

SUBJECT—Application July 11, 1955—Zinaloy Zinc Cavity
Wall Tie, approval of.

762-55-SA

APPLICANT—Gerity-Michigan Corporation, owner.

SUBJECT—Application September 23, 1955—Gerity Dish-
washer, Model A, approval of.

355-52-SA

APPLICANT—Selmix Dispensers, Inc., owner.

SUBJECT—Application reopened December 20, 1955—re
amendment to resolution so as to include Model 8600—
re Selmix Fountainette, Model 1400; previously approved.

918-55-SA

APPLICANT—Robert Teichman, for Simmons Industries,
Inc., owner.

SUBJECT—Application November 10, 1955—Sky-Park (for
parking of automobiles), approval of.

475-55-A

APPLICANT—Lama, Proskauer and Prober, for Samuel
Harris, owner.

SUBJECT—Application June 6, 1955—re Appeal from a
decision of the borough superintendent—re change in use
from lodge rooms to nursing home of three story Class III
building; exit stairs.

PREMISES AFFECTED—957 Putnam avenue, north side,
100 ft. east of Ralph avenue, Block 1483, Lot 64, Borough
of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 28, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing
Tuesday morning, February 28, 1956, at 10 o'clock in Room
1013, Municipal Building, Manhattan, on the following
matters:

313-33-BZ—Vol. II

APPLICANT—Samuel Carr, for Digama Realty Company,
owner.

SUBJECT—Application reopened October 18, 1955 as Vol.
II—re (decision of the borough superintendent) under
sections 7f, 7e and 7i of the zoning resolution, to permit
partly in a residence and partly in a business use district
the erection and maintenance of a gasoline service station,
lubritorium, sales space, service parking, car wash, and
motor vehicle repairs, with a curb cut less than 75 ft. from
residence use district.

PREMISES AFFECTED—38-06 Greenpoint avenue, south-
west corner of 50th avenue, Block 212, Lot 23, Woodside,
Borough of Queens.

Laid over from January 10, 1956 to February 28, 1956,
for inspection and decision; hearing closed.

576-37-BZ—Vol. II

APPLICANT—William A. Giesen, for B. J. Denihan, Inc.,
and Deborah E. Dumont, owners (B. J. Denihan, Inc., and
Shamrock Cleaners, Inc., lessees).

CALENDAR

SUBJECT—Application reopened October 19, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, to change the use of part of the combined structure from residence to commercial use and other parts of the combined structure from one commercial use to another commercial use.

PREMISES AFFECTED—215-221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

Laid over from January 10, 1956, to February 28, 1956, for inspection and decision; hearing closed.

809-54-A

APPLICANT—William A. Giesen, for B. J. Denihan, Inc., and Deborah E. Dumont, owners (B. J. Denihan, Inc., and Shamrock Cleaners, Inc., lessees).

SUBJECT—Application September 28, 1954—re Appeal from a decision of the borough superintendent—non fire-proof construction, area excessive.

PREMISES AFFECTED—215-221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

531-55-BZ

APPLICANT—Charles M. Spindler, for Frank and Catherine Ruzek, owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7c, 7h and 7i of the zoning resolution, to permit in a business use district the extension in area of an existing gasoline service station to include gasoline service, auto washing, lubrication, parking and storage for more than 5 motor vehicles, office, accessory, sales, sale of used cars, 2 car garage, garage for less than 5 cars, brake and ignition service and auto repairs with hand tools only.

PREMISES AFFECTED—34-15 to 34-25 58th street, east side, 131.25 ft. south of Broadway, Block 1197, Lot 25, Woodside, Borough of Queens.

Laid over from January 10, 1956 to February 28, 1956, for inspection and decision; hearing closed.

434-16-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Marjorie E. Hart, owner (J. J. Hart, Inc., lessee).

SUBJECT—Application reopened March 3, 1953 as Vol. IV—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business and unrestricted use district proposed addition of garage for more than 5 motor vehicles to proposed occupancy as granted by the Board of Standards and Appeals under Cal. 434-16-BZ. Proposed driveway on Bedford place is contrary to original and amended resolution of the Board.

PREMISES AFFECTED—1095-1107 Atlantic avenue and 14-36 Bedford place, northwest corner, Block 2021, Lot 20, Borough of Brooklyn.

Laid over from January 24, 1956 to February 28, 1956, for inspection and decision; hearing closed; applicant to file stipulation as to discontinuance of parking of cars.

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed; then to September 27, 1955, at request of the applicant for information as to possible acquisition on subject site for approach to Throggs Neck Bridge; then to December 13, 1955, for further information as to the acquisition of land, including the subject site in connection with approaches for the proposed Throggs Neck Bridge; then to January 31, 1956, for consideration in relation to proposed Throggs Neck Housing Project; then laid over from January 31, 1956 to February 28, 1956, for further information from the Triborough Bridge Authority as to future roadway.

1170-22-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Shapiro, owner.

SUBJECT—Application reopened June 21, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed change in occupancy from public storage garage to public storage garage, minor auto repairs, brake testing, wheel alignment, car washing, office and sales and addition of parking and storage on open portion of lot (previously approved as separate occupancy), also rearrangement of gasoline tanks and pumps are not in accordance with original Board of Standards and Appeals approval Cal. No. 1170-22-BZ.

PREMISES AFFECTED—259-267 Pacific street, north side, 75 ft. west of Smith street and 280 Atlantic avenue, Block 181, Lots 20, 31 and 32, Borough of Brooklyn.

Laid over from January 31, 1956, to February 28, 1956, for inspection and decision; hearing closed.

825-23-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Shapiro, owner.

SUBJECT—Application reopened June 21, 1955 as Vol. II—re Appeal from a decision of the borough superintendent relating to egress.

PREMISES AFFECTED—259-267 Pacific street, north side, 75 ft. west of Smith street and 280 Atlantic avenue, Block 181, Lots 20, 31 and 32, Borough of Brooklyn.

206-47-BZ—Vol. II

APPLICANT—Joshua Brown, for Antonino Coppola, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and local retail district the extension to accessory building on existing gasoline service station (previously granted by the Board for a term of years, to expire September 1958).

PREMISES AFFECTED—167 Olympia boulevard and 26 Kensington avenue, northeast corner, Block 3255, Lot 3, South Beach, Borough of Richmond.

Laid over from January 31, 1956, to February 28, 1956, for inspection and decision; hearing closed.

788-49-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Herman Flye, owner (Murray M. Garren, lessee).

SUBJECT—Application reopened April 26, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the change of occupancy from auto laundry, to auto laundry, gasoline service station, motor vehicle repair shop, auto safety inspection station, lubrication, wheel alignment, brake testing and lining, electrical system, adjustment and repair, and sale of auto accessories.

PREMISES AFFECTED—88-12 to 88-20 Northern boulevard, southwest corner of 89th street, Block 1436, Lot 1, Jackson Heights, Borough of Queens.

Laid over from January 31, 1956, to February 28, 1956, for inspection and decision; hearing closed.

CALENDAR

715-47-BZ

APPLICANT—Gustave Goldman, for Albert Panerallo, owner.

SUBJECT—Application reopened January 10, 1956 for consideration as to extension of term of variance—expired October 20, 1955—re (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change of occupancy from private garage to motor vehicle repair shop, with school yard between intersecting streets, for a term of years.

PREMISES AFFECTED—966 4th avenue and 367-369 37th street, northwest corner, Block 696, Lot 39, Borough of Brooklyn.

576-23-BZ—Vol. III

APPLICANT—Henry C. Brucker, for Louis Schneider, owner (Central Garage and Service Station, lessee).

SUBJECT—Application reopened May 25, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district, the change in use of an existing non conforming use as garage, motor vehicle repair shop, auto laundry, sale and display of used cars, welding, painting and spraying, to include additional uses of baling and storage of old clothes for export and storage of 7,000 gals of lubricating oil.

PREMISES AFFECTED—64-01 to 64-25 Central avenue and 64-02 to 64-24 Otto road, northeast corner, Block 3641, Lot 1, Ridgewood, Borough of Queens.

11-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobile Oil Company, owner.

SUBJECT—Application reopened July 12, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district the extension of existing gasoline service station, lubritorium, auto laundry, minor repairs, office and sale of accessories and boiler room, to include gasoline service station, lubritorium, auto laundry, minor repairs, office and sale of accessories, boiler room, dealers' training room, storage, heater room and parking as accessory to training room.

REMISES AFFECTED—165-01 to 165-09 Hillside avenue and 87-45 to 87-55 165th street, northeast corner, Block 9837, Lot 13, Jamaica, Borough of Queens.

2-54-BZ

PPPLICANT—Gustave Goldman, for John D'Emic, owner.

UBJECT—Application November 23, 1954—re (decision of the borough superintendent) under sections 7e, 7i and 7c of the zoning resolution, to permit in a business and residence use district, the proposed change in occupancy from parking lot to automobile testing room, cleaning of cars and storing of equipment, and minor repairs with hand tools only.

REMISES AFFECTED—867-873 4th avenue and 168-190A 32nd street, southeast corner, Block 681, Lot 6, Borough of Brooklyn.

0-55-BZ

PPPLICANT—Philip Freshman and Joseph Platzker, for Harry Field, owner.

UBJECT—Application February 11, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

REMISES AFFECTED—635-637 East 12th street, north side, 183 ft. west of Avenue C, Block 395, Lots 43 and 44, Borough of Manhattan.

5-55-BZ

PLICANT—Burke, Green and Groh, for Karl Schneider, owner.

BJECT—Application April 15, 1955—re (decision of the

borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, and minor repairs (hand tools only).

PREMISES AFFECTED—239-11 to 239-19 Jamaica avenue, northwest corner of 240th street, Block 8001, Lot 1, Bellerose, Borough of Queens.

500-55-BZ

APPLICANT—Rudolph C. P. Boehler, for Webb and Knapp Inc., owner.

SUBJECT—Application June 17, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, a drive-in restaurant, kitchen service area, storage room and parking of more than 5 motor vehicles.

PREMISES AFFECTED—80-11 Parsons boulevard, southeast corner of Union turnpike, Block 6853, Lot 20, Jamaica, Borough of Queens.

706-55-BZ

APPLICANT—Charles M. Spindler, for Michael Bove, owner.

SUBJECT—Application September 9, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the proposed use of gasoline service station, auto safety inspection station, minor repairs (hand tools only), lubrication, auto washing, storage, office and sales, and storage of more than 5 motor vehicles.

PREMISES AFFECTED—8825-8911 5th avenue, east side, 108 ft. 7 in. north of 90th street, Block 6067, Lots 7 and 10, Borough of Brooklyn.

746-55-BZ

APPLICANT—Paul Friedman, for Queens Beer Sales, Inc., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), office, storage and sale of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—259-02 to 259-16 Hillside avenue and 84-01 to 84-09 259th street, southeast corner, Block 8789, Lot 31, Floral Park, Borough of Queens.

739-39-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Cromwell Avenue Garage Corp., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto repairs, car washing, storage, offices, parking and storage of motor vehicles upon unbuilt upon portion of the plot.

PREMISES AFFECTED—1722-1730 Lexington avenue and 128-130 East 108th street, southwest corner, Block 1635, Lot 56, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 2, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Friday morning, March 2, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

835-38-SR—Proposed Amendments Relative to Submerged Inlets and Protective Methods to Be Applied to Prevent Contamination of Water Supply.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

MARCH 6, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 6, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

535-37-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Nost-Mont Garage, Inc., owner.

SUBJECT—Application reopened October 18, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7c, 7i, 7h and 7e of the zoning resolution, to permit in a business and residence use district the proposed change of use from a public garage for more than 5 cars, parking of not more than 30 cars, to gasoline service station, public garage, motor vehicle repairs, lubritorium, automatic auto laundry, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—958-990 Nostrand avenue and 412-416 Montgomery street, southwest corner and 291-301 Sullivan place, Block 1305, Lot 40, Borough of Brooklyn.

Laid over from January 24, 1956 to March 6, 1956, for inspection and decision; hearing closed.

446-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Fulton Reid Realty and Holding Corporation, owner.

SUBJECT—Application reopened September 20, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a local retail use district, the extension of the existing structure for use as meat processing, cooler, storage plant, offices and dressing rooms. The proposed extension exceeds the area permitted in a C area district.

PREMISES AFFECTED—70-76 Marion street and 349-359 Reid avenue, southeast corner and 1755-1763 Fulton street, Block 1695, Lots 1 and 4, Borough of Brooklyn.

Laid over from January 24, 1956, to March 6, 1956, for inspection and decision; hearing closed.

285-55-BZ

APPLICANT—John J. Tricarico, for Nick Pizaaz, owner.

SUBJECT—Application April 7, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, motor vehicle repair shop and to permit the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—1777-1783 McDonald avenue, east side, 170 ft. 8½ in. north of Avenue P, Block 6608, Lot 64, Borough of Brooklyn.

Laid over from January 24, 1956 to March 6, 1956, for inspection and decision; hearing closed.

260-55-BZ

APPLICANT—Abraham Grossman, for Leonard J. Swanson, owner.

SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from 4 car private garage on first floor to plumbing shop, office and private garage for 2 cars.

PREMISES AFFECTED—37-39 Perry street, north side, 215 ft. 4 in. west of Waverly place, Block 613, Lot 38, Borough of Manhattan.

Laid over from January 31, 1956, to March 6, 1956, for inspection and decision; hearing closed.

457-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Morton Linzer and Irving Perelstein, owners.

SUBJECT—Application June 8, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7e

of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—163-01 to 163-19 (163-05 official) Rockaway boulevard, 165-01 to 165-15 146th avenue, northeast corner and 165-02 to 165-10 145th drive, Block 13295, Lot 1, Springfield, Borough of Queens.

Laid over from January 31, 1956, to March 6, 1956, for inspection and decision; hearing closed.

572-55-BZ

APPLICANT—Ingram S. Carner, for John Chianello and Guido Mastroianni, owners.

SUBJECT—Application July 12, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the proposed conversion from a private dwelling to a class A multiple dwelling of class 3 construction.

PREMISES AFFECTED—39-19 222nd street, east side, 137.33 ft. south of 39th avenue, Block 6340, Lot 127, Bayside, Borough of Queens.

Laid over from January 31, 1956, to March 6, 1956, for inspection and decision; hearing closed.

802-55-BZ

APPLICANT—Paul Friedman, for Edna Greiner, owner.

SUBJECT—Application October 13, 1955—re (decision of the borough superintendent) under sections 7f, 7A and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs (hand tools only), car washing (non-automatic), office, storage and sale of auto accessories, parking of more than 5 cars waiting to be serviced, with proposed show window less than 75 ft. from a residence use district, for a term of 15 years.

PREMISES AFFECTED—219-11 to 219-19 Northern boulevard and 43-32 to 43-38 220th street, northwest corner, Block 6322, Lot 24, Bayside, Borough of Queens.

Laid over from January 31, 1956, to March 6, 1956, for inspection and decision; hearing closed.

118-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Paul Keler, owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, parking of cars waiting to be serviced, office and sales, storage.

PREMISES AFFECTED—2269-2281 8th avenue and 30 West 122nd street, northwest corner and 242-252 S Nicholas avenue, Block 1949, Lot 29, Borough of Manhattan.

754-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Mary Gianos, Mar Colonna and Theodore Saggiocca, owners.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), car washing (non automatic), office, storage and sale of auto accessories, and parking of cars waiting to be serviced all for a term of 15 years.

PREMISES AFFECTED—76-31 to 76-45 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 690, Lot 1, Flushing, Borough of Queens.

300-54-BZ

APPLICANT—Enzo Gaspari, for Consiglia Aufero, owner.

SUBJECT—Application April 16, 1954—re (decision of the borough superintendent) under sections 7a and 21 of

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zoning resolution, to permit in a residence use, C area district, the extension of existing commercial building, using more than the area permitted, without the required rear yard.

PREMISES AFFECTED—3222 Ely avenue, east side, 170 ft. north of Burke avenue, Block 4755, Lot 50, Borough of The Bronx.

888-54-BZ

APPLICANT—Abraham Grossman, for 87-25 108th Street Corp., owner.

SUBJECT—Application November 24, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from stable, garage and apartment to existing use of refrigerator storage, servicing and testing.

PREMISES AFFECTED—87-25 108th street, east side, 229.17 ft. south of Jamaica avenue, Block 9298, Lot 62, Richmond Hill, Borough of Queens.

91-55-BZ

APPLICANT—Herman Kron, for L. B. Oil Co., Inc., owner.

SUBJECT—Application April 13, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit partly in an unrestricted and partly in a business use district the erection and maintenance of a storage garage for more than 5 motor vehicles, auto repairs, and gasoline service station.

PREMISES AFFECTED—335-343 Bowery and 2-4 East 3rd street, southeast corner, Block 458, Lot 6, Borough of Manhattan.

13-55-BZ

APPLICANT—Irving P. Marks, for Frank and William Marx, owners (o/u/c—Joseph Skolnik).

SUBJECT—Application June 23, 1955—re (decision of the borough superintendent) under section 7A of the zoning resolution, to permit in an unrestricted use district, the change in occupancy from garage and factory for the manufacture of wooden station wagon bodies, dwelling and stores to gasoline service station, lubritorium, washing, repair shops, office, parking and storage of more than 5 motor vehicles, with curb cuts and signs less than 75 ft. from the residence use district.

PREMISES AFFECTED—163-171 Clifton place and 314 Franklin avenue, northwest corner, Block 1949, Lot 44, Borough of Brooklyn.

9-55-BZ

APPLICANT—Henry Kohler, for Louis L. Rosenberg, owner.

SUBJECT—Application September 12, 1955—re (decision of the borough superintendent) under sections 21, 7e and 7h of the zoning resolution, to permit in a residence use, R-1 area district, the erection and maintenance of a gasoline service station, sales office, lubritorium, storage and parking of more than 5 motor vehicles, within the required setback, also the erection of signs within the required setback.

PREMISES AFFECTED—1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 299, Lots 63-68 inclusive, Borough of Brooklyn.

55-BZ

APPLICANT—Lama, Proskauer and Prober, for Tiron Management Corp., owner.

SUBJECT—Application September 19, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—1829-1835 Caton avenue, north side, 105 ft. west of Ocean avenue, Block 5061, Lots 49 and 51, Borough of Brooklyn.

777-55-BZ

APPLICANT—Charles M. Spindler, for Milber Realty Corp., owner.

SUBJECT—Application September 30, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, garage for more than 5 motor vehicles, motor vehicle repair shop, auto safety inspection station, office, sale of auto accessories, lubrication, auto washing.

PREMISES AFFECTED—858-870 Gates avenue, south side, 72 ft. 5 in. east of Reid avenue, Block 1637, Lot 5, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 6, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon March 6, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

685-54-A

APPLICANT—Samuel Rosenblum, for Falstaff Realty Inc., owner.

SUBJECT—Application August 12, 1954—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—64-66 Nassau street, east side, 52 ft. 6 in. south of John street, Block 67, Lot 25, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 13, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 13, 1956, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matter:

361-52-BZ—Vol. II

APPLICANT—Ingram S. Carner, for LMJ Realty Corporation, owner.

SUBJECT—Application reopened October 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs, sales and storage of auto accessories, storage of more than 5 cars waiting to be serviced with show windows and curb cuts and signs less than 75 ft. from the residence district.

PREMISES AFFECTED—9609-9625 Ditmas avenue and 732-742 Rockaway parkway, northwest corner, Block 8114, Lots 1, 6, 63 and 64, Borough of Brooklyn.

Laid over from January 24, 1956, to March 13, 1956, for inspection and decision; hearing closed; applicant to file revised plan showing the route for the auto laundry, space for cars, etc.

HARRIS H. MURDOCK, *Chairman.*

MARCH 13, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 13, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

540-55-A

APPLICANT—Leonard F. Rothkrug, for 864 Pennsylvania Avenue Corp., owner.

SUBJECT—Application July 1, 1955—re Appeal from a decision of the borough superintendent—review of Borough Superintendent decision re zoning matter.

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PREMISES AFFECTED—864-880 Pennsylvania avenue, west side, 95 ft. south of Stanley avenue, Block 4368, Lot 11, Borough of Brooklyn.

2-54-A

APPLICANT—Elias K. Herzog, for Maserai Realty Corp., owner.

SUBJECT—Application January 4, 1954—re Appeal from an order of the fire commissioner and a decision of the borough superintendent—egress.

PREMISES AFFECTED—422-426 East 89th street, south side, 256 ft. east of 1st avenue, Block 1568, Lot 37, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

(Remaining minutes of the Meeting of January 24, 1956).

596-44-A—Vol. II

APPLICANT—Paul Friedman, for Penthouse Buildings, Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—30 Central Park south, south side, 320 ft. east of Avenue of the Americas, Block 1274, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on July 12, 1955, certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work and an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby reopen Cal. No. 596-44-A as Volume II, and to add thereto:

"that all permits shall be obtained and all work completed within six months from the date of this amended resolution, including the work as called for under Cal. No. 595-44-BZ, Vol. II, for which extension of time to complete has been extended this day for a term of six months from the date of this amended resolution."
(Alt. 538/43)

395-46-BZ

APPLICANT—Ingram S. Carner, for Tri-Line Motors Inc. and Eckoff Holding Corp., owners. (Tri-Line Motors Inc., lessee).

SUBJECT—Application for consideration—reopening as to an amendment—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the change of occupancy from public garage to repairing and servicing of cars, parts department, auto show room, office, wheel alignment, brake testing, gasoline service station, storage of more than five motor vehicles, auto laundry and sale and display of used cars.

PREMISES AFFECTED—155-157 Empire boulevard, 1727-1749 Bedford avenue, northeast corner and 112-122 Sullivan place, Block 1307, Lots 1 and 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application to reopen denied.

THE VOTE TO REOPEN—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.. 4

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 10, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on December 9, 1947; and

WHEREAS, the resolution was amended from time to time and last amended on February 23, 1955; and

WHEREAS, the applicant requested a further amendment of the resolution as to bracket sign on Bedford avenue.

Resolved, that the above request to reopen be and hereby is denied.

124-49-BZ—Vol. II

APPLICANT—Carl H. Salminen, for MacGrotty Chevrolet, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of time to obtain permits and complete work—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f, 7i and 21 of the zoning resolution, permitting in a retail use district, the erection and maintenance of an extension to existing structure, maintaining present uses of show room service, office, storage and parts of department and to add the use of storage of parts, body shop, welding with acetylene and oxygen, machine room, painting, spraying and undercoating, with storage of paints and permitting the storage of new and used cars waiting to be serviced and the parking of cars on the roof.

PREMISES AFFECTED—137-80 Northern boulevard southwest corner of Union street, Block 4977, Lot 5 Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen.

For Administration: Samuel L. Becker, Dep't of Building

ACTION OF BOARD—Application reopened and time complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board Vol. II, on January 25, 1955, certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals do hereby amend the resolution adopted on January 25, 1955.

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only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 2877/53)

171-53-BZ

APPLICANT—Samuel Rosenblum, for Pacwest Realty Corp., owner.

SUBJECT—Application for consideration—reopening for amendment as to additional area—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a residence and business use B area district, the erection and maintenance of a business building without the required rear yard and using more than the area permitting in the residence use B area portion of plot and permitting the connection of first floors with adjoining building (Hotel Pierre).

PREMISES AFFECTED—662-666 Madison avenue, 8-28 East 61st street, southwest corner, and 13-19 East 60th street, Block 1375, Lots 10-13 inclusive and 56, 56½, 58, 60 and 61, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and C. Lansing Hays, Jr.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 28, 1953, certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 27, 1954 and July 6, 1955; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 28, 1953 by adding thereto:

"that in the event the area of the plot is increased by the addition of Lot No. 17, and it is proposed to erect a building complying with the requirements of the Code and the Zoning Resolution as to use and area, as indicated on revised plans filed with this request for reopening, marked, "Received December 6, 1955" (4 sheets) and as passed on by the Borough Superintendent under N. B. Application 16/53, objection dated November 22, 1955, the side court along the easterly lot line of the portion of the building proposed facing East 60th Street, heretofore required when lot 17 was not included in the plotage may be omitted *on condition* that the building in all other respects shall comply with the zoning resolution and all other laws, rules and regulations applicable to the building and occupancy."

98-54-BZ

APPLICANT—Louis Levitz, for Dalo Auto Painting, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, for a term of ten years, the change of use of premises to motor vehicle repair shop.

PREMISES AFFECTED—2953 Boston road, west side, 100 ft. north of Paulding avenue and 2918 Paulding avenue, Block 4555, Lot 25, Borough of the Bronx.

APPEARANCES—

For Applicant: Louis Levitz.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 26, 1955, certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 26, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that work has been completed, that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 660/54)

243-55-BZ

APPLICANT—Larry Meltzer, for Joseph Clemente, owner (S. R. K. Realty Corp., former owner).

SUBJECT—Application for consideration—reopening as to amendment to permit rearrangement of buildings and uses on lot and omit the auto laundry—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e, 7f and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop, auto laundry, parking and storage of more than five motor vehicles.

PREMISES AFFECTED—842-850 5th avenue and 462-484 36th street, southwest corner, Block 697, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 9, 1955, certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 9, 1955, by adding thereto:

"that in the event the owner desires to omit the automatic car wash completely and to relocate the accessory building such changes may be permitted as indicated on revised plans marked, "Received December 27, 1955" (2 sheets) and as passed on by the Borough Superintendent under NB App. 522/55 under date of December 22, 1955, *on condition* that in all other respects the requirements of the resolution above cited shall be complied with."

330-28-BZ—Vol. IV

APPLICANT—George W. Springsteen, for A. H. Consumers Society Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. IV as to extension of use and area, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a residence use district, the alteration and maintenance of

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retail stores (previously granted by the Board as to stores on 1st floor of tenement house).

PREMISES AFFECTED—50 Cortlandt avenue and 3887-3899 Sedgwick avenue, northwest corner, Block 3263B, Lot 275, Borough of The Bronx.

APPEARANCES—

For Applicant: Herman J. Jessor and Abraham Kazan.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. IV, to consider extension of use and area subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

843-46-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Lillian F. Corp., owner.
SUBJECT—Application for consideration—reopening as Vol. II, subject to regular procedure—re Application (decision of the borough superintendent); previously denied, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium and office.

PREMISES AFFECTED—861 East 169th street, northwest corner of Lyman place, Block 2970, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

669-55-BZ

APPLICANT—Carl H. Salminen, for Richmond Hill Estate Corp., owner.

SUBJECT—Application August 22, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business and residence use district, the maintenance of an existing lumber yard, storage, woodworking shop, offices, display, parking of trucks in open area.

PREMISES AFFECTED—124-20 Jamaica avenue and 87-02 to 87-18 125th street, southwest corner, Block 9333, Lot 7, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn at request of the applicant.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Chairman Murdock 1

670-55-A

APPLICANT—Carl H. Salminen, for Richmond Hill Estate Corp., owner.

SUBJECT—Application August 22, 1955—Appeal from a decision of the borough superintendent, re frame building—business use.

PREMISES AFFECTED—124-20 Jamaica avenue and 87-02 to 87-18 125th street, southwest corner, Block 9333, Lot 7, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal withdrawn at the request of the applicant.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3
Negative: 0
Absent: Chairman Murdock 1

Adjourned: 4:00 P. M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY MORNING, JANUARY 31, 1956, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, January 17, 1956, were approved as printed in the Bulletin of January 24, 1956, Vol. 41, No. 4.

1170-22-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Shapiro, owner.

SUBJECT—Application reopened June 21, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed change in occupancy from public storage garage to public storage garage, minor auto repairs, brake testing, wheel alignment, car washing, office and sales and addition of parking and storage on open portion of lot (previously approved as separate occupancy), also rearrangement of gasoline tanks and pumps are not in accordance with original Board of Standards and Appeals approval Cal. No. 1170-22-BZ.

PREMISES AFFECTED—259-267 Pacific street, north side, 75 ft. west of Smith street and 280 Atlantic avenue, Block 181, Lots 20, 31 and 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.
For Opposition: Benjamin Simpson.

For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to February 28, 1956, at 10 A. M. for inspection and decision; hearing closed.

825-23-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Shapiro, owner.

SUBJECT—Application reopened June 21, 1955 as Vol. II—re Appeal from a decision of the borough superintendent relating to egress.

PREMISES AFFECTED—259-267 Pacific street, north side, 75 ft. west of Smith street and 280 Atlantic avenue, Block 181, Lots 20, 31 and 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to February 28, 1956, at 10 A. M. for inspection and decision; in conjunction with Cal. 1170-22-BZ, Vol. II; hearing closed.

119-29-BZ—Vol. II

APPLICANT—John J. Tricarico, for Elizabeth Stevens, owner.

SUBJECT—Application reopened February 15, 1955 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from garage to garage and parking and storage of more than 5 motor vehicles, on open portion of the plot.

PREMISES AFFECTED—625 Halsey street, north side, 200 ft. west of Patchen avenue, Block 1662, Lots 59 and 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: John Tricarico.

For Opposition: Ruth Leach, Minnie Byrd, Lillian Wood, Arthur Johnson, Gladys Duggins, Samuel Quayterman

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Zara Brinkley, Nellie Chesson, Fitz Beckles and Anne Dilworth.

For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to February 15, 1956 at 10 A. M., at the request of objectants.

206-47-BZ—Vol. II

APPLICANT—Joshua Brown, for Antonino Coppola, owner.
SUBJECT—Application reopened April 27, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution to permit in a residence and local retail district, the extension to accessory building on existing gasoline service station (previously granted by the Board for a term of years, to expire September 1958).

PREMISES AFFECTED—167 Olympia boulevard and 265 Kensington avenue, northeast corner, Block 3255, Lot 32, South Beach, Borough of Richmond.

APPEARANCES—

For Applicant: Joshua Brown.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 28, 1956, at 10 A. M. for inspection and decision; hearing closed.

788-49-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Herman Flyer, owner (Murray M. Garren, lessee).

SUBJECT—Application reopened April 26, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the change of occupancy from auto laundry, to auto laundry, gasoline service station, motor vehicle repair shop, auto safety inspection station, lubrication, wheel alignment, brake testing and lining, electrical system adjustment and repair, and sale of auto accessories.

PREMISES AFFECTED—88-12 to 88-20 Northern boulevard, southwest corner of 89th street, Block 1436, Lot 6, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Murray M. Garren.

For Opposition: Walter V. Bouquet, Louis C. Moser, Samuel Grad, Gerald A. Powell, J. Avellone, George Spicenrich, Hedwig Reim, Frieda Klager, Aurelia Endredy, Nellie Mongitore, Helen Vujtech, Sara Szyia and Mrs. Tornatore.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to February 28, 1956, at 10 A. M. for inspection and decision; hearing closed.

135-55-BZ

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail and retail use C area district, the extension of existing structure on first story, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. $\frac{1}{8}$ in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

APPEARANCES—

For Applicant: Anthony M. Salvati.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 15, 1955, at 10 A. M., at the request of applicant, for redesign of rear exit.

136-55-A

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

SUBJECT—Application February 18, 1955—re Appeal from a decision of the borough superintendent re exits.

PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. $\frac{1}{8}$ in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

APPEARANCES—

For Applicant: Anthony M. Salvati.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 15, 1956, at 10 A. M., at the request of the applicant, for redesign of rear exit.

260-55-BZ

APPLICANT—Abraham Grossman, for Leonard J. Swanson, owner.

SUBJECT—Application March 30, 1955—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from 4 car private garage on first floor to plumbing shop, office and private garage for 2 cars.

PREMISES AFFECTED—37-39 Perry street, north side, 215 ft. 4 in. west of Waverly place, Block 613, Lot 38, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman and Leonard J. Swanson.

For Opposition: J. G. L. Molloy, Elsa Steinert, Robert C. Weinberg, Helen Rich, Giullette Frueh, Rector Charles Howard Graf, Arthur P. McNulty and J. Francis Cahill.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 6, 1956, at 10 A. M. for inspection and decision; hearing closed.

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Applicant April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to February 28, 1956, at 10 A. M. for further information from the Triborough Bridge Authority as to future roadway.

415-55-BZ

APPLICANT—Burke, Green and Groh, for Martha H. Paltrow and Joseph McElroy, owners (o/u/c Bay Chevrolet, Inc.).

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7h and 7i of the zoning resolution, to permit in a local retail and residence use district, the proposed use of automobile showroom, service of new and used cars and trucks, new and used car conditioning, storage and sale of parts, wheel alignment, lubrication, under coating, car wash, parking and storage of customers' cars waiting to be serviced, car storage, locker room, tool storage, car polishing, offices, body shop, paint shop, gas pump for owner's use only.

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PREMISES AFFECTED—240-02 Northern boulevard, southwest corner of Alameda avenue and 46-02 to 46-12 Hanford street, Block 8167, Lot 1, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 7, 1956, at 10 A. M., at the request of applicant, to file new plan.

457-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Morton Linzer and Irving Perlstein, owners.

SUBJECT—Application June 8, 1955—(decision of the borough superintendent) under sections 7f, 7i, 7h and 7e of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—163-01 to 163-19 (163-05 official) Rockaway boulevard, 165-01 to 165-15 146th avenue, northeast corner and 165-02 to 165-10 145th drive, Block 13295, Lot 1, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 6, 1956, at 10 A. M. for inspection and decision; hearing closed.

572-55-BZ

APPLICANT—Ingram S. Carner, for John Chianello and Guido Mastroianni, owners.

SUBJECT—Application July 12, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the proposed conversion from a private dwelling to a class A multiple dwelling of class 3 construction.

PREMISES AFFECTED—39-19 222nd street, east side, 137.33 ft. south of 39th avenue, Block 6340, Lot 127, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner, John Chianello and W. S. Dayton, Jr.

For Opposition: Harry Berlin, Gerald H. Murphy, L. S. Miller, James A. Travis, Peter H. Seckel and Frances B. Borneau.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 6, 1956, at 10 A.M. for inspection and decision; hearing closed.

575-55-BZ

APPLICANT—Goldwater and Flynn, for The Montefiore Hospital for Chronic Diseases, owner.

SUBJECT—Application July 13, 1955—re (decision of the borough superintendent) under sections 7e, 7h and 7i of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, office, motor repairs, storage and parking of motor vehicles.

PREMISES AFFECTED—Block bounded by South side of Gun Hill road, from Tryon avenue to Wayne avenue, Block 3343C, Lot 245, Borough of The Bronx.

APPEARANCES—

For Applicant: Monroe Goldwater, Louis R. Coleman, Samuel Rosenblum and Robert J. McDermott.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 7, 1956, at 10 A. M. for applicant to file revised plans showing compliance with Section 21A of the Zoning Resolution; hearing previously closed.

802-55-BZ

APPLICANT—Paul Freidman, for Edna Greiner, owner.

SUBJECT—Application October 13, 1955—(decision of the borough superintendent) under sections 7f, 7A, and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs (hand tools only), car washing (non-automatic), office, storage and sale of auto accessories, parking of more than 5 cars waiting to be serviced, with proposed show window less than 75 ft. from a residence use district, for a term of 15 years.

PREMISES AFFECTED—219-11 to 219-19 Northern boulevard and 43-32 to 43-38 220th street, northwest corner, Block 6322, Lot 24, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Mary Franceschi.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 6, 1956, at 10 A.M. for inspection and decision; hearing closed.

109-29-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for The Weiss Management Corp., owner.

SUBJECT—Application reopened July 12, 1955 as Vol. III—re (decision of borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles, proposed show windows facing Webster avenue.

PREMISES AFFECTED—948-960 Coney Island avenue and 382-392 Webster avenue, southwest corner, Block 5425, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on July 12, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on December 20, 1955 after due notice by publication in the Bulletin; laid over to January 31, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Coney Island avenue are in a business use, C area, class 1¼ height district; Webster avenue is in business and residence use, C area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 7, 1955 acting on N.B. Applic. 1289-55, reads:

"1. A gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking & storage of motor vehicles in a Business Use District is contrary to Art. II, P. 4a, Sect. 29 & 46 of the Zoning Resolution.

2. Proposed show windows facing Webster Ave. is contrary to Art. II, Sect. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 113 ft. 2 in. frontage by 98 ft. 9½ in. in depth, irregular; that the premises are now developed with a two car garage of class 4 construction, having a frontage of 10 ft. and a depth of 14 ft.; that the open portion of the plot is being used for the sale and display of more than 5 used cars; that the above described structure and use were in-

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stalled under Alt. Applic. 3307-51 and certificate of occupancy No. 130901 was issued for said use; that it is proposed to secure a variance for a period of 15 years in order to erect a modern gasoline service station, consisting of ten 550 gallon gasoline tanks and four dispensing pumps; that the contemplated accessory building will be one story in height, of class 3 construction, having a frontage of 54 ft. 8 in., a depth of 28 ft. 8 in. and will contain the conjunctive uses of lubritorium, minor auto repairs, car wash, storage room, office and sales; that a portion of the plot will be used for parking and storage of motor vehicles; and

WHEREAS, the applicant contends that Coney Island avenue is a main auto lane leading north and south across Brooklyn and the area is fully developed with residences and apartment houses, making the proposal entirely in keeping at this point, and a required service; that the land is high in assessed value and the erection of stores would not be feasible from an investment standpoint, as the southerly end of the site is only 60 ft. in depth and C zone requirements for area would further reduce the size of a permissible store building to such an extent that the obtainable rent from small stores would not net the owner an equitable return on his investment; that there are sufficient stores in the area for public requirements; that the present gas station directly opposite, in block 5418, lot 38, is a non-conforming use; that the building will be highly modern in design and help improve the general appearance of the community and the proposed parking of motor vehicles on the site will help alleviate the parking problem in the area; that the proposed show window of the contemplated accessory building sets 46 ft. 10 in. south and back of the Webster avenue building line and therefore cannot possibly affect the residential aspect of Webster avenue; and

WHEREAS, the applicant states that the present owner has held title to the property since August 20, 1951; that the assessed valuation of land is \$22,000 and of the building \$500 making a total of \$22,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f, h, i and 7A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7 f, h, i and 7A for a term of fifteen years to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, under Section 7i for a similar term, for adjustments carried on in the accessory building only, car washing, storage room, office and sales, parking and storage of motor vehicles under Section 7 h, for a similar term, and proposed show windows facing Webster avenue in the office and sales building, all as shown on plans filed with this application marked, "June 27, 1955" (4 sheets), "December 8, 1955" (one sheet) and "December 23, 1955" (one sheet) *on condition* that there shall be erected along the southerly interior lot line, and the westerly interior lot line, a 5 ft. 6 in. high solid brick wall from the building line of Coney Island Avenue around to the building line of Webster Avenue; that that part of the wall projecting beyond the front wall of the residential building on Lot No. 25 to the west on Webster avenue, shall be of face brick on the residential building side; that the wall along the building line of Webster avenue from the intersection of the westerly lot line of this property to within 25 ft. of the corner at Coney Island avenue shall be two feet in height of solid brick with a 3 ft. 6 in. iron picket fence on top, for a total height of 5 ft. 6 in., with suitable masonry piers at each end; that signs shall be restricted to flat signs attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof and temporary signs; that a brand sign may be erected on a post standard at the intersection of the building line of Webster avenue and Coney Island avenue and projecting not more than four feet beyond the building line; that the curb cuts shall be limited to three curb cuts, two 30 ft. in width to Coney

Island avenue and one 20 ft. in width to Webster avenue, starting 5 ft. west of the intersection of Coney Island avenue; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the borough president; that within the intersection there shall be erected a block of concrete not less than 12 in. in height and extending not less than 5 feet along either building line from the intersection; that no portion of any curb cut shall be nearer than 5 feet to a lot line as prolonged; that doors to toilet rooms shall be arranged so as not to be contiguous; that under Section 7A of the Zoning Resolution, the show windows in the office and sales rooms of the service building shall be permitted as shown on plans cited above; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require; that in all other respects the work shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the provisions of Section 22A of the Zoning Resolution.

352-32-BZ—Vol. II

APPLICANT—Joseph Schafran, for Sylvia Friedman, Esther Goldman, Sol Goldman, Norton Goldman and Leo Goldman, owners.

SUBJECT—Application reopened October 5, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7f of the zoning resolution, to permit in a business use district, the extension of gasoline service station, lubritorium, minor repairs and adjustments (with hand tools only) and car wash room (non automatic).

PREMISES AFFECTED—3305 Boston road, southwest corner of East 211th street, Block 4705, Lot 62, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles I. Goldman and Sol Goldman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended and term of variance extended.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly..... 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 5, 1954 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on December 13, 1955 after due notice by publication in the Bulletin; laid over to January 31, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Boston road are in a business use, C area, class 1 height district; East 211th street is in business and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated August 26, 1954 acting on Alt. Applic. 669-54, reads:

"1. Extension of gasoline service station, lubritorium, minor repair and adjustments with hand tools only & car wash room is contrary to Sect. 4 of the Z. R. and Cal. 352-32-BZ of the Bd. of S. & A."

and

WHEREAS, the applicant states that the premises consist of a plot 123.32 ft. frontage by 100 ft. in depth, irregular, on which is located a building of class 3 construction, housing a gasoline service station, lubritorium, minor repairs and adjustments (with hand tools only) and car wash room (non-automatic); that it is proposed to maintain gasoline service station, lubritorium, minor repairs and adjustments (hand tools only) and car wash room (non-automatic); and

WHEREAS, the applicant further states that the subject plot has a frontage of 123.32 ft. on Boston road and a frontage of 107.87 ft. on East 211th street, 100 ft. in depth,

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irregular, presently improved with a one story brick, block and stone building of class 3 construction containing a gasoline and oil selling and service station, lubritorium and office, erected in 1933 under N.B. Applic. 237-32 and the subject of a variance granted by the Board under Cal. No. 352-32-BZ; that the building was extended to the rear by the lessee for a non-automatic car wash room without the knowledge of the owner and without following the required procedure of requesting permission from the Board and the Department of Buildings; and

WHEREAS, the applicant contends that in order to upgrade the appearance of the property, it is intended to cover the old and new portions of the building with porcelain enameled iron of modern design; that in order to provide services to its patrons on a par with other service stations in the vicinity, permission is sought to include in the permitted uses the repair and adjustment of motor vehicles with hand tools only; that it is further requested that permission be granted to remove the roof sign on the building and substitute therefor an illuminated sign on a pole at the corner of the plot, not to extend more than 4 ft. beyond the building lines; that within the affected area there are the following existing non-conforming uses: block 4614, lots 38 and 45—lumber yards; block 4615, lot 36—gas station; block 4706, Lot 72—gas station; that on the block containing the site, namely, block 4705, lots 1 and 68 are occupied by a gas station with car washing, lubritorium, and repair shop for minor repairs and adjustments with hand tools only, and lot 11 is occupied by a lumber and building equipment storage yard which extends into a residential use district; and

WHEREAS, the applicant states that the present owner has held title to the property since 1932; that the assessed valuation of land is \$22,500 and of the building \$5,000 making a total of \$27,500; that the building was erected in 1933; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on January 30, 1933, as thereafter amended by resolutions adopted through May 31, 1950, by adding thereto:

"to permit the continuance of the gasoline service station for a term of ten years, from the date of this amended resolution, and under sections 7f and 7i to permit for a similar term the extension of the existing gasoline service station, substantially as shown on plans marked "Received September 21, 1954", (3 sheets), "November 16, 1955", 1 sheet, and "November 18, 1955", 2 sheets, on condition that in all other respects the resolution adopted by the Board on January 20, 1933, as amended by resolution adopted May 25, 1937 with conditions and thereafter through May 31, 1950, shall be compiled with, where not inconsistent with this amended resolution; that plan shall be filed for further consideration as to fences on the interior lot lines; that all permits shall be obtained and a new certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution."

225-36-BZ—Vol. III

APPLICANT—Lamb and Lamb, for North American Holding Corp., owner.

SUBJECT—Application reopened June 21, 1955 as Vol. III re (decision of the borough superintendent) under section 21 of the zoning resolution to permit in a residence and business use district proposed change of use to stores in the cellar, which is in the residence use portion of a class A multiple dwelling which is in a business and residence use district.

PREMISES AFFECTED—1180-1188 Grand Concourse and 180-188 East 167th street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.

APPEARANCES—

For Applicant: William A. Lamb and Harry M. Prince.
For Opposition: Myron Holtzman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO ADOPT REPORT OF COMMITTEE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3

Negative: 0

Absent: Chairman Murdock..... 1

THE VOTE TO GRANT—

Affirmative: 0

Negative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly..... 3

Absent: Chairman Murdock..... 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on June 21, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on November 29, 1955 after due notice by publication in the Bulletin; laid over to December 13, 1955, for consideration and decision; hearing closed; then to January 17, 1956, for further consideration and decision; to January 31, 1956, additional information: survey (to be made by licensed surveyor) showing the relationship of the building to the plot; the relation of the business zoning to the residential zoning across the rear end of the plot, and the measurements; also showing the additional property down to the next street; and a drawing of the building across the street as to occupancy on basement floor in both the Residence and Business district; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 167th street are in residence and business use, C area, class 1 height districts; Grand Concourse is in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated August 16, 1955 acting on Alt. Applic. 553-53, reads:

"A-1. Proposed stores in the cellar of the existing Non-fireproof 6-story and cellar Class "A" hereafter erected Multiple Dwelling in a Residence Use District will be contrary to Sec. 3 of Article 2 of The Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 204.84 ft. frontage by 96.86 ft. and 141.14 ft. in depth, irregular, on which is located a six-story and cellar, class A multiple dwelling, 204.84 ft. front, 96.86 ft. and 126 ft. in depth, 67 ft. in height; that it is proposed to convert a portion of the cellar in the residence use district, for use as stores; and

WHEREAS, the applicant states that on July 17, 1936 an application for a variance, under section 21 of zoning resolution was denied by the Board; that an amended application was filed on November 6, 1936 under sections 7c and 21 of the zoning resolution as it was found that the said premises were located partly in a business use and partly in a residence use district rather than entirely in a residence use district, as had been, in part, the basis in the original case; that a rehearing held on December 1, 1936 a variance was allowed under certain restrictive conditions; that this action of December 1, 1936, of the Board was reviewed as a result of certiorari proceedings, and the decision of the Board under sections 21 and 7c of the zoning resolution was reversed and annulled; and

WHEREAS, the applicant contends that the land cannot yield a reasonable return if used only for the purposes allowed in that zone and this is shown by the fact that it falls short of yielding a reasonable return of some \$15,000 a year; that the situation here is unique in that it is caught between a conflict of the multiple dwelling law and the zoning law; that though the premises are zoned for residence, the multiple dwelling law prohibits the use of a cellar for residential purposes, yet the multiple dwelling law would permit it to use the premises for business purposes; but if that were attempted, the zoning law would be violated; that thus, if one law is complied with, it violates another; that it finds itself in this unique position through no fault of its own, nor, actually, through any fault of the legislation which was intended to be applied to a normal piece of property; that this situation

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is created by the fact that New York City is not level; that there are sloping conditions that simply cannot be foreseen under the building zone resolution nor under the multiple dwelling law; that the situation involved here is caused by such unique sloping condition; that this fact must be recognized and the relief applied for should be granted in order to give the applicant the reasonable use of its property; that the granting of this application cannot change the character of the neighborhood as the contemplated use entirely conforms with the present use of East 167th street, which is already a business street; and

WHEREAS, the applicant states that the present owner has held title to the property since June 1934; that the assessed valuation of land is \$150,000 and of the building \$435,000 making a total of \$585,000; that the building was erected in 1936; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, report as to which reads as follows:

REPORT OF COMMITTEE

January 16, 1956.

Cal. No. 225-36-BZ—Vol. III

Premises: 1180-1188 Grand Concourse and 180-188 East 167th Street, Southeast Corner, Block 2456—Lot 163, Borough of The Bronx

The building where cellar stores are proposed is located at the southeast corner of East 167th Street and Grand Concourse, The Bronx. The building was completed July 21, 1938, in a residence use district. While the building was in process, an application was filed with the Board for a variance to permit the erection of stores on the 167th Street side up to within 25 ft. of the building line of Grand Concourse. It was represented that the first floor of the building was constructed several feet above the Concourse curb grade so that the space in the rear portion of the cellar, facing on 167th Street, which slopes downwardly from the Concourse towards the east, would have sufficient head room to permit the stores. It was true then, as it is now, that under the Multiple Dwelling Law stores would be permitted where proposed, but they cannot be constructed as the premises are zoned for residence use under the Zoning Resolution.

On October 20, 1936 the application was denied under the terms of Section 21, by a vote of 2-2. In November of 1936 the application was reopened for consideration under Section 7(c) and Section 21 to determine whether there was a basis for a variance of use based on a small portion of the plot, at the southeast corner, actually in a business use district at which point this portion is only a matter of a few feet in area. On December 1, 1936 the prior decision of October 20, 1936 was reconsidered and the application granted under Section 21 (in consideration of the added fact that a small portion of the premises were located in a business use district) by a divided vote of 3 affirmative and 1 negative. The Board did not find a basis for action under Section 7(c). An order for Court review was obtained by an adjoining owner and at Special Term the decision of the Board was reversed and this reversal was sustained by the Appellate Division and the Court of Appeals.

Under Vol. II the application was reopened for consideration under Section 7(e) and after the required public notice and hearing, was denied September 14, 1954 by a vote of 2 to 2. It should be noted that Section 7, Subdivision (e) was re-drafted by eliminating the old wording and adopting the new wording on June 28, 1940. This action of the Board was not reviewed.

On June 21, 1955 the application was again reopened for rehearing under Section 21 based on alleged new facts. About 20 years had intervened since the decision by the Board in 1936. More important, the Court of Appeals, in the matter of Otto vs. Steinhilber, 282 N.Y. 71, had for the first time established norms as follows:

"Before the Board may exercise its discretion and grant a variance on the ground of unnecessary hard-

ships, the record must show that (1) the land in question cannot yield a reasonable return if used only for a purpose allowed in that zone; (2) that the plight of the owner is due to unique circumstances and not to the general conditions in the neighborhood which may reflect the unreasonableness of the Zoning ordinance itself; and (3) that the use to be authorized by the variance will not alter the essential character of the locality." (Also see Bassett on "Zoning" page 168).

Public hearings were held on this reopened application and the applicant was given ample opportunity to offer proof under the three norms above referred to.

The multiple dwelling in question is similar to many other multiple dwellings located on the Concourse. The zoning along the Concourse is similar in that the residential zoning extends down the side streets 100 ft., as it does for this building. Although the applicant has contended the building fails by \$15,000 to show a reasonable return based on its appraised market value, it is difficult to understand where one building should be financially unsuccessful and all others similarly located presumably successful.

The Board has considered the claim of uniqueness that, due to the higher studded cellar which may have added to the capital cost. This space while it would be permitted by the Multiple Dwelling Law to be used for business it would not be permitted to be so used under the zoning regulations and because it is largely unusable along the 167th Street front, is not yielding a potential return. But this condition was produced by the owner wisely or unwisely. However, it would not appear that the adjoining business to the east needs the protection of the residential zoning. Naturally this adjoining owner is anxious to prevent competition.

It is questionable whether the granting of the variance herein sought would alter the essential character of 167th Street due to the nature of the adjoining business uses and because the large plaza area of 167th Street which is used for parking two rows of cars actually would screen the proposed stores from the opposite side of 167th Street.

As pointed out it is the normal condition along the Concourse to have the residence zoning extend 100 ft. back along the intersecting streets and it therefore cannot be said that the granting of the variance would not alter the essential character of the locality.

The applicant does not meet all of the criteria established by the Court of Appeals, and consequently this application must be denied under Section 21.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
SEAN P. KEATING,
Commissioner,
EDWIN W. KLEINERT,
Commissioner,
P. JOSEPH CONNOLLY,
Deputy Chief, Fire Dept.

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 553/53, Objection No. A-1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

13-48-BZ—Vol. II

APPLICANT—Ferdinand Savignano, for Irving Israel, owner.

SUBJECT—Application reopened May 24, 1955 as Vol. II —re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed use of dry cleaning in the basement of a 3-story multiple dwelling.

PREMISES AFFECTED—254 West 88th street, south side, 100 ft. west of Broadway, Block 1235, Lot 56, Borough of Manhattan.

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APPEARANCES—

For Applicant: Joseph Luca and Irving Israel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on May 24, 1955 subject to regular procedure, to consider proposed use; and

WHEREAS, a public hearing was held on this application on December 20, 1955 after due notice by publication in the Bulletin; laid over to January 31, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; West 88th street is in business and residence use, B area, Class 1½ height districts; Broadway is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 19, 1955 acting on Alt. Applic. 1141-54, reads:

"A13. Proposed "Dry Cleaning Establishment" is a non-conforming use, and may not replace store in a residence district. Art. II, Sec. 6 & Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 18 ft. frontage by 101 ft. in depth, on which is located a 3-story building plus basement, of class 3 construction, for which certificate of occupancy No. 19924-34 was issued; that the size of the building is 18 ft. front, 51 ft. 6 in. in depth, 45 ft. in height; that it is proposed to maintain dry cleaning in the basement of a 3-story multiple dwelling; beauty parlor on the 1st floor; 2 families on the 2nd floor; 2 families on the 3rd floor; and

WHEREAS, the applicant further states that the legal occupancy of the building is as follows: cellar—boiler room and storage; basement—store, 5 persons, 120 lb. live load; 2nd story—1 family; 3rd story—1 family; that plans and applications were filed with the Department of housing and buildings for a change of occupancy on the 2nd and 3rd floors, to increase the occupancy to 2 families on the 2nd floor and 2 families on the 3rd floor; that plans and applications were approved, work permit was obtained and the alteration took place; that upon calling for final inspection, the inspector of the department indicated that the use of the basement floor was in violation due to the fact that there is a dry cleaning establishment, which is a change in use, contrary to certificate of occupancy No. 19924-34, and that this existing use is contrary to the zone resolution in that the building is located in a residential zone; that an amendment was filed and a denial obtained; and

WHEREAS, the applicant contends that this proposed use in the basement will in no way mar the neighborhood, due to the fact that the buildings located on West 88th street have business use in the basement, with the exception of one or two structures; that in the rear of the premises in question, there are primarily buildings used for business; that Broadway, which is the intersecting street, also has many businesses of various types; that this vicinity is primarily used for business purposes and the dry cleaning use will in no way conflict with any of the structures which are used for residential purposes; that it is also to be considered that this was previously submitted to the Board for an extension to be erected in the rear for a valet service, which is closely allied to the new use requested, and the case was granted; that the existing dry cleaning establishment is not a business which will create noise; that it is a warranted use in this type of neighborhood; that the basement floor and 1st floor

have been used continuously for business purposes, as indicated on forms filed with original case under Cal. No. 13-48-BZ; and

WHEREAS, the applicant states that the present owner has held title to the property since April, 1946; that the assessed valuation of land is \$15,000 and of the building \$23,000 making a total of \$38,000; that the building was erected 1889; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant changed the basis of his application from section 7c to 7e of the Zoning Resolution; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of five years, to permit the proposed use of dry cleaning in the basement of a 3-story multiple dwelling, as shown on plans filed with this application marked "Received April 25, 1955", 3 sheets and "November 10, 1955", 2 sheets, *on condition* that the capacity of the machine used for dry cleaning shall not exceed 30 pounds; that the cleaning fluid used shall be a detergent and not a petroleum derivative; that the use shall not extend beyond the existing basement of the building; that in all other respects the conditions shown on such filed plans shall be complied with; that in all other respects the use and occupancy shall comply with all laws, rules and regulations applicable thereto, including the Dry Cleaning Rules of the Board; that all permits required shall be obtained and all work completed and a certificate of occupancy obtained within six months of the date of this resolution.

692-53-BZ

APPLICANT—Lama, Proskauer and Prober and Rubinton and Coleman, for Kissena Park Corp., Dominick Mazza and Marie Colonna, owners.

SUBJECT—Application reopened April 12, 1955—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—163-10 Pidgeon Meadow road and 47-02 to 47-06 164th street, southwest corner and 47-09 47-21 163rd place, Block 5494, Lots 8-12 inclusive, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti, Noel Rubinton.

For Opposition: Helen Novotny, William Novotny, George W. A. Mitchell and S. E. Faherty.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles; proposed building setback is less than that required in a G-1 area district was denied by the Board on December 22, 1953; and

WHEREAS, by order of Special Term of the Supreme Court, published in the New York Law Journal December 28, 1954, proceedings were remanded to the Board for re-hearing; and

WHEREAS, this application was reopened on April 12,

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1955 and set for hearing on November 22, 1955 at 10 A.M., subject to regular procedure, as per order of the court; and

WHEREAS, a public hearing was held on this application on November 22, 1955 after due notice by publication in the Bulletin; laid over to December 13, 1955, for inspection and decision; then to January 17, 1956, for further consideration and decision; then to January 31, 1956, for further consideration; and

WHEREAS, the decision of the borough superintendent, dated May 24, 1955, acting on N.B. Applic. No. 3623-55, reads:

"1. Proposed erection of a gasoline service station, lubritorium, car washing, minor auto repairs, storage, office & sales, parking & storage of motor vehicles on a lot in a residence use district is contrary to Art. II Sec. 3 of the Zoning Resolution.

2. Proposed building set back less than 15 ft. from the bed of a mapped street in a G-1 area district is contrary to Art. IV Sec. 16c of the Zoning Resolution.

3. Proposed building less than 20 ft. from a rear lot line in a G-1 area district is contrary to Art. IV Sec. 16c of the Zoning Resolution."

and

WHEREAS, the applicant states that the subject premises consist of a vacant triangular parcel, irregular in shape and dimensions, bounded by Pidgeon Meadow road, 163rd place and 164th street; that it is situated directly opposite Flushing cemetery, on a small block with two non-conforming uses, a beer tavern on lot 1 and a pony ride on lot 14; that the premises are comprised of six tax lots owned by 3 different persons; that lots 8 and 11 (not contiguous) were acquired by The Kissena Park corporation in 1919; lots 9, 10 and 12 by Marie Colonna in 1953 (10 and 12 not being contiguous) and lot 13, the apex of the triangle, by Dominick Mazza in 1928; that the site measures 145.61 ft. along 163rd place, 77.54 ft. in depth along the southerly boundary line, 52.43 ft. along 164th street, then tapering 116.09 ft. to a point at the intersection of 164th street and Pidgeon Meadow road; that between July 25, 1916 and 1947 the premises within 100 ft. of 164th street were in a business use zone (this embraces all of the subject premises); that thereafter the premises were zoned in a residence use, class D area, class 1 height district; that until 1925, a gas station was a permissible use in a business zone; that on May 13, 1954 the premises was placed in its present G-1 area district designation; and

WHEREAS, the applicant contends that it is clear that the owners cannot beneficially use this parcel in conformity with the zoning resolution because the property is unique due to its triangular shape, size and shallow depth; that it is located on a small block on which the only other occupancies are two non-conforming uses, and it is opposite Flushing cemetery; that the clearest proof that the premises cannot be used in conformity with the zoning resolution is the fact that the lots have always been vacant and have not brought any return to their owners, in the face of heavy residential development in the neighborhood, particularly in light of the recent house-building boom; that efforts have been made to develop the parcel for a conforming use but they have been unavailing, since no lending institution would lend money for a conforming use on this peculiarly shaped and located parcel; that the site is too unattractive for development with a conforming use to constitute satisfactory security for a mortgage loan; that it is also the uniform opinion of reputable real estate brokers that this lot cannot be developed with a conforming use; that it is unreasonable and unrealistic to suppose that the Kissena park corporation and Dominick Mazza, taxpaying owners of lots 8, 11 and 13 since 1919 and 1928, have made no effort to improve their parcels since those dates; that the lots still remain vacant is proof of the impracticability and undesirability of the site for a conforming use; that further evidence that the premises cannot be put to a conforming use is the fact that lot 7 was acquired by the owners of the pony ride from the City of New York by whom it was sold for non-payment of taxes; that this indicates also that the block is undesirable for conforming uses and if relief is not given, the City

will eventually acquire the subject lots for non-payment of taxes; that the applicants in joining together to collectively improve their parcels with a modern gas station have done the only feasible thing to relieve their hardship; that individually they are powerless to act, particularly since the lots owned by each is small and are separated; that the only beneficial use to which the subject premises can be put is a gas station such as proposed; that a gas station is essential for the neighborhood as there are no gas stations within the affected area to serve either the large home development in the neighborhood or the heavy traffic moving along 164th street; that 164th street is a main auto artery leading north and south across Queens; and

WHEREAS, the applicant further contends that the gas station proposed includes an attractive building in harmony with present day architectural design and completely in accord with any future development of the area; that a high masonry wall is proposed along the 163rd place side to shield the house located on that street and also, no curb cuts or exits are proposed on 163rd place; that in addition, a landscaped area will be provided along the southerly line as well as a 5 ft. 6 in. high woven wire fence; that the proposed building, colonial in design, would enhance the entire neighborhood; that it will contain the conjunctive uses of lubritorium, car wash, minor auto repairs, office sales and storage; that part of the site will be used for parking and storing motor vehicles; that the station will face Flushing cemetery and back on the non-conforming uses; that the variance requested is for a limited term (15 years) so that if the site ever becomes suitable for residential development it may be returned to that use at the end of that period; and

WHEREAS, the premises and surrounding area where inspected by a committee of the Board; and

WHEREAS, the Board in its deliberations has taken due notice of the decision of the Supreme Court and has considered all the new evidence submitted at the hearing of November 22, 1955, and recommends that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and h of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the zoning resolution and that the application be and it hereby is *granted* under Sections 7e, 7h and 21, for a term of fifteen years, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories, parking and storage of motor vehicles and the proposed setback less than required in a G-1 area district, all to be erected and maintained as shown on plans filed with this application, marked "Received June 13, 1955", 1 sheet, "October 5, 1955", 1 sheet, and "November 15, 1955", 1 sheet, *on condition* that all working drawings shall be submitted to this Board for approval before same are filed in the Department of Buildings; that in all other respects all laws, rules and regulations applicable to this use and occupancy shall be complied with; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that all city assessments and taxes on any and all of the lots comprising this plot shall be paid before plans are filed in the Department of Buildings; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

423-54-BZ—Vol. II

APPLICANT—O'Dwyer and Bernstein, for Peter and Rachel Federico, owners.

SUBJECT—Application reopened September 20, 1955 as Vol. II—re (decision of the borough superintendent)

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under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), office, sales and storage of auto accessories and open parking.

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

APPEARANCES—

For Applicant: Howard Meyer.

For Opposition: C. J. Cammarata for N. Y. C. Housing Authority.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert Commissioner Keating and Deputy Chief Connolly..... 3

Negative: 0

Absent: Chairman Murdock..... 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 20, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on December 13, 1955 after due notice by publication in the Bulletin; laid over to January 31, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, D area, class 1 height district; Baychester avenue and East 233rd street are in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated July 7, 1955 acting on N. B. Applic. 286-54, reads:

"2. In a Residence use district the proposed "Gasoline Service station, lubritorium, minor repairs (hand tools only), office, sales and storage of auto accessories, open parking for cars waiting to be serviced" is contrary to Art. II Sect. 3 of the Zon. Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 128.61 ft. frontage by 154.64 ft. in depth, irregular, presently vacant; that it is proposed to erect and maintain a gasoline service station, lubritorium, minor repairs (hand tools only), office, sales and storage of auto accessories and open parking; and

WHEREAS, the applicant states that as of July 25, 1916 the portion of the property within 100 ft. of East 233rd street was in a business use district and the remainder was in residence use; that on January 20, 1927 the residence use district of the property was rezoned, placing all of the subject premises in a business use district; that on October 18, 1949 the present residence use district became effective; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant states that the subject premises consists of a vacant, irregular, corner plot having a frontage of 128.61 ft. on East 233rd street and a frontage of 154.64 ft. on Baychester avenue; that it is proposed to erect and maintain for a stated term of 15 years a gasoline service station, lubritorium, minor repairs with hand tools only, office, sale and storage of auto accessories and open parking for cars awaiting service; that the 25 ft. by 25 ft. gore at the northeast corner of the plot is excluded from the area of the proposed use; that it is proposed to seed and landscape this excluded area; and

WHEREAS, the applicant states that the present application stresses three points that were barely touched upon in the previous application; that the rock out-cropping visible at the premises makes it impractical to develop this property for a use covering as much of the area of the plot as permitted; that the proposed use, involving a comparatively small building occupying a small area of the large plot, is economically feasible; that the present vacant lot in the vicinity of Edenwald houses is a potential menace to the safety of the community as it is danger-

ously dark at night in an area where juvenile delinquency is rampant and has had tragic results recently; that the substitution of an illuminated and well-kept development at this corner will benefit the community; that a grant of this application would do substantial justice since it would extend to the owner an equality of privileges enjoyed by the owners of the two gas stations opposite the premises, both of which were granted by the Board; block 4934, lot 66 was granted under Cal. No. 371-29-BZ in 1929 for 2 years and in 1932 the grant was made permanent; block 4955, lot 1 was granted under Cal. No. 67-33-BZ for 2 years and temporary extensions were granted in 1936, 1940, 1942, 1944 and 1946, and in 1951 it was again granted for a term of 5 years; that under these circumstances, a denial of a similar privilege, limited in duration, would be a denial of equality of privilege; that there is no economic demand for the subject premises for residential purposes; that it is located at the intersection of East 233rd street and Baychester avenue, both of which are 100 ft. wide and sustain heavy volumes of automobile and bus traffic; that it is located opposite two existing gas stations, both of which are zoned for business use, one at the northeast corner of East 233rd street and Baychester avenue, in Block 4955, lot 1, and the other at the southwest corner of East 233rd street and Granada place, just west of Baychester avenue in Block 4934, lot 66; and

WHEREAS, the applicant contends that the proposed, parkway-type, two story building conforms to the restrictive covenants in effect in this area; that it is of highly attractive design and would certainly be more attractive than either of the two gas stations which exist opposite it; that the proposed arrangements for attractive landscaping and fencing will serve as a buffer between the proposed use and the nearby properties; that the 25 ft. by 25 ft. projection at the northwest corner of the premises, which is excluded from this application, will be seeded and landscaped; that an ornamental brick fence wall 5 ft. 6 in. in height will be constructed along the westerly lot line, which wall will be reduced in height to 2 ft. 6 in. within 10 ft. of the East 233rd street building line; that the rear wall of the proposed building will be erected within 5 ft. of the northerly lot line and will contain no windows or door openings; that along the northerly lot line a 5 ft. 6 in. high brick fence wall will be constructed, extending from the easterly and westerly lot lines to the rear of the proposed building; that a 5 ft. wide seeded and landscaped area will be maintained along the entire westerly and northerly lot lines; that the elimination of the heretofore proposed auto washing use will tend to eliminate neighborhood fears to which such proposed use gave rise; that the setting back of the pumps to a distance of 15 ft. from the lot lines will increase public safety; and

WHEREAS, the applicant states that the present owner has held title to lot 68 since January 16, 1953 and to lot 69 since March 19, 1948; that the assessed valuation of lot 68 is \$3,500 and of lot 69 \$7,000 making a total of \$10,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e and h of the Zoning Resolution to permit, for a term of fifteen years, in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs, with hand tools only, office, sales and storage of auto accessories and open parking, substantially as shown on plans filed with this application marked, "Received August 2, 1955" (4 sheets) and "November 21, 1955" (one sheet) *on condition* that the five ft. six in. brick wall as shown on said plans shall be erected and returned along the building line of Baychester avenue for a distance of 35 feet from the north lot line; that the 30 ft. curb cut

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now shown as beginning 5 ft. south of the northerly lot line shall be moved southerly to begin 35 ft. south of said northerly lot line; that the landscaping inside the northerly lot line and along the westerly lot line, shall be installed and maintained as shown on the plans above referred to; that the 25 ft. by 25 ft. portion of the plot at the northwest corner shall remain vacant and shall be landscaped; that pumps shall be of a low approved type, erected not nearer than 15 feet to the street building line; that signs shall be restricted to a permanent sign attached to the facade of the accessory building, excluding all roof signs and temporary signs, but permitting the erection within the building line at the intersection of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 feet; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the borough president; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; other than as modified by resolution adopted by the Board this day under Cal. 767-55-A; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

767-55-A

APPLICANT—O'Dwyer and Bernstein, for Peter and Rachel Federico, owners.

SUBJECT—Application August 2, 1955—re Appeal from a decision of the borough superintendent re non-fireproof construction.

PREMISES AFFECTED—1217 East 233rd street, northwest corner of Baychester avenue, Block 4954, Lots 68 and 69, Borough of The Bronx.

APPEARANCES—

For Applicant: Howard Meyer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated July 7, 1955, on amendment to N.B. App. 286/54 reads:

"3. The proposed 2 story non-fireproof structure to be occupied by a Gasoline Service Station is contrary to Sect. 4.2.1."

and

WHEREAS, the applicant states the premises consist of a lot 128.61 ft. front by 154.64 ft. in depth, located in a residence use, D area, class One height district upon which it is proposed to erect a two-story building 13 and 20 ft. in height of class 3 construction, 47 ft. 4 in. front by 29 and 30 ft. in depth at street level, 19 ft. 8 in. by 30 ft. in depth above, for use in conjunction with a gasoline service, lubrication, minor motor vehicle repairs, office, sales and storage of automobile accessories and incombustible storage with an occupancy of five persons as more fully described in application filed for zoning variance filed under Cal. No. 423-54-BZ—Vol. II; and

WHEREAS, the applicant states that the purpose of the proposed two-story building is to conform to a restrictive covenant requiring buildings to be at least two-stories in height; and

WHEREAS, the applicant contends that the second floor will be small in area and the occupancy limited to storage of auto accessories with no human occupancy; that an interior two foot six inch wide iron stair will be provided from the second to the first floor of the building; that in the limited size and occupancy of the proposed second floor,

modification of the decision of the borough superintendent will do substantial justice and it is therefore requested that a variance of the provisions of the Administrative Building Code be granted so as to permit the construction of the building as herein proposed.

Resolved, that the decision of the borough superintendent dated July 7, 1955, acting on amendment to N.B. App. 286/54, Objection No. 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall be constructed as shown on plans filed with this appeal marked, "Received August 2, 1955" (3 sheets); that the building shall be of Class 3 construction, two stories, 20 ft. in height only in the auto accessory storage part of the structure; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and shall be in conformance with the requirements of the resolution adopted this day under Cal. No. 423-54-BZ, Vol. II.

262-55-BZ

APPLICANT—Kenneth W. Milnes, for Anna Demyan, owner.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, E-1 area district, the one-story extension of an existing structure without the required setback from the street line, and to permit the erection of an illuminated sign, and to permit the parking of cars on the unbuilt portion of plot on west side of building.

PREMISES AFFECTED—1113 Victory boulevard, west side, 60 ft. south of Melrose avenue, Block 247, Lot 4, Sunnyside, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 20, 1955 after due notice by publication in the Bulletin; laid over, date to be set, for inspection and decision, hearing closed; then set for January 31, 1956; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Melrose avenue are in a residence use, E-1 area, class $\frac{3}{4}$ height district; Victory boulevard is in residence and business-1 use, E-1 area, class $\frac{3}{4}$ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 30, 1955 acting on Alt. Applic. 332-53, reads:

"1. Proposed extension of a business use in a residence use district is contrary to Art. II Sect. 3 of the Zoning Resolution.

2. Provide a 15'-0 setback as per Sect. 15A-c of the Zoning Resolution.

3. An illuminated sign in a residence use district is contrary to Art. II Sect. 3 of the Zoning Resolution.

4. Parking of cars in a residential use district is contrary to Art. II Sect. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. in depth, on which is located a building, 31 ft. front by 52 ft. in depth, irregular, $2\frac{1}{2}$ stories, 32 ft. in height, of class 4 construction, used as a restaurant and residence; that it is proposed to legalize an extension to an existing legally non-conforming use; that a plan has been filed for a small extension, never approved by the department, but was constructed by the owner without a permit; that it is proposed to demolish this extension and construct a new one in accordance with plans filed with this application; and

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WHEREAS, the applicant contends that the original building was constructed in 1912, presumably as a residence, no records being available, and some years later a luncheonette was opened and operated by the then owner; that the property then was in a business use, D area, and this operation was legal; that in 1945 the present owner purchased the premises and without further checking assumed that the property was still in a business use district thus permitting expansion; that from 1916 to 1942 the premises were in a business use, D area; that in 1942 this was changed to residence use, E area and in 1953 to residence, E-1 area; that the existing building is of course in violation of the zoning law (objection No. 2) having a setback of only 8.8 ft. instead of 10 ft. under E, and 15 ft. under E-1, but was legal when built in a D zone; that as previously stated, in 1953 an extension was built without a permit, which decreased the setback to 4 ft. 6 in.; that violations and summonses were issued and argued for some time and were ultimately dismissed when the owner agreed to place the matter before the Board; that under plans filed herewith, the present illegal extension will be demolished and the new extension constructed; that from the proposed extension to the east lot line will be approximately 50 ft., and the owner has a purchase contract to acquire the corner lot adjoining, lot 1, Block 247; that the owner proposes to construct a residence for his son on this corner lot, in the future, which will furnish ample protection to other property owners; that the setback of the new extension will be at the 4 ft. 6 in. dimension; that since acquiring the original premises, the owner has purchased 40 ft. on each side, making this lot 140 ft. in width; that the owner has always operated a clean establishment, without any detriment to the neighborhood, other than the reason that it is now residential and should be abandoned; that in view of the investment involved, this seems entirely unreasonable; that in answer to objection No. 3, the present sign on the face of the building is illuminated by steady light from 3 gooseneck floods; that it is intended to eliminate this illumination and install a banjo type sign, lit on each side entirely within the property line; that the present billboard type sign on the east face of the building will be moved to the location shown on plan No. P2 and will be non-illuminated; that to assist in relieving the street parking condition, permission is asked to allow the parking of approximately 8 to 10 customers' cars on the west side of the building as indicated on plan No. P1; that if the Board requests it, off-street parking could also be provided on the unbuilt portion of the lot to the east of the building; and

WHEREAS, the applicant states that the present owner has held title to the property since October 17, 1945; and that the assessed valuation of land is \$2,500 and of the building \$7,000 making a total of \$9,500; that the building was erected prior to 1912; and

WHEREAS, in accordance with direction of the Board, applicant has submitted revised plan of building indicating thereon the location of an existing illegal extension; the applicant has submitted certified copy of a record from the Board of Health indicating that these premises were issued permits to conduct a restaurant from 1929 to the present time; from 1936 to 1946 no restaurant permits were issued as the premises were used only as a soda fountain for which no Board of Health permit was required; in 1946, after inspection by the Board of Health, the present owner was issued a restaurant permit; and

WHEREAS, a license from the Health Department is not sufficient without a certificate of occupancy; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c of the zoning resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was

therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 332-53, Objection No. 1, 2, 3 and 4 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

461-55-BZ

APPLICANT—Fred C. Dahlem, for Jacob Presser, owner.
SUBJECT—Application June 9, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles upon unbuilt portion of the plot.
PREMISES AFFECTED—2642 Marion avenue, east side, 139 ft. north of East 194th street, Block 3282, Lots 10 and 11, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem and Joseph Presser.

For Opposition: Louise Moses.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 31, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; Marion avenue is in business and residence use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 24, 1955 acting on Alt. Applic. 186-55, reads:

"1. In a residence district the parking of motor vehicles as proposed is contrary to Sect. No. 3 of Art. II of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage and 50 ft. rear, side lot lines 171.34 ft. and 174.34 ft. respectively; that at the front north portion there is a two story and attic frame residence building; that under Alt. 186-55 approved, it is proposed to remove the attic and 2nd floor and alter the building to a one story and cellar; that the remainder of the lot is proposed as a parking lot which will be operated by the owner's wife; that the owner will live on the premises; and

WHEREAS, the applicant contends that the plot will be properly graded and surfaced and fenced in; that there is a great need for off-street parking and this plot can get at least 30 cars off the street; that it is requested that the Board grant a variation for a period of five years; and

WHEREAS, the applicant states that the present owner has held title to the property since November 23, 1954; that the assessed valuation of land is \$11,000 and of the buildings \$1,000 making a total of \$12,000; that the building was erected in 1860; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7 f, for a term of two years to permit the rear portion of the plot, where unbuilt upon, to be occupied for the parking and storage of more than five motor vehicles substantially as proposed and as indicated on plans filed with this application marked, "Received June 9, 1955" (3 sheets) *on condition* that this portion of the premises shall be levelled sub-

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stantially to the grade of Marion Avenue and shall be furnished with a suitable fence which shall be maintained at all times on the side and rear lot lines with bumpers for protection thereto; that there may be one entrance to the premises to Marion Avenue with a curb cut not exceeding 10 ft. in width; that this use is in addition to the use as accessory to the single family dwelling of three cars as permitted by the Department of Buildings; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that there shall be no signs erected on the premises except one attached to the fence near the entrance advertising the parking and storage use; that such sign shall not exceed 10 sq. ft. and shall not be illuminated and shall not extend beyond the building line; that the entrance to the premises shall be fitted with a gate which shall remain closed when the parking lot is not in operation; that cars of the pleasure car-type only shall be parked or stored and there be no more than 18 cars parked or stored and that all permits including a Certificate of Occupancy shall be obtained within six months from the date of this resolution.

469-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Michael T. Marshall, owner.

SUBJECT—Application May 31, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—4320-4338 Broadway, east side, from West 184th to West 185th streets, 659-665 West 184th street and 654-660 West 185th street, Block 2167, Lots 1-6, Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner

Keating and Deputy Chief Connolly 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 20, 1955 after due notice by publication in the Bulletin; laid over to January 31, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and West 185th street are in business and residence use, B area, class 1¼ height districts; Broadway is in a business use, B area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated May 3, 1955 acting on N.B. Applic. 51-55, reads:

"1. Proposed gasoline service station, lubritorium, auto repairs, car washing, storage, office and sales, parking & storage of motor vehicles, located in a Business and Residence use district is contrary to Article II section 3 and section 4(a) 29, 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 181 ft. 5¾ in. frontage by 95 ft. ½ in. in depth, irregular; that lot No. 1 consists of a 2-story brick store and auto showroom erected under N.B. Applic. 256-25 and certificate of occupancy No. 10109; lot No. 2 consists of a 3-story frame dog and cat hospital, one family and quarters for the help, altered under Misc. 3848-40, for which no certificate of occupancy was issued; that lot No. 3 is vacant; that lot No. 4 consists of a metal building, 18 ft. by 36 ft., used as a 4-car garage and an 18 ft. by 24 ft. metal building used as a 3-car garage, erected under N.B. Applic. No. 535-27 and for which no certificate of occupancy was issued;

that lot No. 5 consists of a metal building, 18 ft. by 36 ft., used as a 4-car garage and an 18 ft. by 24 ft. metal building used as a 3-car garage, erected under N.B. Applic. 534-27 and for which no certificate of occupancy was issued; that lot No. 6 is used for the parking and storage of motor vehicles, auto sales and a 10 ft. by 10 ft. frame office, erected under Alt. Applic. 511-53, for which certificate of occupancy No. 41318 was issued; that all of these uses and buildings are to be removed and it is proposed to secure a variance for a period of 15 years in order to erect a modern gasoline service station consisting of twelve 550 gallon gas storage tanks and 8 dispensing pumps; that the proposed accessory building will be of class 3 construction, one story in height, with a frontage of 75 ft. 8 in. and a depth of 34 ft., and will contain the conjunctive uses of sales, lubritorium, auto repairs, car wash and storage and the open parking and storage of motor vehicles; and

WHEREAS, the applicant states that the use district maps show that the part of the site within 100 ft. of Broadway is in a business use district and the balance of the site is in a residence use district; that the entire site is in a class B area district and a class 1¼ height district; and

WHEREAS, the applicant contends that the proposed building will be modern in design; that the gas pumps will set 15 ft. back of the building line, thereby creating a safe condition for pedestrian traffic; that proper retaining walls will be erected at the rear lot line and partly along the 184th and 185th street building lines to safeguard the rise in grade from Broadway; that Broadway is a main auto lane leading north and south through Manhattan and as such the proposal is entirely in keeping at this point; that there are no other gas stations within the affected area, thereby creating the need for this proposal; that there are sufficient stores in the area for public requirements and the removal of the present buildings and metal garages, which are an eyesore to the area, will be of benefit to the public; that block 2167, lots 29, 32 and 63, within the affected area, is developed with garages and a motor vehicle repair shop; that these are non-conforming uses and occur opposite the site and preclude the use of the site for conforming use; that the present 4 metal buildings now containing 14 motor vehicles on the site are also a non-conforming use, so that the proposal which will replace this use will not introduce a new non-conforming use of the site; that the proposal to maintain parking and storage of motor vehicles as one of the new uses will help alleviate the critical parking problem in the area; that present income, as derived from present buildings and uses, with the high assessed value of the site, does not warrant the retention of the buildings, as they barely cover taxes and interest, without adequate return to the owner on his investment; and

WHEREAS, the applicant states that the present owner has held title to the property since March 28, 1950; that the assessed valuation of land is \$76,500 and of the building \$27,600 making a total of \$104,100; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f, i and h of the Zoning Resolution, to permit the erection and maintenance of a gasoline service station, lubritorium, auto repairs, non-automatic car washing, storage, office and sales, parking and storage of motor vehicles, for a term of fifteen years, *on condition* that all work shall be done substantially as shown on plans filed with this application, marked "Received May 31, 1955", 4 sheets, "December 8, 1955", 1 sheet, and "January 18, 1956", 2 sheets; that all existing buildings on the plot shall be demolished; that the plot shall be leveled substantially according to the sections shown on plans filed marked "Received January 18, 1956"; that the retaining walls along the rear and side lot lines shall be designed to meet the approval of the Department of Buildings for the lateral

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thrust thereof; that where no walls of adjacent buildings come in contact with the rear or easterly lot line of this property, there shall be erected a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height; that the upper levels of the property between the retaining wall and the rear lot lines shall at all times be kept in clean and neat condition; that pumps shall be of an approved low-type; that gasoline storage tanks shall be limited to 12 approved 550 gallon tanks; that sidewalks and curbs abutting the premises shall be constructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to flat signs on the front facade of the accessory building and to the illuminated globes of the pumps, excluding roof signs and temporary signs, but permitting two brand signs erected on post standards, one at the corner of Broadway, and West 184th street and one at Broadway and West 185th street, each extending not more than 4 feet beyond the building line, as shown on plans; that curb cuts shall be restricted to four on Broadway, as shown, and one 20 ft. curb cut on West 185th street, starting 5 feet from the corner of Broadway; that there shall be no curb cuts on West 184th street; that such portable fire-fighting appliances shall be installed as the Fire Commissioner shall direct; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

636-55-BZ

APPLICANT—Paul Friedman, for Julius T. Parker, Moe Silverstein and Max and Beatrice Grossman, owners.

SUBJECT—Application July 29, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), minor repairs (hand tools only), office and sale of auto accessories, parking of more than 5 cars waiting to be serviced, with curb cuts and show windows within 75 ft. of residence use district.

PREMISES AFFECTED—1331-1341 Utica avenue and 5001-5011 Foster avenue, northeast corner, Block 4781, Lots 45, 47 and 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Nathan Tanenbaum.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 20, 1955 after due notice by publication in the Bulletin; laid over to January 31, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Utica avenue are in a business use, C area, class 1 height district; Foster avenue is in business and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 30, 1955 acting on N.B. Applic. 1555-55, reads:

"1. Proposed building and premises, in a Business use zone, to be used for Gas service station, lubritorium, auto washing (non-automatic), minor repairs (hand tools only), storage, office and sales of auto accessories, parking for more than 5 cars waiting to be serviced, is contrary to Article II, PP. 4-a, subsections 29 & 46 of the Zoning Resolution.

2. Curb cuts for business entrances and show windows within 75' of a Residence zone is contrary to Article II, PP. 7-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist

of a plot, 100 ft. frontage by 100 ft. in depth, vacant, except for billboard sign; that it is proposed to erect and maintain for a term of 15 years a gasoline service station, lubritorium, auto washing (non-automatic), office, sales and storage of auto accessories, minor repairs (hand tools only) and parking of cars waiting to be serviced; and

WHEREAS, the applicant contends that there is no economic demand for the construction of an ordinary business use at the subject premises as the nearby stores and the main shopping area located on Avenue D, near Utica avenue, adequately serves the neighborhood; that the residential portion of the neighborhood is almost entirely developed with one family homes so that no increased residential support for additional stores may be anticipated reasonably in the foreseeable future, and the maximum rentals obtainable would be insufficient to yield a reasonable return on the investment; that there is an economic demand for the construction of a gas station at the subject premises because of its location at the intersection of Utica and Foster avenues, both of which are heavily trafficked, because no similar facilities exist for the convenience of the public in the immediate neighborhood, and an investment in such development will produce a reasonable return; that a grant of this application would promote public safety, as the proposed structure would decrease traffic hazards which are incident to the development of buildings flush to the building lines at corners and which thereby create blind intersections; that the proposed structure would be set back 47 ft. from the Utica avenue building line and 34 ft. 8 in. from the Foster avenue building line, giving clear visibility to traffic at the intersection; that there would be no adverse effect upon real estate values or fire insurance rates of nearby properties; that the future development of the neighborhood would be protected by the imposition of regulatory conditions imposed by the Board, and particularly, by the limitation of the term of the variance to a stated term of 15 years; that the proposed curb cuts and show windows within 75 ft. of the residence use district will have no adverse effect upon nearby properties; that the proposed show windows are set back approximately 33 ft. from the Foster avenue building line and are small and unobstrusive; that the proposed curb cuts on Foster avenue are necessary for the safe and efficient operation of the proposed gas station; that the adjoining property on Foster avenue will not be affected thereby as there is already established an accessory garage building adjacent to the easterly line of the proposed gas station, with a curb cut entrance to Foster avenue; and

WHEREAS, the applicant states that the present owner has held title to lot 45 since February 4, 1938; lot 47, since January 16, 1941 and to lot 48 since August 3, 1949; that the assessed valuation of land is \$9,900 and of the building \$200 making a total of \$10,100; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the applicant has amended his application to include section 7, subdivision i of the Zoning Resolution; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions A, f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f and 7A of the zoning resolution for a term of fifteen years, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, non-automatic auto washing, minor repairs, office and sales of auto accessories and under Section 7h for a similar term, parking of more than five cars awaiting service and with curb cuts and show windows within 75 feet of the residence use district, all as shown on plans filed with this application marked "Received July 29, 1955", 4 sheets, "November 16, 1955", 1 sheet, "December 28, 1955", 1 sheet, and "January 17, 1956", 1 sheet, on condition that the curb cuts shall be

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limited to two 30 ft. cuts on Utica avenue and two on Foster avenue, with one starting 5 feet from the corner of Utica avenue and the other not closer than 20 feet to the easterly lot line extended to the Foster avenue curb; that there shall be erected along the easterly lot line and the offset thereto from Foster avenue to the northerly interior lot line a 6 ft. high solid brick face wall with face brick toward the adjoining residences; that along the northerly interior lot line there shall be erected a 5 ft. 6 in. high woven wire fence on a 6 in. by 6 in. concrete curb; that the accessory building shall be arranged as shown on plans, except that the door of the men's toilet shall open from the office of the accessory building and not from the outside; that all pumps shall be 15 ft. back from the building lines; that gasoline storage tanks shall be limited to eight 550 gallon approved tanks; that signs shall be restricted to flat signs on the front facade of the accessory building, excluding all roof signs and all temporary signs, but there may be one brand sign erected on a post standard at the intersection of Foster and Utica avenues, extending not more than 4 feet beyond the building line, as shown; that sidewalks and curbs abutting the premises shall be constructed or repaired to the satisfaction of the Borough President; that under section 7i for a similar term, there may be motor vehicle repairing with hand tools only, for minor adjustments performed entirely within the accessory building; that such portable firefighting appliance shall be installed as the fire commissioner shall direct; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

675-55-BZ

APPLICANT—Paul Friedman, for William Spiller, owner.
SUBJECT—Application August 25, 1955—(decision of the borough superintendent) under sections 7f and 7c of the zoning resolution, to permit partly in a retail use district and partly in a residence use district, the erection and maintenance of a gasoline service station, auto washing (non automatic), lubrication, office and accessory sales, minor repairs, with hand tools only, and parking of motor vehicles service, with a ground sign in a retail use district for a term of 15 years.

PREMISES AFFECTED—116-14 to 116-46 Merrick boulevard, (116-32 official) west side, 124.94 ft. south of 116th avenue, Block 12353, Lot 374, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 13, 1955 after due notice by publication in the Bulletin; laid over to January 31, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 116th avenue are in retail and residence use, D area, class 1 and class ½ height districts; Merrick boulevard is in retail, local retail and residence use, D area, class 1 and class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated August 16, 1955 acting on N.B. Applic. 2948-55, reads:

"1. Proposed use as a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, minor repairs with hand tools only and parking of motor vehicles awaiting service, on a lot partly in a Retail Use District and partly in a Residence Use District is contrary to Art. II Sec. 3 and 4A of the Zoning Resolution.

2. Proposed ground sign in a Retail Use District is contrary to Art. II Sec. 4A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 365.59 ft. by 137.79 ft. by 360 ft., irregular, which is presently vacant; that it is proposed to erect and maintain a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, minor repairs with hand tools only and parking of motor vehicles awaiting service, with a ground sign in the retail use district, for a term of 15 years; that the building will be of class 3 construction, 45 ft. 6 in. front, 27 ft. 8 in. and 28 ft. 4 in. in depth, 19 ft. 6 in. in height; and

WHEREAS, the applicant further states that the subject premises is presently zoned as a D area district; that the portion of the property within 100 ft. of Merrick boulevard is presently zoned as a retail use and a class ½ height district and the remainder is zoned as a residence use and a class 1 height district; that as of July 25, 1916 the portion of the property within 100 ft. of Merrick road, as then mapped, was zoned as a business district; that the remainder was zoned as a residence use district and the entire property was zoned as a one times height district; that the present use zoning became effective on January 21, 1947 and the present height zoning became effective on June 30, 1952; that the area designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant states that the premises is irregular in shape and has a mean depth of approximately 70 ft. from Merrick boulevard, varying from a 3.97 ft. depth at the northerly lot line to a depth of 100 ft. at its deepest dimension (within the retail use portion of the plot); that the premises has a total area of 23,744 sq.ft., of which 1,700 sq.ft. is in a residence use district, leaving a balance of 22,044 sq.ft. in the retail use district portion, and being in a D area district, the maximum building area of coverage for stores is 12,124 sq.ft.; that the premises is uniquely desirable for development as a gas station with accessory uses because Merrick boulevard is a heavily trafficked main thoroughfare used by transients as well as by local neighborhood motorists; that the premises could be developed, substantially as proposed, so as to yield a fair return on the investment, without impairing the rights of nearby owners; that the premises could not be used for any other use so as to yield a reasonable return on the investment; that the proposed use would furnish more light and ventilation to nearby properties than a conforming use since the proposed building will be a maximum of one story, 19 ft. 6 in. in height, and will occupy an area of 1,260 sq.ft., or approximately 5.4% of the area of the plot, while conforming stores could occupy an area of 12,124 sq.ft., or approximately 51% of the area of the plot, and could be constructed to a height of 50 ft., and could be further extended in height by setting back from the building line; and

WHEREAS, the applicant contends that as shown on the radius diagram, there is no entrance to or exit from the U.S. Naval Hospital within 300 ft. of the entrances to or exits from the proposed gas station; that this hospital is not a hospital maintained as a charitable institution within the meaning of the zoning resolution but is owned and maintained by a branch of the United States government and is for the exclusive use of servicemen and veterans; that the proposed ground sign referred to in objection No. 2 in the decision of the borough superintendent is a post standard sign advertising the brand of gasoline sold on the premises; that the proposed sign is a customary incident to the operation of the gas station and that said sign, as an accessory sign, is in conformity with the spirit of the zoning resolution; that the Board has customarily permitted the erection of such post standards signs as incidental to new gas station uses; and

WHEREAS, the applicant states that the present owner has held title to the property since March 17, 1954 and that the assessed valuation of land is \$1800; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

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WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f and e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Sections 7f and e of the Zoning Resolution for a term of fifteen years to permit the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, minor repairs with hand tools only and parking of motor vehicles awaiting service, on condition that all work shall be done substantially as shown on plans filed with this application marked, "Received August 25, 1955" (4 sheets), with the exception that the northern-most curb cut along the Merrick Boulevard front shall be moved southerly and start at a distance of 50 feet from the northerly end of the lot, instead of 15 feet as shown on said plans; that the remaining 50 feet of the premises shall be landscaped between the building line and the rear lot line; that the fence along the rear lot line, to the west, shall be a split sapling fence extending for the 360 feet of that lot line, with a six inch by six inch concrete curb five feet therefrom to protect said fence, and that the space between said curb and said fence shall be landscaped, all as shown on the drawings above cited; that the fence returning to the building line at the southerly end of the plot shall be as shown on the plans, with a brick wall two feet in height with iron pickets three feet six inches in height mounted thereon, to a total height of five feet six inches; that this fence shall continue across the offset in said southerly lot line; that signs shall be restricted to a permanent sign, attached to the facade of the accessory building, and the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the building line of a post standard, where indicated, advertising the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 feet; that planting with proper curb protection shall be maintained with suitable planting material, where shown on such plans and where required herein; that the sidewalk and curbing in front of the premises shall be reconstructed or repaired to the satisfaction of the borough president; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that in all other respects the premises and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

827-55-BZ

APPLICANT—Leonard F. Rothkrug, for Arthur Miller, Herbert Cohen and Frank Bruno, owners (owner under contract—Jaltex Petroleum Corp.); (Master Builders and Mason Supply Co., lessee.)

SUBJECT—Application October 21, 1955—re (decision of the borough superintendent) under sections 7f and 7A, to permit in a retail use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, oil selling, sales, with curb cuts less than 75 ft. from the residence use district, for a term of 15 years.

PREMISES AFFECTED—245-20 139th avenue and 245-22 to 245-32 South Conduit avenue, southwest corner and 139-02 to 139-10 246th street, Block 13614, Lots 23 and 24—23 tentative, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 29, 1955 after due notice by publication in the Bulletin; laid over to December 20, 1955, for decision; hearing closed; then to January 17, 1956, for further consideration by the Board; then to January 24, 1956, for inspection and decision; then to January 31, 1956, for applicant to file revised plans as to masonry wall along 246th street and 139th avenue, pumps and pump islands; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a retail use, D area, class ½ height district; South Conduit avenue, 246th street and 139th avenue is in retail and residence use, D area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated October 21, 1955 acting on N.B. Applic. 4413-55, reads:

"1. Proposed occupancy for a gasoline service station, auto laundry, office and sales area, utility room and lubritorium in a Retail Use District is contrary to Art. II Sec. 4-A of the Zoning Resolution.

2. Proposed business entrances within 75 ft. of a Residence Use District is contrary to Art. II Sec. 7-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 117.71 ft., 13.71 ft. and 100 ft. frontage by 75.81 ft. in depth, irregular, on which is located a one story building that is to be demolished; that it is proposed to erect a gasoline service station, car wash (non-automatic), lubritorium, to include oil selling, sales, with curb cuts less than 75 ft. from the residence use district; and

WHEREAS, the applicant states that as of July 25, 1916 the premises was located in a business use, D area, class ½ height district and was changed to a retail use district on January 1, 1947; and

WHEREAS, the applicant states that the premises consist of an irregular plot 117.71 ft. front on Sunrise highway (South Conduit avenue), 13.71 ft. front on 139th avenue, 100 ft. front on 246th street by 75.81 ft. irregular, on which is presently erected a one story concrete block building, 50.30 ft. by 26 ft. in area, more or less, used and occupied under certificate of occupancy No. Q-92740 for the storage and sales of mason's supplies and storage of three trucks; that the premises originally consisted of a larger plot, 50 ft. in depth by 100 ft. front; that the premises was reduced in size by reason of condemnation proceedings by the City of New York in the widening of South Conduit avenue; that the present tenant, Master Builders Supply Co., has been unable to properly conduct its business on the lot, as reduced in size, and have proceeded to vacate the premises and move to a new location on the northwest corner of North Conduit avenue and 242nd street; that it is proposed to demolish the existing building; vacate the present occupancy and erect the gas station in its place; and

WHEREAS, the applicant further states that this application is made in behalf of Jaltex Petroleum corporation who has as its principal, the same principal as in Cross-Island Sunrise Gas Stations, Inc.; that Cross Island-Sunrise had the station fronting on Sunrise highway (South Conduit avenue) on the north side of 245th street commencing 100 ft. east of the intersection of Francis Lewis boulevard and 245th street; that this station was condemned in the condemnation proceedings brought by the City of New York in the widening of Sunrise highway (South Conduit avenue); that no award in condemnation has been made to the lessee for the loss of the station and the lessee suffered the real financial loss; that the subject premises is the nearest location available to the station lost by reason of condemnation; that the premises are within 400 ft. along Sunrise highway east of the former station; that Jaltex Petroleum corporation is a subsidiary of the distributor for Texaco gasoline in this area; that the station lost under condemnation was likewise a Texaco gasoline outlet and it is intended that the proposed gas station replace the former Texaco station; that Sunrise highway is an important heavily trafficked roadway to the south shore of Long Island and a representative of this major

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oil company at this location is essential; that the existing building was erected particularly for use for storage of face brick and other masonry supplies, but because of the reduced size of the lot is no longer economically useable and the land will not yield any income which could be deemed a reasonable return for the investment; and

WHEREAS, the applicant contends that there is no economic demand for the construction of retail stores at the subject premises as the nearby stores adequately serve the needs of the neighborhood and any additional stores would depreciate the rental value of existing retail stores; that the retail store development is one block west of the premises, on Francis Lewis boulevard, so that it would not be economically feasible to develop the premises with a conforming use; that the area is not heavily developed and the small size of the lot and the absence of land for accessory parking facilities on the premises, makes the plot uneconomical for retail store development; that there is no economic demand for the development of the premises for residential purposes as the property is situated on a plot having its real frontage, 117 ft., on Sunrise highway, one of the most heavily trafficked streets in the City and also having frontage on two other streets, 139th avenue and 246th street; that further, the premises is directly opposite the Long Island railroad and directly opposite an existing gas station on block 13622; that there is a demand for the use of the subject premises as a gas station and accessory uses, as to its unique location, fronting on three streets and gives assurance that a substantial investment will yield a reasonable return; that a grant would not adversely affect the neighborhood as the property north and east would in no way be affected adversely and the balance would receive greater protection through regulatory restrictions imposed by the Board as conditions of the zoning variance, then if the property was maintained as existing; that patrons for the proposed station would come from Sunrise highway traffic and exit back to Sunrise highway without entering the community; that a grant would considerably improve the appearance of the property which is presently used for open storage and sale of bricks and masons' supplies and is disorderly and objectionable in appearance; and

WHEREAS, the applicant states that the present owner has held title to the property since July 14, 1955 and that the assessed valuation of land is \$3,600; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Sections 7f and 7A, to permit in a retail use district, the erection and maintenance of a gasoline service station, non-automatic car wash, lubricatorium, oil selling, sales and to permit curb cuts less than 75 ft. from the residence use district, for a term of fifteen years, *on condition* that all work shall be done substantially as shown on plans filed herewith marked "Received October 21, 1955", 2 sheets, "November 16, 1955", 2 sheets and revised plans "January 27, 1956", 2 sheets, except that the 5 ft. 6 in. masonry wall shown along the building line of 139th avenue and the building line of 246th street shall have face brick on the both sides agreeing with the face brick used on the accessory building; that a similar 8 in. brick wall shall extend along the southwesterly lot line from the service building to the building line of South Conduit avenue; that there shall be no curb cuts except two 15 ft. cuts on South Conduit avenue, the first one starting 10 ft. from the corner of 139th avenue and the second one starting 75 ft. from the corner of 139th avenue; that these curb cuts may have 1 ft. 6 in. splays at each end; that the gasoline pumps shall set back 15 ft. from the South Conduit avenue building line, as shown; that the building shall be constructed of brick with a face brick front and rear wall on the 246th street side; that the women's toilet in the serv-

ice building shall be transposed to the position shown for the men's toilet and the men's toilet shall open not to the exterior from the outside wall but in through the sales-room; that signs shall be restricted to a permanent sign, attached to the facade of the accessory building, and the illuminated globes of the pumps, excluding all roof and temporary signs, but permitting, one (1) brand sign on a post standard located on the 139th avenue end of the South Conduit avenue building line, which may extend for not more than 4 ft. beyond the building line; that the premises shall be paved with concrete or asphaltic pavement; that portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that gasoline storage tanks shall be limited to eight approved 550 gallon tanks; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 3:10 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 31, 1956, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

322-54-SM

APPLICANT—Minwax Company, Inc., owner.

SUBJECT—Application April 22, 1954—Minwax Transparents (waterproofing exterior masonry walls above grade), approval of.

APPEARANCES—

For Applicant: W. E. Bayer.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 322-54-SM

Subject: Minwax Transparents (water repellant for exterior masonry walls above grade).

Minwax Company, Inc., New York City filed April 22, 1954 an application with the Board of Standards and Appeals for approval of the material known as Minwax Transparents (water repellant for exterior masonry walls above grade) under the provisions of C26-191.0 Administrative Building Code.

Purpose

The material is used as a water repellant for masonry walls above grade.

Description

The material is a water repellant for above grade masonry work and is a composition of silicon and mineral spirits. Silicon is defined as a non metallic element being next to oxygen, the chief elementary constituent of the earth's crust. Crystalline silicon is used in steel making as a deoxidizer and hardner and melts at 2588°F and can be cast like iron.

Inspection and Test

The plant of the applicant was inspected by Asst. Engr. J. A. Darts Committee on Test and the material was tested as to its water repellant powers.

Two panels each 3'-0" x 3'-0" were constructed of red brick, one panel was left untreated and the second panel was treated with Minwax Transparent. The coverage being 150 sq. ft. per gallon of Minwax. The panels were weighed, the unticated panel weighed 326 lbs. and the treated panel

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weighed 325½ lbs. Panels were then subjected to a hose stream, the pressure was 10 lbs. per sq. inch and the nozzle being 6'-0" from the panel, this stream was maintained for 45 minutes. The panels were again weighed. The untreated weighed 347 lbs., an increase of 21 lbs. or 6½" and the treated weighed 328 lbs. an increase of 2½ lbs. or .065%.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Minwax Transparents for voluntary use in New York City as a water repellant for exterior masonry above grade under the provisions of C26-191.0 Administrative Building Code on condition that each container in which the material is marketed shall be marked, tagged or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 322-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

160-47-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.

SUBJECT—Application for consideration—reopening as to test and report as to additional similar models—re Gilbert and Barker Gasoline Dispensing Pumps, Models M96ER, M96HG, M98HG and M101; previously approved.

APPEARANCES—

For Applicant: R. C. Beckman.

ACTION OF BOARD—Application reopened for test and report as to additional and similar models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

387-48-SA

APPLICANT—Irving T. Hecht, for Burns Heating Supply Company, Inc., owner.

SUBJECT—Application for consideration—reopening as for report as to change of model number—re Reznor Automatic Forced Air Gas Heaters, Models 4630, 4645, 4660 and 4675; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to change of model numbers.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative: 0

427-52-SM

APPLICANT—Lawrence Urdang, for Marlux Corp., owner.

SUBJECT—Application for consideration—reopening as to amendment due to change in law—re Marlux (light dif-
fuser); previously approved.

APPEARANCES—

For Applicant: Stuart E. Robinson.

ACTION OF BOARD—Application reopened for report as to amendment, due to change in the law.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

550-54-A—Vol. II

APPLICANT—E. Walter Jansen, for 184 Realty Corp., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—184 5th avenue, west side, 25 ft. south of West 23rd street, Block 824, Lot 42, Bor-
ough of Manhattan.

APPEARANCES—

For Applicant: E. Walter Jansen.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 25, 1955, re B.N. 2367/55 reads:

"1. Provide 2 legal means of egress from cellar en-
closed to the street. Sec. 271 L.L."

and

WHEREAS, the applicant states the building is 8 stories, 98 ft. in height, 37 ft. by 100 ft. in area at 1st floor, 37 ft. by 85 ft. in area at typical floor, of Class 3 construction, erected about 1883, now located on a lot 37 ft. by 100 ft. deep in a business-1 use, B area, Class 2 height district; used and occupied since 1911 as follows: Cellar—baking of bread, boiling meats and vegetables, cold food storage and preparation, 4 persons; 1st floor—restaurant and kitchen, 180 persons; 2nd floor—showroom and stock, 4 persons; 3d floor—office and toy designing, (art work) 11 persons; 4th floor—showroom and manufacturing clothing, 5 persons; 5th floor—vacant; 6th floor—salesroom and stock optical goods, 4 persons; 7th floor—salesroom and clothing manu-
facturing, 5 persons; 8th floor—same, 7 persons. No change in use or occupancy is proposed except to increase the oc-
cupancy of the 8th floor from 7 to include 19 employees in addition. The building is equipped with approved standpipe and interior fire alarm systems; regular monthly fire drills are not maintained. There is one 3 ft. 6 in. wide steel and concrete stairs, enclosed with terra cotta blocks plastered both sides, equipped with ¾ hr. fireproof, self-closing doors, leading from roof bulkhead direct to street and one fire escape at rear extending roof by ladder with egress from 2nd floor level through passageway and stair lobby; window and door openings on course thereof are fireproof, self-closing; and

WHEREAS, this appeal was denied by vote of the Board April 26, 1955, on a decision of the Borough Superintend-
ent dated June 2, 1954, acting on amendment to B.N. 1333/54, Objection 1, after inspection by a committee of the Board, which recommended that the appeal not be granted for the reason that exits from the cellar were not sufficient and the statement made as to the use of the cellar was in-
correct as the committee found roasting of meats and bak-
ing of bread in the cellar; and

WHEREAS, the applicant states it is now proposed to alter the building so as to make it comply as far as physically possible with the provisions of Section 271 of the Labor Law; that it is proposed to install a new stairway from the cellar to the first floor near the front on the southerly side, which is to be of steel and concrete in a fireproof en-
closure, equipped with fireproof, self-closing doors at cellar and first floor levels; this stairway is to extend direct into the lobby at front of building with egress direct to the street. It is also proposed to rebuild the present stair, taking out winders and installing a new 1-hour fireproof self-closing door in a fireproof enclosure at cellar level. It is also proposed to alter present stairs at rear of the building, enclosing same at cellar level with fireproof parti-
tions, equipped with a new 1-hr. fireproof, self-closing door; and

WHEREAS, the applicant contends that the proposed alter-
ations will give one direct means of egress to street and two other means of reaching the first floor, thus giving

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two additional means of egress although these would require passing through the restaurant in order to reach the street; that the means of egress from the first floor to the roof complies entirely with the requirements of Section 271 of the Labor Law; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on B.N. 2367/55, Objection No. 1, and that the appeal be and it hereby is *granted, on condition* that in addition to the existing means of exit from the cellar there shall be installed a new enclosed stairway where shown on plans filed with this appeal showing existing conditions, marked "Received January 9, 1956", (4 sheets), and proposed conditions marked "Received October 30, 1955", (2 sheets); that such stair from the cellar to the first floor shall be located where shown and comply in all other respects with the requirements therefor and shall exit to the lobby of the building, through which passage is possible to Fifth avenue; that in all other respects the occupancy shall comply with all laws, rules and regulations applicable thereto; and that a new certificate of occupancy shall be obtained.

825-54-A

APPLICANT—Recordak Corp., for Eastman Kodak Co., owner.

SUBJECT—Application October 20, 1954—re Appeal from an order and a decision of the fire commissioner—relating to a film vault.

PREMISES AFFECTED—235-239 West 23rd street, (first floor), north side, 347 ft. west of 7th avenue, Block 773, Lot 24, Borough of Manhattan.

APPEARANCES—

For Applicant: C. E. Hinds.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, Order # 2645-4 issued by the Fire Commissioner April 20, 1954, reads:

"Safety Film

Gentlemen:

Before a permit for the purpose indicated above may be issued to you, the following order must be complied with. Kindly notify this Department when such order has been complied with.

"1. Provide approved vault for the storage of approximately 580,000 feet of safety film on first floor. Chap. 19.117-0-a-6 Admin. Code. (S1)"

and

WHEREAS, the decision of the Fire Commissioner dated September 20, 1954 reads:

"This will acknowledge receipt of your letter of September 17th addressed to Commissioner Edward Cavanagh, which has been referred to this office for reply.

"In response to your inquiry as to the issuance of a new order and extension of time for compliance with the original order, you will please be advised that it is not the policy of this department to re-issue violations under new dates, nor is the Fire Department authorized to grant extensions of time. However, you have the opportunity of filing an appeal with the Board of Standards and Appeals in connection with this decision on the order in question. The appeal must be filed within thirty days from the above date."

and

WHEREAS, the applicant states that the building is eight stories, 105 ft. in height, 60 ft. by 98 ft. 9 in. in area, of fireproof construction, erected 1907, located on a lot 60 ft.

front by 98 ft. 9 in. in depth, now in a retail use, B area, class one and one-half height district, and used and occupied since January, 1950, without a Certificate of Occupancy, as follows: basement—storage, 11 persons; first floor—receiving and shipping stock, 8 persons; 2nd floor—personnel office and locker, 13 persons; 3rd floor—maintenance shop and stock, 25 persons; 4th floor—microfilm service, 40 persons; 5th, 6th and 7th floors—offices, 40, 47 and 50 persons, each respectively, 8th floor—film laboratory, 65 persons; no change in use or occupancy is now proposed; the building is equipped with an approved stand-pipe system, and an approved two-source sprinkler system throughout; there are two interior 3 ft. 6 in. wide fireproof stairs leading from roof bulkhead direct to street; and

WHEREAS, the applicant contends that the order requires a vault for the storage of safety film on the first floor; that compliance with the order would constitute an appreciable hardship as the fire hazard of the safety film is not as great as that of an equivalent amount of paper for which vaults are not required; that the film handled is intended solely for record purposes and not for motion pictures; that all film made for this purpose is on safety base; that the possibility of cellulose motion picture film of being included in this storage is extremely remote, if not virtually impossible; and

WHEREAS, the applicant contends that safety film should be stored in a manner comparable to the storage of 16mm safety base motion picture film in schools, libraries and places of public assembly, where no special protection is required; that the film used here is of the same type except that it is 35mm instead of 16mm, and its perforations resemble those of 35mm motion picture film; that since orders are not issued for similar material in 16mm size, it is assumed that any possible hazard relates to the accidental inclusion of obsolete cellulose-nitrate film in the storage; that as the business of the applicant relates solely to the use of materials for still pictures of material for record purposes, the accidental inclusion of flammable cellulose-nitrate in this storage is virtually impossible; and

WHEREAS, under Cal. No. 904-24-A, the Board of Appeal on September 22, 1925, modified Order # 24567-L6 relating to installation of film vaults and the installation of 5,000 gallon pressure tanks to supply the sprinkler system, on condition that the stock be confined to the 8th story, stored in finished stock store-room, and so maintained in the original packages in the room to be ventilated to the outer air with not less than two skylights, glazed with plain glass and that the two-source sprinkler system be maintained at all times, and that the existing gravity and pressure tanks be maintained; and

WHEREAS, the applicant now states that the provisions of the resolution adopted by the Board under Cal. No. 904-24-A have been complied with.

Resolved, that the decision of the Fire Commissioner, as set forth in Order # 2645-4, dated April 20, 1954, be and it hereby is *modified* and that the appeal be and it hereby is *granted* on condition that no film shall be stored on the premises other than safety film; that such safety film may be 35mm. in width and stored as proposed on the first floor only, as indicated on plans filed with this appeal, marked "Received October 20, 1954" (1 sheet); that the two-source sprinkler system throughout the building shall be maintained in accordance with the requirements therefor and to the satisfaction of the Fire Commissioner; that this variance shall continue only so long as the conditions as set forth and permitted by this resolution for the company involved shall be maintained; and that in all other the premises and occupancy shall comply with all laws, rules and regulations applicable thereto.

946-54-A

APPLICANT—Samuel Rosenblum, for Jesse H. Barkin, trustee, owner.

SUBJECT—Application December 7, 1954—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—22-24 West 27th street, south

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side, 160 ft. 6¼ in. west of Broadway, Block 828, Lot 61, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 17, 1954, on B.N. 3307/54, reads:

"1. Provide two approved means of egress from cellar and 1st floor to comply with Sect. 271 of the Labor Law."

and

WHEREAS, the applicant states the building is 12 stories, 149 ft. 10 in. in height, 50 by 95 ft. in area at street level, 50 by 88 ft. in area at typical floor level, of fireproof construction, erected in 1909; now located in a business use, B area, Class 2 height district; occupied since erection as follows: Basement—manufacturing desk sets and novelties; 1st floor—same, 40 persons; 2nd floor—shirt distributors, 5 persons; 3rd floor—manufacturing men's jackets, 10 persons; 4th floor—manufacturing shower curtains, 47 persons; 5th floor—distributing clocks, 17 persons; 6th floor—manufacturing belts, 48 persons; 7th floor—manufacturing ladies underwear, 54 persons; 8th floor—distributing linen, 9 persons; 9th floor—manufacturing gowns, 48 persons; 10th floor—linen distributors, 15 persons; 11th floor—manufacturing embroidery, 50 persons; 12th floor—manufacturing ladies under garments, 52 persons. No change in use or occupancy is now proposed. The building is provided with an approved standpipe system and sprinkler system having two source of supply throughout the building. There is one 3 ft. wide interior fireproof stairs, fireproof enclosed, equipped with fireproof, self-closing doors and leading from bulkhead direct to street and one exterior stairs at rear extending to roof and yard by ladder, with egress from lowest termination to adjoining premises at rear, window and door openings on course thereof are fireproof, self-closing; and

WHEREAS, violation #7583 of 1953 was issued by the Borough Superintendent September 24, 1953, for failing to provide a legal secondary means of egress for all tenants from all floors including cellar for a building over five stories in height, as required by Section 271 of the Labor Law; and

WHEREAS, the applicant states this is an application for variation of the requirements of the Labor Law, requiring two means of exit from cellar and first floor in compliance with Section 271, based on the amendment adopted by the State Legislature in 1947 to such section; and

WHEREAS, the applicant contends that the Borough Superintendent considers that while he accepted this and similar conditions for the first floor and cellar prior to 1947, due to the amendment to the Labor Law which now specifies exits for every floor, the violation was issued; and

WHEREAS, the applicant states the building was subject to an appeal for a variance under Cal. No. 1032-23-S when the Fire Department had jurisdiction over Labor Law enforcements and a variation was granted accepting the exterior stairs under certain conditions, which were carried out and the exits then conformed; that the occupancy was limited to the capacity of the interior stairs with credit for sprinkler system; and

WHEREAS, the applicant contends that there is no change in occupancy; that the first floor and cellar are occupied by a dealer in bulbs and seeds, employing 5 persons on the 1st floor and one in the cellar; that the first floor has two street door entrances and exits and an entrance to the main hall at the east; that in the cellar where only one person is employed is an iron stair to the store, an exit to rear yard where egress is available to adjoining yard to the east and an iron ladder is provided to the extension roof at the first floor; that in addition an iron ladder is avail-

able to the trap door in the sidewalk from the boiler room and an iron ladder to trap door in the main entrance hall from the motor room; that the building is provided with an automatic sprinkler system throughout; and

WHEREAS, the applicant requests that in view of the light occupancy, the exits provided and the sprinkler system, that a variation of the Labor Law be granted so as to permit the acceptance of the existing egress; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on B.N. 3307/54, Objection No. One and that the appeal be and it hereby is granted on condition that the means of exit from the cellar and first floor shall be as proposed and as shown on plans filed with this appeal marked. "Received November 22, 1955" (4 sheets); that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that consent of the adjoining owner shall be on file permitting exiting through his building to 27th Street; that the standpipe and two-source sprinkler system shall be maintained in accordance with the requirements therefor, and to the satisfaction of the Fire Commissioner; that such sprinkler system shall be connected to fire headquarters through an approved central station; that the number of occupants on any upper story shall not exceed that permitted by the capacity of the primary means of exit, with due allowance for the sprinkler system.

55-55-A

APPLICANT—Alexander S. Traub, for 43 White Street Corp., owner.

SUBJECT—Application January 31, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—43-45 White street, south side, 125 ft. 11½ in. east of Church street, Block 175, Lot 20, Borough of Manhattan.

APPEARANCES—

For Applicant: Alexander S. Traub.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated January 27, 1955 on Alt. App. 124/55, reads:

"1. Provide two exits from all floors including cellar and first floor in accordance with Section 271 of the Labor Law. Present fire escape is not acceptable as a second means of egress, building is over five stories in height."

and

WHEREAS, the applicant states the building is six stories, 69 ft. 6 in. in height, 49 ft. 6½ in. front by 94 ft. 9 in. in depth at street level, 49 ft. 6½ in. front by 86 ft. 3 in. in depth at typical floor level, of class 3 construction, erected prior to 1913, located in an unrestricted use, B area, class 2 height district, and used and occupied since prior to 1913 as follows: cellar—stock and storage of textiles and vacant, 3 persons; 1st floor—store and storage of textiles and vacant, 6 persons; 2nd floor—factory for packing textiles, 7 persons; 3rd floor—manufacturing textiles and curtains, 25 persons; 4th floor—manufacturing textiles and curtains, 8 persons; 5th floor—manufacturing optical frames and artificial flowers, 15 persons; 6th floor—manufacturing artificial flowers, 7 persons; no change in use is proposed and it is proposed to increase the occupancy to 5 persons in the cellar and 25 persons on each of the 1st to 6th floors inclusive; the building is provided with an approved interior fire alarm system and regular monthly fire drills are maintained; there

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is one interior 4 ft. wide wood stairs except from top story to roof where stairs is of iron construction, stairs are enclosed in fire-retarded partitions equipped with fireproof self-closing doors and extend from roof bulkhead direct to street; there is one fire escape on the front extending to the sixth floor by stair and to street by stair; window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, Certificate of Occupancy No. 31225, issued by the Borough Superintendent September 24, 1945, upon completion of work under Alt. App. 1809/44 permits the use of the building as follows: cellar—boiler room, storage and toilets; 1st floor—store; 2nd to 6th floors—manufacturing, 25 persons on each floor above the cellar and 5 persons on the cellar floor; and

WHEREAS, Violation No. 4654/54, issued August 2, 1954, by the Borough Superintendent was for failure to provide all floors of the building including cellar with a legal second means of egress; and

WHEREAS, the applicant contends that the owners went to considerable expense in 1945 to alter the building in compliance with the then existing laws and Certificate of Occupancy was issued; that the building has the additional protection of a sypho sprinkler system approved by the Board of Fire Underwriters; that this sprinkler system is connected to a central office through the American District Telegraph Company; that since the building exceeds the height permitted by the 1947 amendment to the Labor Law by only one story and has all of the required exits of the previous Labor Law and the additional protection of an Underwriters Approved sprinkler system, it is requested that a variation of the Labor Law be granted to allow the present occupancy to remain and permit the dismissal of Violation No. 4654/54; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 124/55, Objection No. One and that the appeal be and it hereby is granted, on condition that the primary means of exit, and the front fire escape, shall be maintained as proposed and as indicated on plans filed with this appeal marked, "Received November 29, 1955" (6 sheets) and that from the basement, in addition to the primary means of exit, there shall be an engineer's ladder leading to a trap door to the sidewalk with an easy opening device; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that monthly fire drills shall be maintained in accordance with the requirements therefor; that the voluntary sprinkler system, approved by the Fire Underwriters, with connection to fire headquarters through an approved central station, shall also be maintained as proposed.

322-55-A

APPLICANT—Joseph Lau, for Third Estates, Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment and as to omitting fire alarm and drills—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—202-204 East 19th street, south side, 50 ft. east of 3rd avenue, Block 899, part of Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 12, 1955, certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 12, 1955, by adding thereto:

"that in view of the statement by the applicant that the presence of an interior fire alarm and drill within the building was in error, that this portion of the resolution may be omitted, on condition that in all other respects the resolution above cited shall be complied with; and that this amendment, however, does not relieve the owner from installing a fire alarm system and maintaining fire drill if legally required and not permitted to be omitted under the sprinkler system requirements." (Alt. 1734/54)

571-55-A

APPLICANT—Samuel Rosenblum, for Aldorn Garage, Inc., owner.

SUBJECT—Application July 12, 1955—re Appeal from a decision of the borough superintendent—exits and fire wall.

PREMISES AFFECTED—43-35 39th street, east side, 200.02 ft. north of 47th avenue, Block 195, Lots 13, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated June 15, 1955 on Alt. App. 321/55 reads:

"1. Fire wall must project 3'0" above roof. 10.4.1.2 B.C.

2. The use of a fire wall with a horizontal exit where there are two separate tenants on either side of the fire wall is contrary to 10.8.1 (d) B.C."

and

WHEREAS, the decision of the Borough Superintendent, acting on amendment to Alt. App. 321/55, dated January 26, 1956, reads:

"1. Provide two means of egress as per Section 270 Labor Law. (Easement is not a permanent one)."

and

WHEREAS, the applicant states the building is one story and cellar, 15 ft. 4 in. in height, 100 ft. by 100 ft. in area, of class 3 construction, erected 1927, located in an unrestricted use, B area, class 1½ height district, and used and occupied since 1954: Cellar—manufacturing metal products, 8 persons; 1st floor—rug storage, 2 persons, and sorting of plastic scraps, 10 persons; no change in use or occupancy is now proposed; and

WHEREAS, Certificate of Occupancy #4272 was issued January 14, 1930, upon completion of work under N.B. App. #15398/27 and permits the building to be used as a public garage; the building is provided with one 3 ft. 8 in. wide fireproof interior stair, fireproof enclosed equipped with fireproof self-closing doors and leading direct to street and one fire escape at front extending to street by stair; and

WHEREAS, Violation #4637/54 was issued October 28, 1954 for using the premises contrary to the Certificate of Occupancy #15398/27; and

WHEREAS, the applicant states that the building is fireproof except for the wood roofing, carried on steel, with the underside of the beams protected by a metal ceiling; that in 1954 the garage use was eliminated and the premises used for factory purposes and violation issued; and

WHEREAS, the applicant contends that the entire cellar is used by one tenant for the manufacture of metal products

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with eight employees; that there is available as egress two stairs and a ramp, one stair at the south enclosed in fire-proof partitions and leads direct to the first floor and street, the other is an exterior stair leading to the street, the ramp at the northerly end can also be used for egress; that the first floor is occupied by two tenants, one for the storage of rugs, employing two people and the other for the sorting of plastic scraps, not considered combustible, with ten employees; that there are exits leading to the street and a door to the yard of the multiple dwelling at the rear, #45-36 39th Place; that the first floor is divided by an 8 inch cinder block wall separating the two tenants; that this wall is actually a partition and is not a firewall as there is no such wall in the cellar, and the wall does not go through the roof beams; it stops at the under side of the roof boarding; that this door should not be considered as being a horizontal exit as there will be no doors in the opening; that it is the same as if one tenant were occupying the entire first floor; that there is a mutual agreement between the two occupants to maintain the opening free and unobstructed; the occupants have direct exit to the street and to the rear and the partition indicates only the portion used by each tenant, and as there is no wall in the cellar and as there will be an opening maintained in the partition wall, there is no necessity for extending it above the roof as required for a fire wall; and

WHEREAS, the applicant states that the plastic scraps sorted by one of the tenants on the first floor consist of poly vynol chloride.

Resolved, that the decision of the Borough Superintendent acting on Alt. App. 321/55, dated June 15, 1955, as amended by decision dated January 26, 1956, Objections No. 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the space occupied by each of two tenants on the first floor shall be separated by an eight inch cinder block wall, as proposed, with no door or other opening, in such wall as shown on plans filed with this appeal marked, "Received July 12, 1955" (2 sheets) and as revised by plans marked, "Received January 27, 1956" (one sheet); that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that each section shall have exits as required by law.

935-55-A

APPLICANT—Andrew Di Cammillo, for Vincent Astor, owner (41st Street Restaurant, Inc., lessee.)

SUBJECT—Application November 22, 1955—Appeal from a decision of the borough superintendent, re non-fire-proof construction—business use (office)

PREMISES AFFECTED—141 West 41st street, north side, 130 ft. east of Broadway, Block 994, Lot 16, Borough of Manhattan.

APPEARANCES—

For Applicant: Andrew Di Cammillo and Irving Oster.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

Negative: 0

THE RESOLUTION:

WHEREAS, the decision of the Borough Superintendent dated November 14, 1955, on amendment to Alteration Applic. 1419/55 reads:

"1. Proposed use of the 5th floor as an office in a Class III N.F.P. structure is contrary to Section 4.2.1 of the B.C."

and

WHEREAS, the applicant states the building is 5 stories, 58 ft. in height, 25 ft. by 94 ft. 9 in. in area at first floor, 25 ft. by 60 ft. in area at typical floor, of class

3 construction, erected prior to 1900, located on a lot 25 ft. by 98 ft. 9 in. in depth, in a retail—1 use, B area, Class 2 height district, used and occupied since 1939: Cellar—ordinary; basement—none; 1st floor—vacant, formerly restaurant, no persons; 2nd floor—office, 4 persons; 3rd floor to 5th floor—vacant; proposed to be used and occupied—Cellar—ordinary; 1st floor—restaurant; 100 persons; 2nd floor—office, 12 persons; 3rd floor—office, 12 persons; 4th floor—office, 12 persons; 5th floor—office, 10 persons; the building is provided with multiple dwelling type sprinkler system in the public hall; there is one 3 ft. wide metal stair enclosed in partitions of wood studs covered with two layers of gypsum sheetrock Fire Code 60 on each side, equipped with fireproof self-closing doors, one-hour test, and extending direct to street and to roof bulkhead; and

WHEREAS, Certificate of Occupancy #12592 was issued June 6, 1927, describing the building as a business and residence building, then located in a business use district and permitting the following use and occupancy: Cellar—storage; 1st floor—store, 15 persons; 2nd floor—offices, 15 persons; 3rd 4th and 5th stories—non-housekeeping apartments; and Certificate of Occupancy #24856 was issued June 21, 1939, upon completion of work under Alt. App. 1414 of 1939, permitting the following use and occupancy of the building then located in a retail district and described as a commercial building, 5 stories, 54 ft. 6 in. in height; Cellar—boiler room and storage; 1st floor—restaurant, 15 persons; 2nd floor office, 15 persons; 3rd to 5th floor to remain vacant; and contained the statement that such certificate was for restaurant and office only; that the building was not a multiple dwelling and may not be converted to a multiple dwelling use until a new Certificate of Occupancy is obtained; and

WHEREAS, the applicant states that under Alt. App. 1419 of 1955, the following use was approved—Cellar—ordinary use; 1st floor—restaurant; 2nd to 4th floors—offices; 5th floor—vacant; and

WHEREAS, the applicant now requests a variance so as to permit the use of the fifth floor for office use; and

WHEREAS, the applicant contends that the building is five stories high; that no increase in height or area is proposed; that the building was originally erected as a private dwelling prior to 1877; that under Section 4.2.1 of the Building Code a Class 3 construction structure is allowed to a height of 50 ft. or four stories and a maximum floor area of 7500 sq. ft. per floor; that the total floor area 2nd to 5th floors, inclusive, is only 1500 sq. ft. per floor, or a total of only 6,000 sq. ft. for four floors, therefore the building contains a total floor area for the four stories above the first floor less than that allowed for one floor under Section 4.2.1; that the hall partitions are fire protected with two layers of $\frac{5}{8}$ in. thick Fire Code 60 Gypsum plaster board on each side; that hall doors are fireproof, stairs are of metal and the halls are protected with multiple dwelling type sprinkler system; that the total occupancy of the building above the first floor will be 46, with a maximum occupancy of 5 on the fifth floor; that offices only will be occupied during normal business hours and not at night; that the building will be provided with an elevator; that the height of the building from grade to fifth floor ceiling is 55 ft., a difference of only five feet above the 50 ft. allowable height.

Resolved, that the decision of the Borough Superintendent, acting on amendment to Alt. App. 1419/55, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the occupancy of the building for the five stories, as proposed and indicated on plans filed with this appeal, marked "Received January 21, 1956", (2 sheets), and for use in conjunction with the lower stories as approved by the Borough Superintendent, *on condition* that the building shall not be increased in height or area; that the stair enclosure partition shall be as proposed; that the sprinkler system in the hallway formerly installed and approved for use when the building was occupied as a converted dwelling shall be maintained.

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192-55-A

APPLICANT—Albert Melniker, for City of New York, Bureau of Real Estate, owner (Staten Island Oil Co., lessee).
SUBJECT—Application February 11, 1955—Appeal from a decision re an order of the fire commissioner, re fuel oil tank.
PREMISES AFFECTED—72 Towers Lane, north side, 614.53 ft. east of Victory boulevard, Block 2665, Lot 20, Travis, Borough of Richmond.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Appeal withdrawn.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

685-54-A

APPLICANT—Samuel Rosenblum, for Falstaff Realty Inc., owner.
SUBJECT—Application August 12, 1954—Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—64-66 Nassau street, east side, 52 ft. 6 in. south of John street, Block 67, Lot 25, Borough of Manhattan.
APPEARANCES—
For Applicant: Samuel Rosenblum, Seymour Cohn and Allan Greenberg.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to March 6, 1956, at 2 P.M. for inspection and decision; hearing closed.

708-54-A

APPLICANT—United States Gypsum Co., owner.
SUBJECT—Application August 20, 1954—Appeal from a decision of the fire commissioner—smoking in factory.
PREMISES AFFECTED—561 Richmond Terrace, north side, 400 ft. west of Jersey street, Buildings 2, 4, 5, 6, 7, 8, 10 and 11, Block 4, Lot 21, New Brighton, Borough of Richmond.
APPEARANCES—
For Applicant: James J. Mortimer.
For Administration: Lieut. John P. Manfredi, Fire Dep't.
ACTION OF BOARD—Laid over to February 15, 1956, at 2 P.M. for applicant to amend his plans and consult with the owner and report to the Board.

994-54-A

APPLICANT—Sidney Daub, for 125 Fifth Avenue Corp., owner.
SUBJECT—Application December 27, 1954—re Appeal from a decision of the borough superintendent, re egress.
PREMISES AFFECTED—7-9 West 18th street, north side, 184 ft. 4 in. west of 5th avenue, Block 820, Lot 33, Borough of Manhattan.
APPEARANCES—
For Applicant: Sidney Daub.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to February 7, 1956, at 2 P.M., applicant to file revised plans of rear fire escape.

124-55-A

APPLICANT—National Gypsum Co., owner.
SUBJECT—Application February 10, 1955—re Appeal from a decision of the fire commissioner relating to the use of a heating device not of a type approved by the Board.
PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.
APPEARANCES—
For Applicant: G. D. Roth.
For Administration: Lieut. John P. Manfredi, Fire Dep't.
ACTION OF BOARD—Laid over to February 7, 1956, at 2 P. M., at the request of applicant.

310-55-A

APPLICANT—National Gypsum Co., owner.
SUBJECT—Application April 13, 1955—re Appeal from a decision of the fire commissioner relating to the installation of an above ground tank for the storage of 600,000 gallons of fuel oil.
PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.
APPEARANCES—
For Applicant: G. D. Roth.
For Administration: Lieut. John P. Manfredi, Fire Dep't.
ACTION OF BOARD—Laid over to February 7, 1956, at 2 P. M., at the request of applicant.

540-55-A

APPLICANT—Leonard F. Rothkrug, for 864 Pennsylvania Avenue Corp., owner.
SUBJECT—Application February 17, 1955—Appeal from a decision of the borough superintendent, review of Borough Superintendent re zoning matter.
PREMISES AFFECTED—864-880 Pennsylvania avenue, west side, 95 ft. south of Stanley avenue, Block 4368, Lot 11, Borough of Brooklyn.
APPEARANCES—
For Applicant: Leonard F. Rothkrug and Sam Leventhal.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to March 13, 1956, at 2 P. M., for Board to obtain additional records from the State Labor Department and for study of same and for inspection of premises and decision; hearing closed.

721-55-A

APPLICANT—Abraham Grossman, for 110 West 14th Street Corp., owner.
SUBJECT—Application September 21, 1955—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—110 West 14th street, south side, 150 ft. west of Avenue of The Americas (6th), Block 609, Lot 33, Borough of Manhattan.
APPEARANCES—
For Applicant: Abraham Grossman.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to February 7, 1955, at 2 P. M., applicant to amend application as to exits and as to the use of the cellar for storage.

418-29-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony-Vaccum Oil Co., Inc., owner.
SUBJECT—Application for consideration—reopening as to extension of time to complete which expired January 25, 1956—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7i and 7A of the zoning resolution, permitting in a business use district, the extension and reconstruction of existing gasoline service station, to include car wash, lubricatorium, motor vehicle repairs, store and brake service and office; and permitting the parking and storage of motor vehicles, with curb cuts and signs nearer the residence use than is permitted.
PREMISES AFFECTED—115-58 to 115-74 (115-62 official) Sutphin boulevard and 149-01 116th avenue, north-west corner and 115-45 to 115-49 149th street, Block 11994, Lots 21 and 24, Jamaica, Borough of Queens.
APPEARANCES—
For Applicant: Milton Bromberg.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Application reopened and time to complete work extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

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THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on January 25, 1955, certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 25, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 1140/54)

202-30-BZ—Vol. II

APPLICANT—A. L. Andujar, for Porter Holding Corp., owner (The Texas Company, lessee).

SUBJECT—Application for consideration—reopening as to an extension of time to complete and amendment to resolution—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in a business use district, the reconstruction and extension of existing gasoline service station (previously granted by the Board), to include additional uses of auto laundry (non-automatic) motor vehicle repair shop and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—220-06 Northern boulevard, south side, from 220th street to 220th place, Block 7473, Lot 1, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on March 1, 1955, certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 1, 1955, only so far as it refers to the erection of a brand sign, so that as *amended* this portion of the resolution shall read:

"but permitting the erection at the intersection of Northern Boulevard and 220th Street, and Northern Boulevard and 220th Place, a post standard for supporting a sign, which may be illuminated, advertising the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of four (4) feet . . ." and as to extension of time to complete the work, so that as *amended* this portion of the resolution shall read: "that all permits required shall be obtained and all work completed and a Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 1868/54.)

68-36-BZ—Vol. III

APPLICANT—Lama, Proskauer, for 10 Brighton 11th St. Corp. and 30 Brighton St. Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and business use district, the addition of parking and storage of motor vehicles on unbuilt upon

portion of plot and to maintain existing uses of storage garage, lubricatorium, motor vehicle repair shop and welding. PREMISES AFFECTED—14-48 Brighton 11th street, west side, 59 ft. 4¾ in. south of Neptune avenue, Block 7516, Lots 2375 and 2386, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on July 26, 1955, certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 26, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 5053/54)

624-39-BZ—Vol. V

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening as to amendment as to omission of boiler rooms—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a retail use district for a term of fifteen years, the extension to accessory building and the addition of motor vehicle repairs and the parking of motor vehicles waiting to be serviced on existing gasoline service station (previously granted by the Board, a gasoline service station for a term of ten years, expires July 23, 1956).

PREMISES AFFECTED—178-02 to 178-08 Union turnpike, southwest corner of Surrey lane, Block 7227, Lot 29, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. V, on January 25, 1955, certain conditions; and

WHEREAS, the applicant requested a further amendment of the resolution and an extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 23, 1946, as thereafter *amended* by resolutions adopted through January 25, 1955, only so far as it has reference to omission of the boiler room, so that as *amended* this portion of the resolutions shall read:

"the boiler room with outside entrance, as hereinbefore permitted may be omitted and in lieu thereof there may be a ceiling suspended furnace of an approved type installed in the store room and complying with the requirements therefor, as indicated on revised plans marked, "Received, January 29, 1956" (one sheet); and that all permits shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. 1205/54)

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1115-40-BZ

APPLICANT—William H. Altman, for Cohanan Realty Corporation, owner.

SUBJECT—Application for consideration—reopening as to an extension of term of variance which expired December 22, 1955—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district extending into the residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2101-2109 Surf avenue, northwest corner of West 21st street, Block 7058, Lots 27-50, inclusive), Borough of Brooklyn.

APPEARANCES—

For Applicant: William H. Altman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 15, 1941, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on December 22, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 15, 1941, as thereafter *amended* by resolution adopted through December 22, 1953 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

“... *granted* under Section 7, subdivision h for a term of two years from the date of this *amended* resolution, to permit . . . ; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained.” (D.C. 1705/41).

116-44-BZ—Vol. III

APPLICANT—Deutch Auto Body Works, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance which expired December 19, 1955—re Application (decision of the borough superintendent); previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the inclusion of a motor vehicle repair shop in a building used as a garage for more than five motor vehicles and showroom.

PREMISES AFFECTED—337-339 Roebling street and 264 Havemeyer street, east side of Roebling street 61 ft. north of Division avenue, Block 2149, Lots 1 and 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Louis S. Bloom and Saul Deutch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended and term and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on December 19, 1950, certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 19, 1950, by adding thereto:

“that in the event the owner desires to discontinue the use of space for automobile showroom and to rent such space for commercial occupancy, as indicated on plans filed with this request for amendment, marked “Received January 23, 1956”, (1 sheet), showing such space divided into two stores, such change may be permitted, *on condition* that in all other respects the resolution above cited shall be complied with; and to extend the term of the variance, under section 7i, for an additional five years from the date of this *amended* resolution; and that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution.” (Alt. 175/44; Alt. 4915/47)

781-46-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 229 Pulaski St. Corp., owner. (Eskay Carpet Co., lessee).

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of fifteen years, the change in use from paper box manufacturing on the 1st and 2nd floors (previously granted by the Board) to storage and distribution of floor tile, metal shapes, adhesives and loading and unloading on 1st floor and on the 2nd floor to manufacture of counters, bars, tables, polishing, drilling and cutting of metal shapes, storage and wrapping of metal shapes on floor tile.

PREMISES AFFECTED—235-243 Pulaski street, north side, 264 ft. 6 in. east of Throop avenue, Block 1773, Lot 64, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on June 29, 1954, certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 4, 1955 and July 12, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 29, 1954, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that all work has been completed and additional time is required to obtain a certificate of occupancy, that all permits required and a Certificate of Occupancy shall be obtained within six months from the date of this *amended* resolution.” (Alt. App. 56/54)

173-52-BZ

APPLICANT—Nathaniel C. Saxe, for Israel Thau, owner.

SUBJECT—Application for consideration—reopening as to amendment to permit public parking and not limited to hotel guests—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles.

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PREMISES AFFECTED—30-21 to 31-05 Seagirt avenue, south side, 95.28 ft. east of Beach 32nd street, Block 300, Lot 6, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 17, 1953, certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on December 1, 1953; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 17, 1953, as thereafter *amended* by resolution adopted on December 1, 1953 by adding thereto:

"that the requirements of the resolution adopted on February 17, 1953 may be *amended* by adding thereto that the premises may also be occupied by public parking, in addition to the tenants of the hotel *on condition* that in all other respects the resolution above cited shall be complied with; and that such cars parked by the public shall be of the pleasure car type only." (Alt. App. 263/52 and Alt. App. 62/56.)

208-53-BZ

APPLICANT—Ingram S. Carner, for William Rishkes, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired January 25, 1956—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7h and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic) storage and sales of accessories, motor vehicle repairs and office and permitting the parking of cars waiting to be serviced.

PREMISES AFFECTED—5801-5829 Flatlands avenue and 965-977 East 58th street, northeast corner and 892-896 East 59th Street, Block 7762, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 26, 1954, certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 25, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 26, 1954, as thereafter *amended* by resolutions adopted through January 25, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings and that contracts have been awarded that all

permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." (N.B. App. 159/53.)

695-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Radiant Burner Supply Corporation, owner.

SUBJECT—Application for consideration—reopening as to amendment as to rear windows to be closed as shown on sheet 3 otherwise as per approval of working plans—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution, permitting in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, sales room and office and permitting the parking and storage of motor vehicles for a term of fifteen years.

PREMISES AFFECTED—1767-1777 Cropsey avenue and 8820-8830 18th avenue, northwest corner, Block 6435, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 9, 1954, certain conditions; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on January 11, 1955; and

WHEREAS, time to obtain permits and complete the work was extended on February 15, 1955; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 9, 1954, as thereafter *amended* by resolution adopted through February 15, 1955, by adding thereto:

"that in the event the owner desires to close the window openings in the north wall, as shown on revised plans filed with this request for amendment marked, "Received January 9, 1956", such change may be permitted provided the requirements of the resolution above cited shall be complied with in all other respects." (N.B. 294/53)

817-54-BZ

APPLICANT—Burke, Green and Groh, for Car Papa, former owner; Esso Standard Oil Company, new owner.

SUBJECT—Application for consideration—reopening to apply conditions and approved working plans—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a local retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sales of accessories and office.

PREMISES AFFECTED—65-10 Maurice avenue, southeast corner of 51st road, Block 2375, Lot 144, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended, term extended and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 7, 1955, certain conditions; and

WHEREAS, the applicant requested on extension of the term of variance, an amendment of the resolution and submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution; and

WHEREAS, the decision of the Borough Superintendent, dated January 18, 1956, acting on N.B. App. 3377/54, reads:

"1. Amendment of January 18th, 1956 requesting permission to change design and size of accessory building from 45 ft. x 28 ft. to 49 ft. irregular x 30 ft. irregular in a Local Retail Use district is contrary to section 4C of the Zoning Resolution and Cal. # 817-54-BZ of the Board of Standards & Appeals."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 7, 1955, by adding thereto:

"that the working drawings marked, 'Received January 25, 1956' are hereby approved; that all conditions thereon shown shall be complied with;

and as to extension of term of variance, so that as amended this portion of the resolution shall read:

"... granted under Section 7, subdivision e, for a term of fifteen years ..."

186-55-BZ

APPLICANT—Charles A. Buckley, Jr., for Patrick R. O'Connor, owner.

SUBJECT—Application for consideration—reopening as to amendment as to location of pumps—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, storage and sale of accessories and office.

PREMISES AFFECTED—225-237 East 233rd street and 230-234 East 234th street, intersection of, Block 3374, Lots 1 and 7, Borough of the Bronx.

APPEARANCES—

For Applicant: Charles A. Buckley, Jr., and Patrick R. O'Connor.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 11, 1955, certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 11, 1955 by adding thereto:

"that pumps shall be restricted to the pumps as shown, with none nearer than ten feet to the street building line; such pumps to be of a low approved type; and also to *amend* the resolution to read, as to retaining wall:

"retaining wall along East 234th Street (change: 233rd Street) shall be constructed. . . ."

And to add, in connection with such retaining wall:

"that such retaining wall shall be not less than 5 ft. 6 in. above grade".

and also as to depth of building, that as amended this portion of the resolution shall read:

"that the depth of the building may be 29 ft., instead of 26 ft. as shown." (N.B. 128/55)

21-24-BZ—Vol. III

APPLICANT—Howard H. Snyder, for Terin Garage Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol.

III as to roof parking without additional story, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, permitting in a business use district the increase in height of existing storage garage (previously granted by the Board (two stories) later amendment to permit an additional story) by the addition of another story and permitting the use of roof for the parking of motor vehicles.

PREMISES AFFECTED—234-240 East 54th street, south side, 100 ft. west of Second avenue, Block 1327, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Volume III, to consider roof parking without an additional story, as previously proposed; subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

496-32-BZ—Vol. III

APPLICANT—David Kraus, for Nathan Temares, owner.

SUBJECT—Application for consideration—reopening as to restoration to docket for further consideration—re Application (decision of the borough superintendent); previously withdrawn, under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use, D area district the proposed extension of the building of room level to create a new fifth floor, same height as the present penthouse, using more of the area than permitted by the Zoning Resolution.

PREMISES AFFECTED—283 East Broadway, south side, 45.6 ft. west of Gouverneur street, Block 287, Lot 13, Borough of Manhattan.

APPEARANCES—

For Applicant: David Kraus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider a revised proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

683-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Foster Newkirk Stores, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider parking use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7A and 21 of the zoning resolution, permitting in a residence and business use C area district, the erection and maintenance of a building to be used as stores and bowling alleys, using more than the area permitted, with signs, show windows, entrances and curb cuts more than the permitted distance from Nostrand avenue and permitting the parking of more than five motor vehicles for patrons and employees and for a service road and residence use portion of plot.

PREMISES AFFECTED—1875-1925 Nostrand avenue, 3001-3013 Foster avenue, 3002-3014 Newkirk avenue, northeast corner of Nostrand and Foster Avenues, Block 4964, Lot 50, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider parking use; subject to the regular procedure.

Periodical Division
University of Illinois Library
Urbana, Ill.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

778-54-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Tally-Ho Realty
Corp., owner.

SUBJECT—Application for consideration—reopening as to
rehearing based on alleged new facts—re Application
(decision of the borough superintendent); previously de-
nied, under section 7e of the zoning resolution, to permit
in a residence use district, the erection and maintenance
of a gasoline service station, auto washing, lubritorium,
motor vehicle repairs, storage and sale of accessories and
office, for a term of fifteen years.

PREMISES AFFECTED—1320-1342 Remsen avenue, west
side, 263 ft. 10¾ in. north of Avenue K, Block 8041, Lot
56, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol II,
subject to the regular procedure for rehearing under Sec-
tion 21 of the Zoning Resolution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

Adjourned: 5:10 A. M.

JOSEPH J. DOYLE, Chief Clerk.

*CORRECTION

The Minutes of the meeting of the Board of Standards
and Appeals held on September 13, 1955, as they appeared in
Bulletin No. 38, Vol. 40, are hereby corrected to read as fol-
lows:

358-51-BZ

APPLICANT—Heiss and Wegmann, Inc., owner.

SUBJECT—Application for consideration—reopening as to
extension of term of variance—re Application (decision

of the borough superintendent); previously granted on
condition, under section 7h of the zoning resolution, per-
mitting in a residence use district, for a term of years, the
parking and storage of owner's motor vehicles being
repaired.

PREMISES AFFECTED—284 East 136th street, south
side, 125 ft. east of Lincoln avenue, Block 2311, Lot 10,
Borough of the Bronx.

APPEARANCES—

For Applicant: John Heiss and Frank Wegmann.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Application reopened and term of
variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on
October 9, 1951, on certain conditions; and

WHEREAS, time to obtain permits and complete the work
was extended on September 15, 1953; and

WHEREAS, the term of variance was extended on Septem-
ber 15, 1953; and

WHEREAS, the applicant requested a further extension of
the term of variance.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted on October 9, 1951, as
thereafter *amended* by resolution adopted September 15,
1953 only so far as it refers to the term of the variance, so
that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a
term of five years from the date of this *amended* reso-
lution, to permit; that other than as herein
amended the resolution above cited shall be complied
with in all respects; and that all permits, including a
new certificate of occupancy, shall be obtained and all
work completed within six months from the date of
this *amended* resolution." (Alt. 383/51.)

* Correction—Premises affected, erroneously printed as
248 East 136th street corrected to read 284 East 136th street.

52.05
NEW

BULLETIN OF THE BOARD OF STANDARDS AND APPEALS CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

MAR 7 1956

HOURS OF CONSULTATION 10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

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rection Affecting Calendar Number 790-54-SM.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases filed up to February 7, 1956

Cal. No. Dept. Premises Affected

61-56-A—B.Q.—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens, N.B. 4499-55—re stairways.

62-56-SM—Valguard Co. Brass and Lylon Tank Unit (replacement for all existing parts in flush tank), manufactured by Valguard Co., Material.

63-56-A—B.M.—380-384 Canal street and 285-287 West Broadway, southeast corner, Block 211, Lot 24, Borough of Manhattan, Alt. 1453-55—re egress.

64-56-A—B.M.—79-81 Chambers street, north side, 143 ft. 11 in. west of Broadway, Block 149, Lot 3, Borough of Manhattan, Alt. 1275-55—re egress.

65-56-SM—Brookhaven Face Brick, manufactured by Brookhaven Pressed Brick and Manufacturing Co., Material.

66-56-SM—Josam Backwater Valves, Models 1170-T and 1280T, manufactured by Josam Manufacturing Co., Material.

67-56-BZ—B.M.—102 Madison street, south side, 262 ft. west of Market street, Block 276, Lot 38, Borough of Manhattan, Alt. 2086-55—re parking lot for more than 5 cars in a residence use district.

68-56-BZ—B.Q.—142-18 to 142-20 Rockaway boulevard, and 126-01 to 126-09 142nd street, southeast corner, Block 12059, Lot 7 (7 and 9), South Ozone Park, Borough of Queens, N.B. 5499-55—re gasoline service station, auto laundry, parking of cars awaiting servicing, etc.; sign and light standard—business use district.

69-56-A—B.Q.—142-18 to 142-20 Rockaway boulevard, and 126-01 to 126-09 142nd street, southeast corner, Block 12059, Lot 7 (7 and 9), South Ozone Park, Borough of Queens (under section 35, General City Law re premises in bed of mapped street—(142nd street), N.B. 5499-55.

70-56-A—B.M.—28-32 West 36th street, south side, 365 ft. west of 5th avenue, Block 837, Lot 62, Borough of Manhattan, B.N. 3003-55—re egress.

71-56-BZ—B.Q.—89-07 to 89-15 162nd street (89-15 official), east side, 45.70 ft. south of 89th avenue, Block 9761, Lots 36 and 39, Jamaica, Borough of Queens, Alt. 2915-55—re parking of more than 5 cars—retail and residence use district.

72-56-BZ—B.Bx.—3305-3307 Parkside place, west side, 45 ft. north of East 209th street, Block 3355, Lot 154, Borough of The Bronx, Alt. 32-56—re parking and storage of motor vehicles in a residence use district.

73-56-BZ—B.Bx.—1543-1547 Bruckner boulevard, north side, from Boynton avenue to Ward avenue, Block 3715, Lots 1 and 5, Borough of The Bronx, N.B. 1907-55—re gasoline service station, oil selling, accessory building, lubritorium, etc., in a residence use district.

74-56-BZ—B.Q.—42-05 Lawrence street and 132-02 to 132-06 Sanford avenue, southeast corner, Block 5101, Lot 7, Flushing, Borough of Queens, N.B. 5305-55—re gasoline service station, lubritorium, car washing, office, sales, minor repairs, storage, parking, etc.; sign; show window—residence use district.

75-56-BZ—B.B.—203-209 Avenue X and 2399 Boynton street, northeast corner and 2944-2948 86th street, Block 7167, Lots 91 and 106, Borough of Brooklyn, N.B. 2814-55—re auto laundry, garage, office, boiler room, parking and storage of motor vehicles; curb cuts and entrances—business and residence use district.

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255-43-A Vol. II—B.Q.—28-55 216th street, northeast corner of 29th avenue, Block 6019, Lot 1, Bayside, Borough of Queens, Alt. 1812-55—re change in occupancy by increasing the number of occupants in basement, first floor and attic.

252-45-SA—Metropolitan Feeder (water treatment appliance); (reopened for report as to additional name), manufactured by Metropolitan Refining Co., Inc., Appliance.

620-39-SM—U.S.G. Sheathing and Samson Gypsum Sheathing (reopened for report as to using additional plants) manufactured by United States Gypsum Co., Material.

646-55-SA Vol. II—Detroit Jewel Insulated Gas Ranges, Models 5701, 5701G, 5701Y, 5701GY, 5702, 5702G, 5702Y, 5702GY, 5723, 5723GY, 5723GYW, 5712, 5712G, 5712Y, 5712GY, 5733, 5733GY, 5733GYW, 5481, 5482, 5422, 5491, 5492, 5432, manufactured by Welbilt Corp., Appliance.

476-46-BZ Vol. II—B.Q.—101-10 South Conduit avenue, southeast corner of 101st street, Block 11585, Lot 23, Ozone Park, Borough of Queens, N.B. 4416-55—re gasoline service station, sales and service, minor auto repairs with hand tools, lubrication, etc.—residence use district.

382-50-BZ Vol. III—B.B.—236-246 Highland place and 3079-3101 Atlantic avenue, northwest corner and 225-237 Shepherd avenue, Block 3958, Lot 49, Borough of Brooklyn, N.B. 2588-55—re gasoline service station, auto washing lubricating, office, minor repairs with hand tools, etc.; show windows—retail and residence use district.

1086-46-BZ Vol. III—B.Bx.—2333-2345 Waterbury avenue, north side, 291.56 ft. east of Havemeyer avenue, Block 3833, Lots 70 and 74, Borough of The Bronx, Alt. 1130-55—re factory in a residence use district.

602-51-BZ Vol. III—B.Bx.—2338 Hermany avenue, south side, 341 ft. west of Zerega avenue, Block 3697, Lots 19, 21 and 25, Borough of The Bronx, Alt. 1174-55—re alteration and extension of 4 car garage used in conjunction with present parking and storage of motor vehicles accessory to Milk Distribution Plant, into a motor vehicle repair for cars of Milk Plant—residence use district.

731-46-BZ Vol. II—B.Q.—35-38 to 35-44 (35-40 official) 30th street, west side, 92.61 ft. north of 36th avenue and 35-43 to 35-57 29th street, Block 341, Lot 6, Long Island City, N.B. 1907-55—re gasoline service station, auto laundry, parking of cars awaiting servicing, etc.; sign and light standard—business use district.

CALENDAR

City, Borough of Queens, Amendment to Alt. 605-53—re parking for employees and removal of office.

395-29-BZ Vol. III—B.B.—989-1001 Liberty avenue and 420-440 Conduit boulevard, northwest corner, Block 4157, Lot 32, Borough of Brooklyn, N.B. 2123-55—re gasoline service station, office, repair shop, lubritorium, day and night parking of more than 5 motor vehicles; curb cuts; show windows—business and residence use district.

121-49-BZ Vol. II—B.Q.—96-16 to 96-24 Metropolitan avenue and 87-45 to 87-53 69th avenue, southwest corner, Block 3886, Lot 845, Forest Hills, Borough of Queens, Alt. 95-49—re extension of time to complete; and question of area.

582-54-BZ Vol. II—B.M.—156-162 William street and 77-83 Ann street, northeast corner and 53 Beekman street, Block 93, Lots 21, 22, 23, 17, 20, 31, 32 and 33, Borough of Manhattan, Alt. 1926-55—re loading berths.

127-32-BZ Vol. II—B.Bx.—577-587 St. Anns avenue and 561-563 East 150th street, northwest corner, Block 2276, Lots 48 and 50, Borough of The Bronx, N.B. 1985-55—re gasoline service station, lubritorium, minor auto repairs, parking and storage of more than five motor vehicles—business use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1955.
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	April 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	April 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
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Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	May 25, 1954.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31

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Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	April 15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—\$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

FEBRUARY 15, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Wednesday morning, February 15, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner. SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

Laid over from May 3, 1955 to June 7, 1955, to permit the applicant to obtain a decision from the Building Department as to structural conditions to comply with the Labor Law and to permit the filing of a companion administrative appeal to be heard with the zoning application on the laid over date; laid over, date to be set for hearing when companion "A" appeal has been examined and set for hearing; the "A" and "BZ" cases to be heard on the same date; then set for hearing January 10, 1956; then February 15, 1956, for inspection and decision; hearing closed.

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner. SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

573-55-BZ

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application July 13, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto wrecking (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest

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corner and 1727 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

Laid over for inspection and decision; hearing closed; date to be set, awaiting information as to action of Board of Education and the Board of Estimate as to proposed adjacent school; then set for January 17, 1956; then to February 15, 1956, for information from the Board of Education.

1044-55-A

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application December 27, 1955—filed pursuant to section 35, General City Law re part of premises located in bed of mapped street—Clintonville street.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner, and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

386-55-BZ

APPLICANT—Lama, Proskauer, and Prober, for Fire-O-Matic Corp., owner.

SUBJECT—Application May 2, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, minor vehicle repairs, oil burner repairs, storage, office and sales, showroom for oil burners.

PREMISES AFFECTED—925-931 McDonald avenue, east side, 139 ft. 10½ in. north of 18th avenue, Block 5408, Lots 55-58 inclusive, Borough of Brooklyn.

Laid over from January 10, 1956, to January 17, 1956, at request of objector, applicant concurring; then to February 15, 1956, for inspection and decision; hearing closed.

39-55-BZ

APPLICANT—Jack Heimlick, lessee, for Fred R. Cronkite, owner.

SUBJECT—Application January 24, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district the extension in use and area of an existing gasoline service station to include lubritorium, auto wash (non automatic), motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—153-95 Rockaway boulevard and 153-02 to 153-12 137th avenue, southeast corner and 137-02 to 137-12 154th street, Block 12301, Lot 19, Jamaica, Borough of Queens.

Laid over from January 17, 1956, to February 15, 1956, for inspection and decision; hearing closed.

290-55-BZ

APPLICANT—Reginald S. Hardy, for Land Buyers, Inc., owner.

SUBJECT—Application April 12, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the demolition of existing structures, and the erection and maintenance, for a term of 15 years) a gasoline service station, lubritorium, auto laundry (non-automatic) motor vehicle repair shop and office, and to permit the parking of motor vehicles awaiting service.

PREMISES AFFECTED—134-15 Rockaway boulevard, northwest corner of 135th street, Block 11701, Lot 1, South Ozone Park, Borough of Queens.

Laid over from January 17, 1956 to February 15, 1956, for inspection and decision; hearing closed.

375-55-BZ

APPLICANT—Michael Alfano, for Max Sakow, owner.

SUBJECT—Application May 5, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the

zoning resolution, to permit in a local retail use district the erection of a gasoline service station, lubritorium, auto repair shop, salesroom, car washing and storage.

PREMISES AFFECTED—950-970 Allerton avenue, south side, from Paulding avenue to Williamsbridge road, Block 4447, Lots 62, 64 and 66, Borough of The Bronx.

Laid over from January 17, 1956 to January 24, 1956, for continued hearing; then to February 15, 1956, for inspection and decision; hearing closed.

135-55-BZ

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail and retail use C area district the extension of existing structure on first story, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. ⅞ in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

Laid over from December 13, 1955, to January 31, 1956, for inspection and decision; hearing closed; then to February 15, 1956, at the request of applicant for redesign of rear exit.

136-55-A

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

SUBJECT—Application February 18, 1955—re Appeal from a decision of the borough superintendent re exits.

PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. ⅞ in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

119-29-BZ—Vol. II

APPLICANT—John J. Tricarico, for Elizabeth Stevens, owner.

SUBJECT—Application reopened February 15, 1955 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the proposed change of occupancy from garage to garage and parking and storage of more than 5 motor vehicles, on open portion of the plot.

PREMISES AFFECTED—625 Halsey street, north side 200 ft. west of Patchen avenue, Block 1662, Lots 59 and 61, Borough of Brooklyn.

Laid over from January 31, 1956 to February 15, 1956 at the request of objectants.

9-28-BZ—Vol. II

APPLICANT—Vincent D. Luongo, for James Miceli and Isidore J. Caminiti, owners.

SUBJECT—Application reopened October 14, 1950 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in business use district the reconstruction of existing gasoline service station, and extension of use to include gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—8131-8155 New Utrecht avenue, east side, 242 ft. 5 in. south of 81st street, Block 6314, Lot 112, Borough of Brooklyn.

Laid over from January 17, 1956, to February 7, 1956, for inspection and decision; hearing closed; then to February 14, 1956, for applicant to file revised plans showing pump back 15 ft. from building line and curb cut at southern end separate from lumber yard curb cut.

415-55-BZ

APPLICANT—Burke, Green and Groh, for Martha F. Paltrow and Joseph McElroy, owners (o/u/c Bay Chevrolet, Inc.).

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7h and 7i of the

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zoning resolution, to permit in a local retail and residence use district, the proposed use of automobile showroom, service of new and used cars and trucks, new and used car conditioning, storage and sale of parts, wheel alignment, lubrication, undercoating, car wash, parking and storage of customers' cars waiting to be serviced, car storage, locker room, tool storage, car polishing, offices, body shop, paint shop, gas pump for owner's use only.

REMISES AFFECTED—240-02 Northern boulevard, southwest corner of Alameda avenue and 46-02 to 46-12 Hanford street, Block 8167, Lot 1, Douglaston, Borough of Queens.

Laid over from December 13, 1955, to January 31, 1956, for inspection and decision; hearing closed; then to February 7, 1956, at the request of applicant to file new plans; then to February 15, 1956, for applicant to file revised plans showing more adequate planting and also showing tentative city line of Hanford street, etc.

50-54-BZ

APPLICANT—Herman Kron, for L. B. Oil Co., Inc., owner.

SUBJECT—Application December 14, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the proposed erection of gasoline service station, auto repairs, office, store, parking and storage of more than 5 cars and sale of used cars. Proposed driveway is more than 25 ft. from the intersection of Bruckner boulevard and Evergreen avenue.

REMISES AFFECTED—1475 Bruckner boulevard, northwest corner of Evergreen avenue, Block 3711, Lot 1, Borough of The Bronx.

51-55-BZ

APPLICANT—A. M. and F. P. Luongo, for Frank Dolansky, owner.

SUBJECT—Application February 4, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit the proposed exit through kitchen of a restaurant located in a retail use district, through adjoining property located in a residence use district.

REMISES AFFECTED—345 Myrtle avenue, north side, 74 ft. 10 3/4 in. east of Carlton avenue, Block 2044, Lots 80 and 88, Borough of Brooklyn.

51-55-BZ

APPLICANT—Robert Gottlieb, for David Berman, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sale of accessories and parts, motor vehicle repairs (hand tools only), parking and storage of more than 5 motor vehicles.

REMISES AFFECTED—547 Westchester avenue and 518 Hegney place, northeast corner, Block 2358, Lots 1 and 5, Borough of The Bronx.

55-55-BZ

APPLICANT—Burke, Green and Groh, for Joseph T. King, owner.

SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the proposed erection of a 1 family residence of class 4 construction, and garage with a setback of less than 15 ft. from the street line, and including a side yard of less than the minimum five feet as required.

REMISES AFFECTED—219-44 89th avenue, southwest corner of 220th street, Block 10665, Lot 51, Bellerose, Borough of Queens.

55-55-BZ

APPLICANT—Burke, Green and Groh, for Joseph T. King, owner.

SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the proposed erection of a 1 family residence of class 4 construction and garage with a setback of less than 15 ft. from the street line and including a side yard of less than the minimum five feet as required.

REMISES AFFECTED—220-02 89th avenue, southeast corner of 220th street, Block 10666, Lot 46, Bellerose, Borough of Queens.

433-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rentways, Inc., owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a unrestricted and residence use district the proposed extension of a storage garage for more than 5 motor vehicles, parking and storage for more than 5 motor vehicles and the installation of one 550 gal. tank and one pump in open area for owner's use only.

REMISES AFFECTED—701-711 East 139th street and 275-295 Jackson avenue, northwest corner and 698-710 East 140th street, Block 2568, Lots 14, 17, 20 and 30, Borough of The Bronx.

448-55-BZ

APPLICANT—Patrick D. Concagh, for Beretta Realty Corp., owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, F area district the proposed structure to be occupied as stores, with setback less than 15 ft. from the street line, with coverage in excess of that permitted.

REMISES AFFECTED—5600-5610B Riverdale avenue, northeast corner of 256th street, Block 3423, Lots 91 and 95, Borough of The Bronx.

453-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Francis Formica, owner.

SUBJECT—Application June 6, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, sales and storage room, parking and storage of motor vehicles with proposed curb cuts and show windows closer to the residence use district than is permitted.

REMISES AFFECTED—1003-1013 Utica avenue and 5001-5009 Tilden avenue, northeast corner, Block 4722, Lots 40, 43 and 44, Borough of Brooklyn.

530-55-BZ

APPLICANT—Abraham N. Horowitz and Herbert Glabman, for Silver Castelli, owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication and accessory sales and minor repairs with hand tools only, with proposed show window less than 75 ft. from the residence use district, all for a term of 15 years.

REMISES AFFECTED—144-11 to 144-21 Rockaway boulevard and 123-32 to 123-42 145th street, Block 12047, Lot 32, South Ozone Park, Borough of Queens.

714-55-BZ

APPLICANT—Henry George Greene, for Joseph Eisner and Joseph I. Lubin, co-partners, owners (Bres Realty Co., lessee).

SUBJECT—Application September 15, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a manufacturing and re-

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stricted retail use district, the parking and storage of more than 5 motor vehicles.
PREMISES AFFECTED—329-331 East 46th street, north side, 275 ft. west of 1st avenue, Block 1339, Lots 14, 15 and 36, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 15, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, February 15, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

972-40-SM

APPLICANT—The Otis Elevator Company, owner.
SUBJECT—Application reopened May 16, 1950 for test and report as to proposed changes in construction—Otis Bi-Parting Counterbalanced Vertical Sliding Elevator Hoistway Door, approval of.

450-48-SM—Vol. II

APPLICANT—Great Lakes Carbon Corp., owner.
SUBJECT—Application reopened December 14, 1954 amendment to resolution as to transfer of approval of new owner—Permalite Gypsum Plaster (for fireproofing steel columns), previously approved.

737-48-SM

APPLICANT—Great Lakes Carbon Corp., owner.
SUBJECT—Application reopened December 14, 1954 amendment to resolution as to transfer of approval to new owner—Permalite Plaster (to protect structural I Beam and Steel Floor), previously approved.

776-49-SM

APPLICANT—Great Lakes Carbon Corp., owner.
SUBJECT—Application reopened December 14, 1954 amendment to resolution as to transfer of approval to new owner—Permalite (an aggregate taking the place of sand in gypsum plaster), previously approved.

360-50-SA

APPLICANT—Automatic Burner Corp., owner.
SUBJECT—Application reopened December 13, 1955 amendment to resolution as to additional trade names—ABC Oil Burner, Model 55, previously approved.

464-54-SA

APPLICANT—Arthur A. Olson & Co., owner (Gale Engineering Co., agent).
SUBJECT—Application June 1, 1954—Olson Oil-fired Space Heaters, Models HOU-300 through 2000, approval of.

465-54-SA

APPLICANT—Arthur A. Olson & Co., owner (Gale Engineering Co., agent).
SUBJECT—Application June 1, 1954—Olson Oil-fired Space Heaters, Models LOU-MOU300 through 2000, approval of.

984-54-SM

APPLICANT—Inland Steel Products Co., owner.
SUBJECT—Application December 21, 1954—Cellufloor (cellular steel floor panels), approval of.

481-55-SM

APPLICANT—Conver Steel and Wire Co., Inc., owner.
SUBJECT—Application June 7, 1955—Swivel Toggle Hanger (for hung ceilings), approval of.

851-55-A

APPLICANT—Harrison and Abramovitz, for Museum of Modern Art, owner (Theatre Guild, lessee).

SUBJECT—Application October 28, 1955—re Appeal from a decision of the borough superintendent—non-fireproof construction—stairs, live load, etc.
PREMISES AFFECTED—27 West 53rd street, north side, 385 ft. east of Avenue of Americas (6th), Block 1269, Lot 17, Borough of Manhattan.

700-54-A

APPLICANT—Frank Braun, for Alabama Realities, Inc., owner (Canarsie Unit Jehovah's Witnesses, lessees).
SUBJECT—Application September 14, 1954—re Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—568-574 Sutter avenue, south-east corner of Alabama avenue, Block 3769, Lot 21, Borough of Brooklyn.

708-54-A

APPLICANT—United States Gypsum Co., owner.
SUBJECT—Application August 20, 1954—re Appeal from a decision of the fire commissioner—smoking in factory.
PREMISES AFFECTED—561 Richmond terrace, north side, 400 ft. west of Jersey street, Buildings 2, 4, 5, 6, 7, 8, 10 and 11, Block 4, Lot 21, New Brighton, Borough of Richmond.

428-55-A

APPLICANT—Noah N. Sherman and Joseph Lau, for East End Temple, owner.
SUBJECT—Application May 27, 1955—re Appeal from a decision of the borough superintendent—re reconstruction.
PREMISES AFFECTED—341-343 East 19th street, north side, 240 ft. west of 1st avenue, Block 925, Lots 24 and 25, Borough of Manhattan.

721-55-A

APPLICANT—Abraham Grossman, for 110 West 14th Street Corp., owner.
SUBJECT—Application September 21, 1955—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—110 West 14th street, south side, 150 ft. west of Avenue of The Americas (6th), Block 609, Lot 33, Borough of Manhattan.

369-55-A

APPLICANT—Larry Meltzer, for 161 Washington Street Corp., owner.
SUBJECT—Application May 2, 1955—re Appeal from a decision of the borough superintendent—egress, stairs, etc.
PREMISES AFFECTED—161 Washington street, east side, 77 ft. north of Liberty street, Block 58, Lot 11, Borough of Manhattan.

370-55-A

APPLICANT—Larry Meltzer, for Meliberty Realty Corp., owner.
SUBJECT—Application May 2, 1955—re Appeal from a decision of the borough superintendent—egress, stairs, etc.
PREMISES AFFECTED—131 Liberty street, north side, 90 ft. 7½ in. east of Washington street, Block 58, Lot 30, Borough of Manhattan.

147-49-A—Vol. II

APPLICANT—Frederick C. Genz, for Diller-Quaile Music School, Inc., owner.
SUBJECT—Application reopened December 6, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—construction.
PREMISES AFFECTED—24 East 95th street, south side, 81 ft. 9½ in. west of Madison avenue, Block 1506, Lot 60, Borough of Manhattan.

241-32-S—Vol. II

APPLICANT—Joseph Lau, for Harry Bura, owner.
SUBJECT—Application reopened April 19, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—egress.

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REMISES AFFECTED—130 Green street, east side, 125 ft. north of Prince street, Block 513, Lot 2, Borough of Manhattan.

50-54-A

APPLICANT—Maxfield Blaufeux, for Eugenia O. Kilpatrick, owner (Burke Oldsmobile, Inc., lessee).

SUBJECT—Application October 6, 1954—re Appeal from a decision of the borough superintendent—exits.

REMISES AFFECTED—315-323 West 69th street, north side, 225 ft. 3 in. west of West End avenue, Block 1181, Lot 19, Borough of Manhattan.

55-A

APPLICANT—Continental Baking Co., owner.

SUBJECT—Application January 11, 1955—Appeal from an order and a decision of the fire commissioner—re direct method of refrigeration.

REMISES AFFECTED—87-105 Heyward street, north side, 100 ft. east of Bedford avenue and 128 Rutledge street, Block 2225, Lot 10, Borough of Brooklyn.

7-55-A

APPLICANT—Louis Lieberman, for Rhea Berenbaum, owner.

SUBJECT—Application August 26, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sections 212 and 27 of the Multiple Dwelling Law re minimum requirements of legal rear yard.

REMISES AFFECTED—269 Dumont avenue, north side, 24 ft. 6 in. west of Rockaway avenue, Block 3560, Lot 48, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 21, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 21, 1956, at 10 o'clock in Room 3, Municipal Building, Manhattan, on the following matters:

55-BZ

APPLICANT—Leonard F. Rothkrug, for Private Garages, Inc., owner.

SUBJECT—Application May 10, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking lot.

REMISES AFFECTED—2139-2143 65th street, north side, 325 ft. west of Bay parkway, Block 5550, Lot 50, Borough of Brooklyn.

Laid over from January 17, 1956 to February 21, 1956 for inspection and decision; hearing closed.

55-BZ

APPLICANT—Patrick D. Concagh, for Bome Realty Corp., owner (The Texas Co., lessee).

SUBJECT—Application May 17, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubricatorium, car wash, minor auto repairs, storage and sale of auto accessories.

REMISES AFFECTED—329-335 Morris avenue and 66-268 East 140th street, northwest corner, Block 2333, Lot 70, Borough of The Bronx.

Laid over from January 17, 1956 to February 21, 1956, for inspection and decision; hearing closed.

55-BZ

APPLICANT—Lama, Proskauer and Prober, for Tony and Marie Lanza, Frank Mascali and Sons, Inc., and A. Vollheim and Sons, Inc., owners.

SUBJECT—Application August 2, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, store, utility room, parking and storage of motor vehicles; proposed curb cuts less than 75 ft. from the residence use district.

REMISES AFFECTED—1774-1798 Nereid avenue and 4400-4406 Barnes avenue, southeast corner, 4385-4389 Wickham avenue and 4386-4390 Gunther avenue, Block 5051, Lots 44, 50, 45 and 51, Borough of The Bronx.

Laid over from January 17, 1956, to February 21, 1956, for inspection and decision; hearing closed; applicant to file revised plans in meantime.

406-55-BZ

APPLICANT—Gabriel Nathan, for Edwin and Edna Hernly, owners.

SUBJECT—Application May 13, 1955—re (decision of the Commissioner Marine and Aviation) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the construction of a timber bulkhead wall along the property, and the use of the property for boat landing and parking of patrons cars.

REMISES AFFECTED—225-229 Beach 3rd street, west side, 240 ft. north of Seagirt avenue and 224-230 Beach 4th street, Block 103, Lot 14, Far Rockaway, Borough of Queens.

Laid over from January 24, 1956 to February 21, 1956, for inspection and decision; hearing closed; applicant to file plan showing pierhead and bulkhead lines and small scale plan showing distance to boats and where they are moored.

538-55-BZ

APPLICANT—Leonard F. Rothkrug, for Anne Brown, owner.

SUBJECT—Application July 1, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, non-automatic laundry, office, sales area, utility room and lubricatorium.

REMISES AFFECTED—995-1007 McDonald avenue and 47-57 Lawrence avenue, northeast corner, Block 5419, Lot 1, Borough of Brooklyn.

Laid over from January 24, 1956 to February 21, 1956, for inspection and decision; hearing closed.

1085-38-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Loha Realty Corp., owner.

SUBJECT—Application reopened February 8, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

REMISES AFFECTED—5307-5315 21st avenue and 1072-1082 Dahill road, southeast corner, Block 5495, Lot 465, Borough of Brooklyn.

756-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.

SUBJECT—Application September 6, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the extension of an existing building used for restaurant, storage and cabaret and to permit parking of patrons' cars.

REMISES AFFECTED—2640-2660 Ocean parkway and 63-73 Nixon Court, northwest corner and 64-70 Murdock

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Court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

Laid over from January 17, 1956, to February 7, 1956, for inspection and decision; hearing closed; applicant to revise plans and file new decision of the borough superintendent; then to February 21, 1956, for applicant to file revised plans showing reorientation of the kitchen and no cabaret or dancing; hearing previously closed.

757-55-A

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.

SUBJECT—Application September 6, 1955—re Appeal from a decision of the borough superintendent—relating to the proposed use of a portion of a plot within the 30 ft. Ocean parkway setback for the parking of patrons cars and the construction of a driveway entrance accessory thereto.

PREMISES AFFECTED—2640-2660 Ocean parkway and 63-73 Nixon court, northwest corner and 64-70 Murdock court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

575-55-BZ

APPLICANT—Goldwater and Flynn, for The Montefiore Hospital for Chronic Diseases, owner.

SUBJECT—Application July 13, 1955—re (decision of the borough superintendent) under sections 7e, 7h and 7i of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, office, motor repairs, storage and parking of motor vehicles.

PREMISES AFFECTED—Block bounded by South side of Gun Hill road, from Tryon avenue to Wayne avenue, Block 3343C, Lot 245, Borough of The Bronx.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed; then to January 31, 1956, for inspection and decision; then to February 7, 1956, for applicant to file revised plans showing compliance with Section 21A of the Zoning Resolution; hearing previously closed; then to February 21, 1956, for applicant to file working drawings showing a different design and complete compliance with Section 21A of the Zoning Resolution.

281-55-BZ

APPLICANT—Kenneth W. Milnes, for James Melfi, owner.

SUBJECT—Application April 17, 1955—re (decision of the borough superintendent) under sections 7i and 21 of the zoning resolution, to permit in a retail use, D area district, the change in occupancy from garage for not more than five motor vehicles to motor vehicle repair shop, and extension of an existing building using more than the area permitted.

PREMISES AFFECTED—2041 Victory boulevard, north side, 151 ft. east of Bradley avenue, Block 462, Lot 6, Meirs Corners, Borough of Richmond.

414-55-BZ

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner.

SUBJECT—Application May 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the proposed parking and storage of motor vehicles for a term of 5 years.

PREMISES AFFECTED—361-371 89th street, north side, 100 ft. west of 4th avenue, Block 6062, Lots 45 and 48, Borough of Brooklyn.

451-55-BZ

APPLICANT—Carl H. Salminen, for Hause Building Corp., owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under section 21 of the zoning

resolution, to permit in a residence use, E-1 area district, the maintenance of a two family dwelling of class 4 construction without the required side yards.

PREMISES AFFECTED—137-34 Negundo avenue, south side, 267.78 ft. east of Colden street, Block 5153, Lot 20, Flushing, Borough of Queens.

452-55-BZ

APPLICANT—Carl H. Salminen, for Gunter Jung, owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the maintenance of a 2 family dwelling of class 4 construction, without the required side yards.

PREMISES AFFECTED—140-29 Negundo avenue, north side, 74 ft. west of Union street, Block 5216, Lot 24, Flushing, Borough of Queens.

459-55-BZ

APPLICANT—Frederick A. Ketcher, for Mary A. Anthony, owner (William Penny and Angie Serret, lessees).

SUBJECT—Application June 8, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the maintenance of an existing gasoline service station; and to permit the maintenance of an existing metal building for motor vehicle repairs for a term of 3 years.

PREMISES AFFECTED—5945 Broadway, west side, 81 ft. north of West 240th street, Block 3414, Lot 628, Borough of The Bronx.

463-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Cody and Marie Ingenito, owners.

SUBJECT—Application June 2, 1955—re (decision of the borough superintendent) under sections 7i, 7e and 7h of the zoning resolution, to permit in a business and residence use district, the proposed change of use of store and dwelling to body and fender repairs, welding, painting and spraying, parking of cars waiting to be serviced on unbuilt upon portion of the plot.

PREMISES AFFECTED—208-20 Northern boulevard, south side, 125 ft. west of Oceania street and 206-63 45th road, Block 7305, Lot 29, Bayside, Borough of Queens.

464-55-A

APPLICANT—Lama, Proskauer and Prober, for Cody and Marie Ingenito, owners.

SUBJECT—Application June 2, 1955—re Appeal from decision of the borough superintendent, Class 3 construction—repair shop.

PREMISES AFFECTED—208-20 Northern boulevard, south side, 125 ft. west of Oceania street and 206-63 45th road, Block 7305, Lot 29, Bayside, Borough of Queens.

480-55-BZ

APPLICANT—George W. Swiller, for Tivoli Realty Corp., owner.

SUBJECT—Application June 15, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed alteration of existing 4 apartments, with a total of 11 rooms, into stores at the first story of the 4 story class A multiple dwelling, new law tenement, the extension from 2 stores and 5 apartments to 7 stores and 1 apartment.

PREMISES AFFECTED—1090-1098 Croes avenue and 1700-1712 Watson avenue, southeast corner, Block 37, Lot 48, Borough of The Bronx.

561-55-BZ

APPLICANT—Herman E. Horwood, for Mary Frankmano, owner.

SUBJECT—Application July 8, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district,

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the erection of a 2 family dwelling with less than the 10 ft. setback required on each street front.

REMISES AFFECTED—2894 Roebling avenue, southwest corner of Edison avenue, Block 5388, Lot 27, Borough of The Bronx.

08-55-BZ

APPLICANT—Paul Friedman, for Hans J. Heckmann and R. Harold Paltrow, owners.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under sections 7h, 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto repairs (hand tools only), auto washing (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

REMISES AFFECTED—35-02 to 35-08 (35-04 official) Bell boulevard and 213-12 to 213-20 35th avenue, southwest corner, Block 6169, Lot 6, Bayside, Borough of Queens.

16-55-BZ

APPLICANT—Paul C. Reilly, for Archbishopric of New York, owner.

SUBJECT—Application November 28, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, B area district, the erection of a building to be used as a church and rectory exceeding the permitted area of lot coverage. REMISES AFFECTED—59-65 Park avenue and 102-104 East 38th street, southeast corner, Block 893, Lots 87, 88, 90, 91 and 92, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 21, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 21, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:*

3-55-SA

APPLICANT—Ray Oil Burner Company, owner.

SUBJECT—Application April 15, 1955—Ray Combination Gas-Oil Burner, Model PC, approval of.

9-55-SM

APPLICANT—George E. Strehan, for Lally Column Co. of New York, Inc., owner.

SUBJECT—Application May 4, 1955—Lally Light Weight Columns 3½" and 4" O.D., approval of.

1-54-SA

APPLICANT—American Sterilizer Company, owner.

SUBJECT—Application June 21, 1954—Gray Diverter Valve, Model 7A, approval of.

5-55-SA

APPLICANT—Thatcher Furnace Company, owner.

SUBJECT—Application February 9, 1955—Thatcher Oil Burner, Model 532-70, 532-100 and 532-140 (for heating homes, garages, filling stations or similar spaces), approval of.

1-55-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.

SUBJECT—Application March 4, 1955—Gilbarco Oil Burner, Model C6 and Esso Oil Burner, Model C6, approval of.

1-55-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.

SUBJECT—Application March 29, 1955—Gilbarco Gasoline Dispensers, Models 904RC, 906RC, 904HGRC and 906 HGRC, approval of.

296-55-SA

APPLICANT—Stromes Systems, Inc., owner.

SUBJECT—Application March 21, 1955—Stromes Systems, Inc., Recirculating Oven (electrically heated), Models SBE and SFE, approval of.

358-55-SM

APPLICANT—Keystone Portland Cement Company, owner.

SUBJECT—Application April 19, 1955—Keystone Air-Entraining Portland Cement, approval of.

520-55-SM

APPLICANT—Coplay Cement Manufacturing Company, owner.

SUBJECT—Application June 8, 1955—Saylor's Air Entraining Portland Cement, approval of.

569-55-SM

APPLICANT—Lumin-Glo Ceiling Corporation, owner.

SUBJECT—Application June 28, 1955—Lumin-Glo Ceiling, approval of.

632-55-SM

APPLICANT—Joseph A. Kucich, for RKL Bldg. Specialties Co., Inc., owner.

SUBJECT—Application July 11, 1955—Zinaloy Zinc Cavity Wall Tie, approval of.

762-55-SA

APPLICANT—Gerity-Michigan Corporation, owner.

SUBJECT—Application September 23, 1955—Gerity Dishwasher, Model A, approval of.

355-52-SA

APPLICANT—Selmix Dispensers, Inc., owner.

SUBJECT—Application reopened December 20, 1955—re amendment to resolution so as to include Model 8600—re Selmix Fountainette, Model 1400; previously approved.

918-55-SA

APPLICANT—Robert Teichman, for Simmons Industries, Inc., owner.

SUBJECT—Application November 10, 1955—Sky-Park (for parking of automobiles), approval of.

475-55-A

APPLICANT—Lama, Proskauer and Prober, for Samuel Harris, owner.

SUBJECT—Application June 6, 1955—re Appeal from a decision of the borough superintendent—re change in use from lodge rooms to nursing home of three story Class III building; exit stairs.

PREMISES AFFECTED—957 Putnam avenue, north side, 100 ft. east of Ralph avenue, Block 1483, Lot 64, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 28, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 28, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

313-33-BZ—Vol. II

APPLICANT—Samuel Carr, for Digama Realty Company, owner.

SUBJECT—Application reopened October 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit

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partly in a residence and partly in a business use district the erection and maintenance of a gasoline service station, lubritorium, sales space, service parking, car wash, and motor vehicle repairs, with a curb cut less than 75 ft. from residence use district.

PREMISES AFFECTED—38-06 Greenpoint avenue, southwest corner of 50th avenue, Block 212, Lot 23, Woodside, Borough of Queens.

Laid over from January 10, 1956 to February 28, 1956, for inspection and decision; hearing closed.

576-37-BZ—Vol. II

APPLICANT—William A. Giesen, for B. J. Denihan, Inc., and Deborah E. Dumont, owners (B. J. Denihan, Inc., and Shamrock Cleaners, Inc., lessees).

SUBJECT—Application reopened October 19, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, to change the use of part of the combined structure from residence to commercial use and other parts of the combined structure from one commercial use to another commercial use.

PREMISES AFFECTED—215-221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

Laid over from January 10, 1956, to February 28, 1956, for inspection and decision; hearing closed.

809-54-A

APPLICANT—William A. Giesen, for B. J. Denihan, Inc., and Deborah E. Dumont, owners (B. J. Denihan, Inc., and Shamrock Cleaners, Inc., lessees).

SUBJECT—Application September 28, 1954—re Appeal from a decision of the borough superintendent—non fire-proof construction, area excessive.

PREMISES AFFECTED—215-221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

531-55-BZ

APPLICANT—Charles M. Spindler, for Frank and Catherine Ruzek, owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7c, 7h and 7i of the zoning resolution, to permit in a business use district the extension in area of an existing gasoline service station to include gasoline service, auto washing, lubrication, parking and storage for more than 5 motor vehicles, office, accessory, sales, sale of used cars, 2 car garage, garage for less than 5 cars, brake and ignition service and auto repairs with hand tools only.

PREMISES AFFECTED—34-15 to 34-25 58th street, east side, 131.25 ft. south of Broadway, Block 1197, Lot 25, Woodside, Borough of Queens.

Laid over from January 10, 1956 to February 28, 1956, for inspection and decision; hearing closed.

434-16-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Marjorie E. Hart, owner (J. J. Hart, Inc., lessee).

SUBJECT—Application reopened March 3, 1953 as Vol. IV—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business and unrestricted use district proposed addition of garage for more than 5 motor vehicles to proposed occupancy as granted by the Board of Standards and Appeals under Cal. 434-16-BZ. Proposed driveway on Bedford place is contrary to original and amended resolution of the Board.

PREMISES AFFECTED—1095-1107 Atlantic avenue and 14-36 Bedford place, northwest corner, Block 2021, Lot 20, Borough of Brooklyn.

Laid over from January 24, 1956 to February 28, 1956, for inspection and decision; hearing closed; applicant to file stipulation as to discontinuance of parking of cars.

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed; then to September 27, 1955, at request of the applicant for information as to possible acquisition on subject site for approach to Throggs Neck Bridge; then to December 13, 1955, for further information as to the acquisition of land, including the subject site in connection with approaches for the proposed Throggs Neck Bridge; then to January 31, 1956, for consideration in relation to proposed Throggs Neck Housing Project; then laid over from January 31, 1956 to February 28, 1956, for further information from the Triborough Bridge Authority as to future roadway.

1170-22-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Shapiro, owner.

SUBJECT—Application reopened June 21, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed change in occupancy from public storage garage to public storage garage, minor auto repairs, brake testing, wheel alignment, car washing office and sales and addition of parking and storage on open portion of lot (previously approved as separate occupancy), also rearrangement of gasoline tanks and pumps are not in accordance with original Board of Standards and Appeals approval Cal. No. 1170-22-BZ.

PREMISES AFFECTED—259-267 Pacific street, north side, 75 ft. west of Smith street and 280 Atlantic avenue, Block 181, Lots 20, 31 and 32, Borough of Brooklyn.

Laid over from January 31, 1956, to February 28, 1956, for inspection and decision; hearing closed.

825-23-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Shapiro, owner.

SUBJECT—Application reopened June 21, 1955 as Vol. I—re Appeal from a decision of the borough superintendent relating to egress.

PREMISES AFFECTED—259-267 Pacific street, north side, 75 ft. west of Smith street and 280 Atlantic avenue, Block 181, Lots 20, 31 and 32, Borough of Brooklyn.

206-47-BZ—Vol. II

APPLICANT—Joshua Brown, for Antonino Coppola, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and local retail district the extension to a cessory building on existing gasoline service station (previously granted by the Board for a term of years, expire September 1958).

PREMISES AFFECTED—167 Olympia boulevard and 2 Kensington avenue, northeast corner, Block 3255, Lot 3, South Beach, Borough of Richmond.

Laid over from January 31, 1956, to February 28, 1956, for inspection and decision; hearing closed.

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88-49-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Herman Flyer, owner (Murray M. Garren, lessee).

SUBJECT—Application reopened April 26, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the change of occupancy from auto laundry, to auto laundry, gasoline service station, motor vehicle repair shop, auto safety inspection station, lubrication, wheel alignment, brake testing and lining, electrical system, adjustment and repair, and sale of auto accessories.

REMISES AFFECTED—88-12 to 88-20 Northern boulevard, southwest corner of 89th street, Block 1436, Lot 6, Jackson Heights, Borough of Queens.

Laid over from January 31, 1956, to February 28, 1956, for inspection and decision; hearing closed.

94-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Potter Brothers, Inc., owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the continued use of an existing factory and storage building for a term of 5 years.

REMISES AFFECTED—150-18 to 150-22 Tahoe street, west side, 170.07 ft. south of Albert road, Block 11556, Lot 23, Ozone Park, Borough of Queens.

Laid over from January 10, 1956, to February 7, 1956, for applicant to submit information as to amount of manufacturing, if any, any machinery, drainage from roof and whether owner has complied with the Board's original resolution; hearing closed; then to February 28, 1956, for inspection and decision.

5-47-BZ

APPLICANT—Gustave Goldman, for Albert Panerallo, owner.

SUBJECT—Application reopened January 10, 1956 for consideration as to extension of term of variance—expired October 20, 1955—re (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change of occupancy from private garage to motor vehicle repair shop, with school yard between intersecting streets, for a term of years.

REMISES AFFECTED—966 4th avenue and 367-369 7th street, northwest corner, Block 696, Lot 39, Borough of Brooklyn.

5-23-BZ—Vol. III

APPLICANT—Henry C. Brucker, for Louis Schneider, owner (Central Garage and Service Station, lessee).

SUBJECT—Application reopened May 25, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district, the change in use of an existing non conforming use as garage, motor vehicle repair shop, auto laundry, sale and display of used cars, welding, painting and spraying, to include additional uses of painting and storage of old clothes for export and storage of 7,000 gals of lubricating oil.

REMISES AFFECTED—64-01 to 64-25 Central avenue and 64-02 to 64-24 Otto road, northeast corner, Block 641, Lot 1, Ridgewood, Borough of Queens.

46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobile Oil Company, owner.

SUBJECT—Application reopened July 12, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district the extension of existing gasoline service station, lubritorium, auto laundry, minor repairs, office and sale of accessories and boiler room, to in-

clude gasoline service station, lubritorium, auto laundry, minor repairs, office and sale of accessories, boiler room, dealers' training room, storage, heater room and parking as accessory to training room.

PREMISES AFFECTED—165-01 to 165-09 Hillside avenue and 87-45 to 87-55 165th street, northeast corner, Block 9837, Lot 13, Jamaica, Borough of Queens.

882-54-BZ

APPLICANT—Gustave Goldman, for John D'Emic, owner.

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under sections 7e, 7i and 7c of the zoning resolution, to permit in a business and residence use district, the proposed change in occupancy from parking lot to automobile testing room, cleaning of cars and storing of equipment, and minor repairs with hand tools only.

PREMISES AFFECTED—867-873 4th avenue and 168-190A 32nd street, southeast corner, Block 681, Lot 6, Borough of Brooklyn.

110-55-BZ

APPLICANT—Philip Freshman and Joseph Platzker, for Harry Field, owner.

SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—635-637 East 12th street, north side, 183 ft. west of Avenue C, Block 395, Lots 43 and 44, Borough of Manhattan.

292-55-BZ

APPLICANT—Burke, Green and Groh, for Karl Schneider, owner.

SUBJECT—Application April 15, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, and minor repairs (hand tools only).

PREMISES AFFECTED—239-11 to 239-19 Jamaica avenue, northwest corner of 240th street, Block 8001, Lot 1, Bellerose, Borough of Queens.

500-55-BZ

APPLICANT—Rudolph C. P. Boehler, for Webb and Knapp Inc., owner.

SUBJECT—Application June 17, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, a drive-in restaurant, kitchen service area, storage room and parking of more than 5 motor vehicles.

PREMISES AFFECTED—80-11 Parsons boulevard, southeast corner of Union turnpike, Block 6853, Lot 20, Jamaica, Borough of Queens.

706-55-BZ

APPLICANT—Charles M. Spindler, for Michael Bove, owner.

SUBJECT—Application September 9, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the proposed use of gasoline service station, auto safety inspection station, minor repairs (hand tools only), lubrication, auto washing, storage, office and sales, and storage of more than 5 motor vehicles.

PREMISES AFFECTED—8825-8911 5th avenue, east side, 108 ft. 7 in. north of 90th street, Block 6067, Lots 7 and 10, Borough of Brooklyn.

746-55-BZ

APPLICANT—Paul Friedman, for Queens Beer Sales, Inc., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the

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erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), office, storage and sale of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.
PREMISES AFFECTED—259-02 to 259-16 Hillside avenue and 84-01 to 84-09 259th street, southeast corner, Block 8789, Lot 31, Floral Park, Borough of Queens.

739-39-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Cromwell Avenue Garage Corp., owner.
SUBJECT—Application reopened December 6, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto repairs, car washing, storage, offices, parking and storage of motor vehicles upon unbuilt upon portion of the plot.
PREMISES AFFECTED—1722-1730 Lexington avenue and 128-130 East 108th street, southwest corner, Block 1635, Lot 56, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 28, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 28, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

943-54-A

APPLICANT—Topps Chewing Gum, Inc., lessee, for Bush Terminal Buildings, Co., owner.
SUBJECT—Application December 1, 1954—re Appeal from a decision of the fire commissioner—panic bolts.
PREMISES AFFECTED—203-269 37th street, north side, 300 ft. west of 3rd avenue, Bush Building No. 1, 4th floor Sec. A and 5th floor Sec. A and B, Block 695, Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 2, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, March 2, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

835-38-SR—Proposed Amendments Relative to Submerged Inlets and Protective Methods to Be Applied to Prevent Contamination of Water Supply.

HARRIS H. MURDOCK, *Chairman.*

MARCH 6, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 6, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

535-37-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Nost-Mont Garage, Inc., owner.
SUBJECT—Application reopened October 18, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7c, 7i, 7h and 7e of the zoning resolution, to permit in a business and residence use district the proposed change of use from a public garage for more than 5 cars, parking of not more than 30 cars, to gasoline service station, public garage, motor vehicle repairs, lubritorium, automatic auto laundry, office and sales, parking and storage of motor vehicles.
PREMISES AFFECTED—958-990 Nostrand avenue and 412-416 Montgomery street, southwest corner and 291-

301 Sullivan place, Block 1305, Lot 40, Borough of Brooklyn.

Laid over from January 24, 1956 to March 6, 1956, for inspection and decision; hearing closed.

446-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Fulton Reid Realty and Holding Corporation, owner.
SUBJECT—Application reopened September 20, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a local retail use district, the extension of the existing structure for use as meat processing, cooler, storage plant, offices and dressing rooms. The proposed extension exceeds the area permitted in a C area district.
PREMISES AFFECTED—70-76 Marion street and 349-359 Reid avenue, southeast corner and 1755-1763 Fulton street, Block 1695, Lots 1 and 4, Borough of Brooklyn.
 Laid over from January 24, 1956, to March 6, 1956, for inspection and decision; hearing closed.

285-55-BZ

APPLICANT—John J. Tricarico, for Nick Pizaaz, owner.
SUBJECT—Application April 7, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, motor vehicle repair shop and to permit the parking and storage of more than 5 motor vehicles.
PREMISES AFFECTED—1777-1783 McDonald avenue east side, 170 ft. 8½ in. north of Avenue P, Block 6608 Lot 64, Borough of Brooklyn.

Laid over from January 24, 1956 to March 6, 1956, for inspection and decision; hearing closed.

260-55-BZ

APPLICANT—Abraham Grossman, for Leonard J. Swanson, owner.
SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from 4 car private garage on first floor to plumbing shop, office and private garage for 2 cars.
PREMISES AFFECTED—37-39 Perry street, north side, 215 ft. 4 in. west of Waverly place, Block 613, Lot 3, Borough of Manhattan.

Laid over from January 31, 1956, to March 6, 1956, for inspection and decision; hearing closed.

457-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Mortimer Linzer and Irving Perelstein, owners.
SUBJECT—Application June 8, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7e of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—163-01 to 163-19 (163-05 of special) Rockaway boulevard, 165-01 to 165-15 146th avenue northeast corner and 165-02 to 165-10 145th drive, Block 13295, Lot 1, Springfield, Borough of Queens.

Laid over from January 31, 1956, to March 6, 1956, for inspection and decision; hearing closed.

572-55-BZ

APPLICANT—Ingram S. Carner, for John Chianello and Guido Mastroianni, owners.
SUBJECT—Application July 12, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the proposed conversion from a private dwelling to a multiple dwelling of class 3 construction.

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PREMISES AFFECTED—39-19 222nd street, east side, 137.33 ft. south of 39th avenue, Block 6340, Lot 127, Bayside, Borough of Queens.

Laid over from January 31, 1956, to March 6, 1956, for inspection and decision; hearing closed.

02-55-BZ

APPLICANT—Paul Friedman, for Edna Greiner, owner.

SUBJECT—Application October 13, 1955—re (decision of the borough superintendent) under sections 7f, 7A and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs (hand tools only), car washing (non-automatic), office, storage and sale of auto accessories, parking of more than 5 cars waiting to be serviced, with proposed show window less than 75 ft. from a residence use district, for a term of 15 years.

PREMISES AFFECTED—219-11 to 219-19 Northern boulevard and 43-32 to 43-38 220th street, northwest corner, Block 6322, Lot 24, Bayside, Borough of Queens.

Laid over from January 31, 1956, to March 6, 1956, for inspection and decision; hearing closed.

069-27-BZ—Vol. III

APPLICANT—Larry Meltzer, for Anna Pillitteri, owner.

SUBJECT—Application reopened June 7, 1955 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the erection and maintenance of an automatic auto laundry, simonize room, boiler room and offices.

PREMISES AFFECTED—6702-6724 New Utrecht avenue and 1501-1511 Ovington avenue (68th street), northwest corner and 6703-6725 15th avenue, Block 5565, Lot 1, Borough of Brooklyn.

Laid over from February 7, 1956, to March 6, 1956, for inspection and decision; hearing closed.

02-29-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Merry Twins, Inc., owner.

SUBJECT—Application reopened May 17, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c, 7f, 7h and 7A of the zoning resolution, to permit in a business and residence use district the proposed extension of present gasoline service station and use of premises as gasoline service station, lubritorium, auto washing, office and sale of accessories, minor repairs (hand tools only) and parking and storage of more than 5 motor vehicles, with curb cuts and sign closer to the residence use district than permitted.

PREMISES AFFECTED—173-02 to 173-16 64th avenue, southeast corner of Fresh Meadow lane, Block 6902, Lot 6, Flushing, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed; applicant to file additional information and engineer to check plan as to total amount of land taken by the city.

052-BZ—Vol. II

APPLICANT—Paul Friedman, for Minnie Berkowitz, owner.

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit in a business and residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only) auto laundry (non-automatic) office, storage and sale of auto accessories, parking for more than 5 cars waiting to be serviced for term of 15 years.

PREMISES AFFECTED—379-389 Kings highway and 153-1763 West 3rd street, northeast corner, Block 6654, Lots 37, 39 and 40, Borough of Brooklyn.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed.

416-54-BZ

APPLICANT—Siegel and Green, for Kollsman Instrument Corp., lessee (Leator Corp., owner).

SUBJECT—Application May 26, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles for patrons and employees (no fee to be charged).

PREMISES AFFECTED—42-61 81st street, west side, 100 ft. north of 45th avenue, Block 1527, Lot 6, Elmhurst, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed.

423-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Epstein, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, high speed auto laundry, lubritorium, body and fender work, welding, incidental repairs, brake testing, wheel alignment, incidental painting and spraying, office and sales, parking of motor vehicles awaiting service with entrances closer to the residence use district than permitted.

PREMISES AFFECTED—70-11 to 70-19 Northern boulevard, and 32-62 to 32-70 71st street, northwest corner, Block 1166, Lot 37, Woodside, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed.

657-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Pietro Ventola, owner.

SUBJECT—Application August 8, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use D area district the extension of restaurant, bar, cabaret, parking of more than 5 cars, and 1 family residence into the residence use district exceeding permissible coverage and without the required rear yard.

PREMISES AFFECTED—1012-1022 Ralph avenue, west side, 80 ft. south of Snyder Avenue, Block 4731, Lot 42, Borough of Brooklyn.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed.

118-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Paul Keller, owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, parking of cars waiting to be serviced, office and sales, storage.

PREMISES AFFECTED—2269-2281 8th avenue and 301 West 122nd street, northwest corner and 242-252 St. Nicholas avenue, Block 1949, Lot 29, Borough of Manhattan.

754-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Mary Gianos, Marie Colonna and Theodore Sagliocca, owners.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), car washing (non automatic), office, storage and sale of auto accessories, and parking of cars waiting to be serviced all for a term of 15 years.

CALENDAR

PREMISES AFFECTED—76-31 to 76-45 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

300-54-BZ

APPLICANT—Enzo Gaspari, for Consiglia Aufiero, owner.
SUBJECT—Application April 16, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use, C area district, the extension of existing commercial building, using more than the area permitted, without the required rear yard.

PREMISES AFFECTED—3222 Ely avenue, east side, 170 ft. north of Burke avenue, Block 4755, Lot 50, Borough of The Bronx.

888-54-BZ

APPLICANT—Abraham Grossman, for 87-25 108th Street Corp., owner.

SUBJECT—Application November 24, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from stable, garage and apartment to existing use of refrigerator storage, servicing and testing.

PREMISES AFFECTED—87-25 108th street, east side, 229.17 ft. south of Jamaica avenue, Block 9298, Lot 62, Richmond Hill, Borough of Queens.

291-55-BZ

APPLICANT—Herman Kron, for L. B. Oil Co., Inc., owner.

SUBJECT—Application April 13, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit partly in an unrestricted and partly in a business use district the erection and maintenance of a storage garage for more than 5 motor vehicles, auto repairs, and gasoline service station.

PREMISES AFFECTED—335-343 Bowery and 2-4 East 3rd street, southeast corner, Block 458, Lot 6, Borough of Manhattan.

513-55-BZ

APPLICANT—Irving P. Marks, for Frank and William Marx, owners (o/u/c—Joseph Skolnik).

SUBJECT—Application June 23, 1955—re (decision of the borough superintendent) under section 7A of the zoning resolution, to permit in an unrestricted use district, the change in occupancy from garage and factory for the manufacture of wooden station wagon bodies, dwelling and stores to gasoline service station, lubricatorium, washing, repair shops, office, parking and storage of more than 5 motor vehicles, with curb cuts and signs less than 75 ft. from the residence use district.

PREMISES AFFECTED—163-171 Clifton place and 314 Franklin avenue, northwest corner, Block 1949, Lot 44, Borough of Brooklyn.

709-55-BZ

APPLICANT—Henry Kohler, for Louis L. Rosenberg, owner.

SUBJECT—Application September 12, 1955—re (decision of the borough superintendent) under sections 21, 7e and 7h of the zoning resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a gasoline service station, sales office, lubricatorium, storage and parking of more than 5 motor vehicles, within the required setback, also the erection of signs within the required setback.

PREMISES AFFECTED—1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 8299, Lots 63-68 inclusive, Borough of Brooklyn.

732-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Tiron Management Corp., owner.

SUBJECT—Application September 19, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—1829-1835 Caton avenue, north side, 105 ft. west of Ocean avenue, Block 5061, Lots 49 and 51, Borough of Brooklyn.

777-55-BZ

APPLICANT—Charles M. Spindler, for Milber Realty Corp., owner.

SUBJECT—Application September 30, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, garage for more than 5 motor vehicles, motor vehicle repair shop, auto safety inspection station, office, sale of auto accessories, lubrication, auto washing.

PREMISES AFFECTED—858-870 Gates avenue, south side, 72 ft. 5 in. east of Reid avenue, Block 1637, Lot 5, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

MARCH 6, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon March 6, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

685-54-A

APPLICANT—Samuel Rosenblum, for Falstaff Realty Inc., owner.

SUBJECT—Application August 12, 1954—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—64-66 Nassau street, east side, 52 ft. 6 in. south of John street, Block 67, Lot 25, Borough of Manhattan.

834-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Fink Umbrella Frame Company, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. I—re Appeal from a decision re an order of the fire commissioner—re dip tank covers, etc.

PREMISES AFFECTED—890-914 Brush avenue, east side, 551.16 ft. south of Bruckner boulevard 2nd floor, Block 5541, Lot 130, Borough of The Bronx.

442-55-A

APPLICANT—Harry L. Alper, for 1913 3rd Avenue, Inc., owner (Bess Mile Shoe Co., Inc., lessee).

SUBJECT—Application June 3, 1955—Appeal from a decision of the borough superintendent—re cellar stairs.

PREMISES AFFECTED—1911-1913 3rd avenue, east side, 60 ft. 7 in. north of East 105th street, Block 1655, Lot 60, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

MARCH 13, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 13, 1956, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

361-52-BZ—Vol. II

APPLICANT—Ingram S. Carner, for LMJ Realty Corporation, owner.

SUBJECT—Application reopened October 11, 1955 as Vol. I—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, garage for more than 5 motor vehicles, motor vehicle repair shop, auto safety inspection station, office, sale of auto accessories, lubrication, auto washing.

CALENDAR

tenance of a gasoline service station, lubritorium, auto washing, minor repairs, sales and storage of auto accessories, storage of more than 5 cars waiting to be serviced with show windows and curb cuts and signs less than 75 ft. from the residence district.

PREMISES AFFECTED—9609-9625 Ditmas avenue and 732-742 Rockaway parkway, northwest corner, Block 8114, Lots 1, 6, 63 and 64, Borough of Brooklyn.

Laid over from January 24, 1956, to March 13, 1956, for inspection and decision; hearing closed; applicant to file revised plan showing the route for the auto laundry, space for cars, etc.

3-55-BZ

APPLICANT—Henry Nordheim, for Rubenstein and Tuttnauer, owners.

SUBJECT—Application February 3, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, and office and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1680 Gun Hill road and 1674 Allerton avenue, intersection of Gun Hill road, Allerton avenue and Lodovick avenue, Block 4539, Lot 1, Borough of The Bronx.

Laid over from February 7, 1956, to March 13, 1956, for inspection and decision; hearing closed.

94-29-BZ—Vol. IV

APPLICANT—Kitzler and Nurick, for Jeanne Frischling, owner (Morey Motors, lessee).

SUBJECT—Application reopened June 7, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a business and residence use district the proposed change in occupancy from auto showroom, simonizing, greasing, washing, auto repairs for more than 5 cars (hand tools only), office and dressing room to auto showroom, simonizing, greasing, washing and auto repairs (hand tools only) for more than 5 cars, and gasoline service station.

PREMISES AFFECTED—5810-5824 Bay parkway and 2177-2183 59th street, northwest corner, Block 5508, Lot 44, Borough of Brooklyn.

60-32-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Anita Albanese, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the proposed change of use from office, parking and storage lot for more than 5 motor vehicles and area 20 ft. x 65 ft. to be used for selling used motor vehicles, to gasoline service station, lubritorium, minor repairs, car washing, office and sales, storage parking, and storage of motor vehicles, with proposed show window and sign less than 75 ft. from residence use district.

PREMISES AFFECTED—9902-9912 4th avenue and 352-360 99th street, southwest corner, Block 6134, Lot 22, Borough of Brooklyn.

3-50-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Patrick Filomio, owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed erection and maintenance of an auto laundry.

PREMISES AFFECTED—3221-3225 Boston road and 3250-3254 Laconia avenue, northeast corner, Block 4614, Lot 22, Borough of The Bronx.

162-53-BZ

APPLICANT—The Horn and Hardart Co., owner.

SUBJECT—Application February 10, 1953—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district the maintenance of 2 existing electric signs at right angle to building projecting more than the permitted distance.

PREMISES AFFECTED—451-457 Lexington avenue and 124-130 East 45th street, southeast corner, Block 1299, Lot 51, Borough of Manhattan.

499-55-BZ

APPLICANT—Robert Gottlieb, for Jacob and Gussie Furman, owners.

SUBJECT—Application June 17, 1955—re (decision of the borough superintendent) under sections 19A and 21 of the zoning resolution, to permit in a business and residence use district the proposed conversion of the existing building from garage to factory use, without the required loading berth, using more than the area permitted.

PREMISES AFFECTED—2927 White Plains road, west side, 125 ft. north of Arnow avenue, Block 4542, Lot 20, Borough of The Bronx.

514-55-BZ

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application June 22, 1955—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a residence and retail use district, the proposed extension of gasoline service station, auto repairs, accessory store, office and dwelling to be used for gasoline station, motor vehicle repair, shop, car washing, greasing, office, accessory store, boiler room and dwelling, with curb cut closer to residence use district than permitted.

PREMISES AFFECTED—78-08 51st avenue and 51-02 Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

515-55-A

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application June 22, 1955—re Appeal from a decision of the borough superintendent—non-fireproof construction—gasoline service station.

PREMISES AFFECTED—78-08 51st avenue and 51-02 Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

624-55-BZ

APPLICANT—Herman Kron, for Oscar and Ethel Gordon, owners.

SUBJECT—Application July 26, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline station, lubritorium, office, auto laundry, minor repairs, parking of cars waiting to be serviced, with ground signs, curb cuts and show windows closer to the residence use district than is permitted.

PREMISES AFFECTED—202-15 Northern boulevard and 43-22 to 43-30 203rd street, northwest corner, Block 6263, Lot 17, Bayside, Borough of Queens.

725-55-BZ

APPLICANT—William Lescaze and Matthew Del Gaudio, for Department of Public Works, City of New York, owner.

SUBJECT—Application September 19, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use district, B area, class 2 height district, the erection of a class 1, 12 story and penthouse building, with proposed building widths outside of the setback lines above the height limit, in excess of permissible dormer widths.

CALENDAR

PREMISES AFFECTED—71-83 Lafayette street, east side, 111-131 Centre street, west side, 20-38 Franklin street, north side and 101-113 White street, south side, entire block, Block 169, Lot 10, Borough of Manhattan.

737-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Weinstein and Abraham Saperstein, owners.

SUBJECT—Application September 20, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a unrestricted and business use district, the proposed change of use from storage of used tires to auto wrecking, buying, selling, processing, sorting and storage of scrap ferrous and no ferrous metals, metal products, used auto parts, torch, truck scale, storage of motor vehicles in open area and one gasoline pump and tank (for accessory use).

PREMISES AFFECTED—289-309 Dewitt avenue and 814-834 Van Sinderen avenue, northwest corner and 709-747 Bank street, Block 3872, Lots 1, 46 and 47, Borough of Brooklyn.

812-55-BZ

APPLICANT—Ingram S. Carner, for LMJ Realty Corp., owner (Shell Oil Company, proposed lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non automatic), office, sales and storage of auto accessories, parking of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—4011-4029 New Utrecht avenue and 4002-4024 10th avenue, northeast corner, and 972-982

40th street, Block 5586, Lots 70, 71, 72, 73 and 75, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 13, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 13, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

540-55-A

APPLICANT—Leonard F. Rothkrug, for 864 Pennsylvania Avenue Corp., owner.

SUBJECT—Application July 1, 1955—re Appeal from a decision of the borough superintendent—review of Borough Superintendent decision re zoning matter.

PREMISES AFFECTED—864-880 Pennsylvania avenue, west side, 95 ft. south of Stanley avenue, Block 4368, Lot 11, Borough of Brooklyn.

2-54-A

APPLICANT—Elias K. Herzog, for Maseral Realty Corp., owner.

SUBJECT—Application January 4, 1954—re Appeal from an order of the fire commissioner and a decision of the borough superintendent—egress.

PREMISES AFFECTED—422-426 East 89th street, south side, 256 ft. east of 1st avenue, Block 1568, Lot 37, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 7, 1956, 10, A.M.

Present: Chairman Murdock, Commissioner Kleinert and Commissioner Keating.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, January 24, 1956, were approved as printed in the Bulletin of January 31, 1956, Vol. 41, No. 5.

1069-27-BZ—Vol. III

APPLICANT—Larry Meltzer, for Anna Pillitteri, owner.

SUBJECT—Application reopened June 7, 1955 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of an automatic auto laundry, simonize room, boiler room and offices.

PREMISES AFFECTED—6702-6724 New Utrecht avenue and 1501-1511 Ovington avenue (68th street), northwest corner and 6703-6725 15th avenue, Block 5565, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings

ACTION OF BOARD—Laid over to March 6, 1956, at 10 A.M. for inspection and decision; hearing closed.

9-28-BZ—Vol. II

APPLICANT—Vincent D. Luongo, for James Miceli and Isidore J. Caminiti, owners.

SUBJECT—Application reopened October 14, 1950 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction of existing gasoline service station, and extension of use to include gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—8131-8155 New Utrecht avenue east side, 242 ft. 5 in. south of 81st street, Block 6314, Lot 112, Borough of Brooklyn.

APPEARANCES—

For Applicant: Vincent D. Luongo and Isidor J. Caminiti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings

ACTION OF BOARD—Laid over to February 15, 1956, at 10 A.M., for applicant to file revised plans showing pump back 15 ft. from building line and curb cut at southern end separate from lumber yard curb cut; hearing previously closed.

512-29-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Merry Twin Inc., owner.

MINUTES

SUBJECT—Application reopened May 17, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7f, 7h, 7A of the zoning resolution, to permit in a business and residence use district, the proposed extension of present gasoline service station and use of premises as gasoline service station, lubritorium, auto washing, office and sale of accessories, minor repairs (hand tools only) and parking and storage of more than 5 motor vehicles, with curb cuts and sign closer to the residence use district than permitted.

PREMISES AFFECTED—173-02 to 173-16 64th avenue, southeast corner of Fresh Meadow lane, Block 6902, Lot 26, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Bernard Sussman.

For Opposition: Henry G. Zielinski.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 6, 1956, at 10 A.M. for inspection and decision; hearing closed; applicant to file additional information and engineer to check plans as to actual amount of land taken by the city and distance from school entrance.

44-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Potter Brothers, Inc., owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution to permit in a residence use district the continued use of an existing factory and storage building for a term of 5 years.

PREMISES AFFECTED—150-18 to 150-22 Tahoe street, west side, 170.07 ft. south of Albert road, Block 11556, Lot 23, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Jeannette W. Brockmann.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 28, 1956, at 10 A.M. for inspection and decision; hearing previously closed.

52-BZ—Vol. II

APPLICANT—Paul Friedman, for Minnie Berkowitz, owner.

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto laundry (non automatic), office, storage and sale of auto accessories, parking for more than 5 cars waiting to be serviced for a term of 15 years.

PREMISES AFFECTED—379-389 Kings Highway and 753-1763 West 3rd street, northeast corner, Block 6654, Lots 37, 39 and 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and Minnie Berkowitz.

For Opposition: Irving M. Kramer, Leo Fluhr, Minnie N. Davidson, B. Longu, Rachel Ende, G. Tristano, Nettie Skolnick, Angelina Massari, Francisco Locovidgina, Josephine Scetta, G. Donadio, William Vaupel, Aleca Albowo, and Joseph M. Rose.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 6, 1956, at 10 A.M. for inspection and decision; hearing closed.

54-BZ

APPLICANT—Kollsman Instrument Corp., lessee, for Lear Corp., owner.

SUBJECT—Application May 26, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking of motor vehicles for patrons and employees (no fee to be charged).

PREMISES AFFECTED—42-61 81st street, west side, 100 ft. north of 45th avenue (Block 1527, Lot 6), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Max Siegel and Admiral Clyde Smith.

For Opposition: Mrs. Grace Bambach, Mrs. A. F. Milton, Mrs. Sevangelou, Mrs. John Norris, Armand Neveux, Joseph Plotino and John Delvac.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 6, 1956, at 10 A.M. for inspection and decision; hearing closed.

73-55-BZ

APPLICANT—Henry Nordheim, for Rubenstein and Tutnauer, owners.

SUBJECT—Application February 3, 1955—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, and office and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1680 Gun Hill road and 1674 Allerton avenue, Intersection of Gun Hill road, Allerton avenue and Lodovick avenue, Block 4539, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: Theresa M. Enright, S. Peter La Rosa and David Farkas.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 13, 1956, at 10 A. M. for inspection and decision; hearing closed..

415-55-BZ

APPLICANT—Burke, Green and Groh, for Martha H. Paltrow and Joseph McElroy, owners (o/u/c Bay Chevrolet, Inc.)

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7h and 7i of the zoning resolution, to permit in a local retail and residence use district, the proposed use of automobile showroom, service of new and used cars and trucks, new and used car conditioning, storage and sale of parts, wheel alignment, lubrication, undercoating, car wash, parking and storage of customers' cars waiting to be serviced, car storage, locker room, tool storage, car polishing, offices, body shop, paint shop, gas pump for owner's use only.

PREMISES AFFECTED—240-02 Northern boulevard, southwest corner of Alameda avenue and 46-02 to 46-12 Hanford street, Block 8167, Lot 1, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh, Carl H. Salminen and Robert Benjamin.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 15, 1956, at 10 A. M. for applicant to file revised plans showing more adequate planting and also showing mapped line of Hanford street; hearing previously closed.

423-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Epstein, owner.

SUBJECT—Application May 25, 1955—(decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, high speed auto laundry, lubritorium, body and fender work, welding, incidental repairs, brake testing, wheel alignment, incidental painting and spraying, office and sales, parking of motor vehicles awaiting service with entrances closer to the residence use district than permitting.

MINUTES

PREMISES AFFECTED—70-11 to 70-19 Northern boulevard, 32-62 to 32-70 71st street, northwest corner, Block 1166, Lot 37, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and W. Epstein.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 6, 1956, at 10 A. M. for inspection and decision; hearing closed.

575-55-BZ

APPLICANT—Goldwater and Flynn, for The Montefiore Hospital for Chronic Diseases, owner.

SUBJECT—Application July 13, 1955—re (decision of the borough superintendent) under sections 7e, 7h and 7i of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, office, motor repairs, storage and parking of motor vehicles.

PREMISES AFFECTED—Block bounded by South side of Gun Hill road, from Tryon avenue to Wayne avenue, Block 3343C, Lot 245, Borough of The Bronx.

APPEARANCES—

For Applicant: Monroe Goldwater, Samuel Rosenblum, L. R. Colman and R. J. McDermott.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OFF BOARD—Laid over to February 21, 1956, at 10 A. M. for applicant to file working drawings showing a different design, planting and complete compliance with Section 21A of the Zoning Resolution; hearing previously closed.

657-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Pietro Ventola, owner.

SUBJECT—Application August 8, 1955—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use D area district, the extension of restaurant, bar, cabaret, parking of more than 5 cars, and 1 family residence into the residence use district exceeding permissible coverage and without the required rear yard.

PREMISES AFFECTED—1012-1022 Ralph avenue, west side, 80 ft. south of Snyder avenue, Block 4731, Lot 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, David S. Reece and Joseph Ventola.
For Opposition: Eugene Gold, Yale Markson, Barbara Nelson, V. Serpico, S. Serpico, H. Hoffberger, S. Cohen, Beatrice T. Mandell, William Weiss, Benjamin Neiman, Rose Grodjinsky, Estelle Fargman, Mary Guzzo, Samuel Katz, Ruth Marcus, T. Cohen, G. Katz and Lena Gerstein.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 6, 1956, at 10 A. M. for inspection and decision; hearing closed.

756-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.

SUBJECT—Application September 6, 1955—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the extension of an existing building used for restaurant, storage and cabaret and to permit parking of patrons' cars.

PREMISES AFFECTED—2640-2660 Ocean parkway, 63-73 Nixon Court, northwest corner and 64-70 Murdock Court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Opposition: Edward Hoffmann, for Park Dept.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 21, 1956, at 10 A. M. for applicant to file revised plans showing reorientation of the kitchen and no cabaret or dancing; hearing previously closed.

757-55-A

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.

SUBJECT—Application September 6, 1955—re Appeal from a decision of the borough superintendent—relating to the proposed use of a portion of a plot within the 30 ft. Ocean parkway setback for the parking of patrons cars and the construction of a driveway entrance accessory thereto.

PREMISES AFFECTED—2640-2660 Ocean parkway and 63-73 Nixon court, northwest corner and 64-70 Murdock court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 21, 1956, at 10 A.M. for revised plans and decision, in conjunction with Cal. 756-55-BZ; hearing previously closed.

950-40-BZ—Vol. I

APPLICANT—Lama, Proskauer and Prober, for Waldwin Holding Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the conversion of occupancy of the basement and 1st story of a residence building to an undertaking establishment.

PREMISES AFFECTED—7610-7614 4th avenue, west side, 50 ft. south of 76th street, Block 5950, Lot 47, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Kleinfert and Commissioner Keating..... 3

Negative: 0

Absent: Deputy Chief Connolly..... 1

THE RESOLUTION (950-40-BZ)

WHEREAS, this application under section 7e of the zoning resolution, permitting in a residence use district for a temporary term, the conversion of occupancy of the basement and first story of a residence building to an undertaking establishment, was granted by the Board April 7, 1942, on certain conditions; and

WHEREAS, the term of variance was extended March 14, 1944 and April 2, 1946; and

WHEREAS, the resolution was amended July 5, 1950; and

WHEREAS, time to complete was extended February 6, 1951 and September 11, 1951; and

WHEREAS, the applicant requested a further extension of the term of variance; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals do hereby amend the resolution adopted on April 2, 1946, which

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extended the term of the variance to April 2, 1951, when it expired and was not renewed by adding thereto:

"... granted under section 7, subdivision c for a term of five years from the date of this amended resolution, to permit the premises to be occupied as proposed and permitted by resolution adopted by the Board on April 7, 1942, and as thereafter amended by resolutions adopted through July 5, 1950, on condition that all requirements of the resolutions so cited shall be complied with; and that all permits required, including a new certificate of occupancy shall be obtained and all work completed within six months from the date of this amended resolution". (Alt. 4709-40; Alt. 4025-49)

950-40-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Waldwin Holding Corporation, owner.

SUBJECT—Application reopened September 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed change of occupancy on the second and attic floors, from dwelling to business use.

PREMISES AFFECTED—7610-7614 4th avenue, west side, 59 ft. south of 76th street, Block 5950, Lot 47, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn as to Vol. II.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating..... 3

Negative: 0

Absent: Deputy Chief Connolly..... 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 13, 1955 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on January 17, 1956 after due notice by publication in the Bulletin; laid over to February 7, 1956, for inspection if necessary, and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 4th avenue, 76th street and 77th street are in a residence use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated April 18, 1955 acting on Alt. Applic. 4025-49, reads:

"2. In a residence use district the proposed change of occupancy on the second and attic floors from dwelling to business use is contrary to Art. II Sec. 3 of the zoning resolution. Note: These premises are subject of a conditional variance by the Board of Standards and Appeals Cal. No. 950-40-BZ granted for two years, which expired March 14th, 1946 with no further extension, but was acted upon by the Board in 1950 to permit an extension of the use to the basement."

WHEREAS, the applicant states that the premises consist of a plot, 90 ft. 4 in. frontage by 120 ft. in depth, irregular, in which is located a 2½ story building of class 4 construction, 50 ft. 4 in. front, 55 ft. 6 in. in depth; that it is proposed to secure a variance for a period of 10 years in order to maintain the present uses of building No. 2 as follows: cellar—boiler room; basement—casket showroom and chapel; 1st floor—funeral home; 2nd floor—lounge, dressing and sitting rooms; attic floor—household storage; and

WHEREAS, the applicant states that the premises are presently developed with two buildings of class 4 construction, each 2½ stories in height, and two buildings of class 3 construction, each one story in height; that building No. 1

has a frontage of 25 ft., a depth of 53 ft., 2½ stories in height, of class 4 construction, and is now being occupied as a one family dwelling; that building No. 2 has a frontage of 50 ft. 4 in., a depth of 55 ft. 6 in., 2¼ stories in height, now occupied as follows: cellar—boiler room; basement—casket showroom and chapel; 1st floor—funeral home; 2nd floor—lounge, sitting and dressing room; attic—household storage; that building No. 3 has a frontage of 20 ft., a depth of 20 ft., one story in height, of class 3 construction, now occupied as a 2-car garage; that building No. 4 has a frontage of 20 ft., a depth of 20 ft., one story in height, of class 3 construction and now being occupied as a storage room; that building No. 1 (not part of appeal) was last altered under Alt. Applic. No. 7096-33; that building No. 2 (building under appeal) was erected as a one family house and altered under Alt. Applic. No. 4709-40 and the Board's variance under Cal. No. 950-40-BZ and Cal. No. 32-42-A; that certificate of occupancy No. 110477 was issued for the following uses: cellar—boiler room; basement—casket showroom and chapel; 1st floor—funeral home; 2nd floor and attic—one family dwelling; that building No. 3 (not part of appeal) was erected under N.B. Applic. 5749-1919 for use as a 2-car garage; and

WHEREAS, the applicant contends that the only change proposed from the legal use occurs on the 2nd floor where the lounge, dressing and sitting rooms are proposed, and in the attic, which is to be used for the storage only of household furniture; that inasmuch as the basement and 1st floor now have a legal commercial use, the mere use of the 2nd floor as a lounge cannot affect the area; that block 5950, lot 44 and block 5951 are developed with clubs also in the residence zone and the proposal will not have any greater effect on 4th avenue than these uses; and

WHEREAS, the legal use referred to by the applicant is based on a variance granted by the Board, as extended this day, for a term of five years under Cal. 950-40-BZ, Vol. I; and

WHEREAS, the applicant states that the present owner has held title to the property since July 6th, 1928; that the assessed valuation of land is \$35,000 and of the building \$31,500 making a total of \$65,000; that the building was erected in 1910; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board after a public hearing was held on this application, and the committee was of the opinion that the further extension of use in the frame building should not be granted, as proposed under appeal 32-42-A—Vol. II.

Resolved, that the application be and it hereby is withdrawn.

32-42-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Waldwin Holding Corporation, owner.

SUBJECT—Application reopened September 13, 1955 as Vol. II—re Appeal from a decision of the borough superintendent relating to frame construction, inadequate floor loads, enclosure and adequacy of exits.

PREMISES AFFECTED—7610-7614 4th avenue, west side, 59 ft. south of 76th street, Block 5950, Lot 47, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating..... 3

Negative: 0

Absent: Deputy Chief Connolly..... 1

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated April 18, 1955 on Alt. Applic. 4025 of 1949, reads:

"1. In a frame building the proposed change of occupancy on the second and attic floors, from dwelling to

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business use is contrary to 4.2.1 of the Administrative Code.

Note:—These premises were the subject of a conditional variance by the Board of Standards and Appeals, Calendar Number 32-42-A for use of a frame building for business use.

"3. The second floor to be good for 100 lbs. live load as per Sec. 7.3.2.2.5 and the attic floor to be good for 120 lbs. live load as per Sec. 7.3.2.3 of Administrative Code.

"4. Provide for second and attic floors properly enclosed and terminated stairs complying with the requirements of Ch. 26-292.0 of Administrative Code of adequate capacity to accommodate 71 persons as per 6.1.3 of Administrative Code."

and

WHEREAS, the applicant states that building is 2½ stories, 36 ft. in height, 50 ft. 4 in. front by 55 ft. 6 in. irregular in depth at street level, 38 ft. front by 40 ft. in depth at second floor level, of class 4 construction, erected 1910, located on a lot 90 ft. 4 in. front by 120 ft. irregular in depth, in a residence use, C area, class 1¼ height district, and used and occupied since 1930 as follows: Cellar—boiler room, no persons; basement—casket showroom and chapel, 25 persons; 1st floor—funeral home, 100 persons; 2nd floor—lounge, sitting and dressing room, 10 persons; 3rd floor—household storage, no persons; and proposed to be used and occupied: cellar—boiler room, no persons; basement—casket showroom and chapel, 25 persons; 1st floor—funeral home 100 persons; 2nd floor—lounge, 10 persons; 3rd floor—household storage, no persons; the building will be provided with one-source sprinkler system in the stairhall; there is one 3 ft. wide interior wood stairs enclosed in partitions of wood lath and plaster equipped with wood doors which are not self-closing; stairhall leads direct to street; there is one fire escape on the rear, extending to yard by stair, with egress to street through side yard; and

WHEREAS, Violation No. 2596 of 1951 was issued for occupying the premises as an undertaking establishment without obtaining a Certificate of Occupancy therefor; and

WHEREAS, undated Certificate of Occupancy No. 110477 issued upon completion of work under Alt. Applic. 4709 of 1940 describes the building as brick and frame funeral home and one-family, two stories, basement and attic, 35 ft. in height and permits the following use and occupancy: cellar—boiler room, number of persons not stated; basement—casket showroom, number of persons not stated; 1st floor—chapel, lounge and sitting room, 50 persons; 2nd floor—one family; this Certificate of Occupancy expired March 14, 1946; and

WHEREAS, the applicant states that the premises are developed with two class four constructed buildings each 2½ stories in height and two class 3 constructed buildings each one story in height; that building No. 1, having a frontage of 25 ft. and a depth of 53 ft., 2½ stories in height of class 4 construction, now used as a one family dwelling; that building No. 2, having a frontage of 50 ft. 4 in. and a depth of 55 ft. 6 in., 2½ stories in height, of class 4 construction, is now used and occupied as follows—cellar—boiler room; basement casket showroom and chapel; 1st floor—funeral home; 2nd floor—lounge, sitting and dressing rooms; attic—household storage; that building No. 3, having a frontage of 20 ft. and a depth of 20 ft., one story in height, of class 3 construction is now used as a two car garage; that building No. 4 having a frontage of 20 ft. and a depth of 20 ft., one story in height, of class 3 construction, is now being used as storage room; that building No. 1, which is not part of this appeal was altered under Alt. Applic. 7096 of 1933; that building No. 2, which is the building under appeal, was erected as a one-family dwelling and altered under Alt. 4709 of 1940, and variance granted by the Board, under Cal. No. 950-40-BZ and Cal. No. 32-42-A and Certificate of Occupancy 110477 issued for the following use: cellar—boiler room, basement—casket showroom, chapel; 1st floor—funeral home; 2nd floor and attic—one family dwelling; that building No. 3, which is not part of this appeal was erected

under N.B. Applic. 5749 of 1919, as a two car garage; and

WHEREAS, the applicant states that it is now proposed to maintain the existing uses of cellar—boiler room, chapel; 1st floor—funeral home; 2nd floor—lounge, sitting and dressing room; and that the only change now proposed from the legal use occurs on the 2nd floor where the lounge, dressing and sitting rooms are proposed and in the attic which will now be used for household furniture storage; and

WHEREAS, the applicant contends as to Objection No. 1, issued by the borough superintendent, that as the existing frame building has a legal commercial use, the use of the second floor as a lounge and the attic for household furniture storage will not increase the hazard, and will result in a safer condition by removing the one-family dwelling from the attic; and as to Objection No. 3, that the present floor beams of the second floor have a live load capacity of 40 lbs. and as the use of the floor will never exceed ten persons, with less furniture than a dwelling, the present floor will not ever be over-stressed; that the storage of household effects in the attic would not exceed the 40 lb. allowable live load; and

WHEREAS, the applicant contends as to Objection No. 4, that the present stairs and the exits are legal for the basement and first floor; that the second floor will have an occupancy of ten and the exits can now be had through one interior 3 ft. wide stairs and a 5 ft. wide exterior iron stairs exiting to the yard and thence to street; that the attic is now served by the 3 ft. wide interior stair and will not have any permanent occupancy; that, in addition, it is proposed to install a one-source sprinkler system in the stairhall of the first, second and attic stories, thereby increasing the safety of the entire building; and

WHEREAS, the premises was inspected by a committee of the Board, in conjunction with application under Cal. No. 950-40-BZ, Vol. II; and the committee found that the appeal should not be granted to extend the use further in a frame building; and

WHEREAS, the use of the premises as permitted under a variance granted under Cal. No. 950-40-BZ—Vol. I, has been extended by amendment adopted this day, for a term of five years.

Resolved, that the appeal be and it hereby is *withdrawn*

482-48-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Upper N. Y. Garage Inc., owner.

SUBJECT—Application reopened February 15, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in business and residence use district, the maintenance of a garage for more than 5 motor vehicles, repair shop for motor vehicles (hand tools only).

PREMISES AFFECTED—4342-4344 Broadway and 649 651 West 185th street, northeast corner, Block 2167, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem and John Tomassi.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinfert and Commissioner Keating.....

Negative:

Absent: Deputy Chief Connolly

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on February 15, 1955 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on February 7, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and West 185th street are in business and residence use, B area, class 1¼ height districts

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Broadway is in a business use, B area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated January 20, 1955 acting on Alt. Applic. 1827-54, reads:

"1. A garage for more than 5 motor vehicles and repair shop for motor vehicles—hand tools, no body or fender work, located partially within a Business Use District and partially within a Residence Use District, constitutes an extension of a non-conforming use and is therefore contrary to Art. II P. 3 and P. 4, Zoning Resolution."

and
WHEREAS, the applicant states that the premises consist of a plot, 64 ft. 5⅞ in. frontage by 177 ft. 1⅝ in. in depth, on which is located a one and two story building of class 3 construction, 64 ft. 5⅞ in. front, 177 ft. 1⅝ in. in depth; that it is proposed to maintain premises for use as garage for more than five motor vehicles and repair shop for motor vehicles (hand tools only); and

WHEREAS, the applicant contends that the instant premises have been used as a garage for more than five motor vehicles since 1916; that the two story portion faces on Broadway while the remainder sets in a steep hill making the entrance to 2nd floor on the 185th street front; that the remaining rear portion is one story in height also part of the garage for more than five motor vehicles; that the Board is requested to permit a walled off area in the one story building 35 ft. by 40 ft. to be used as a motor vehicle repair shop with hand tools mainly; that the work will consist of motor work, brakes, batteries and ignition work; that there will be no body or fender work; that there will be no noise or nuisance as the number of cars worked on will be two at a time; that the floor at this part of the building runs into the hill, making a quieter condition; that the proposed operators of this repair shop are well known for their work in this neighborhood and after searching all over this area, this place was the only place they could find; that the granting of this application will be a convenience to the patrons in the vicinity and there will be no nuisance created; and

WHEREAS, the applicant states that the present owner has held title to the property since April 1, 1954; that the assessed valuation of land is \$45,000 and of the building \$80,000 making a total of \$125,000; that the building was erected in 1916; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Sections 7e and 7i, for a term of five years, to permit a portion of the premises toward the east on the second floor, to be occupied for motor vehicle repairing of a minor nature with hand tools only, with an opening to West 185th street, as shown on plans filed with this application marked "Received January 24, 1955," 3 sheets on condition that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the requirements of the resolution adopted under Cal. No. 482-48-BZ—Vol. I, shall be complied with, consistent with the terms of the resolution adopted this day, under Volume II; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required, including a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

35-49-BZ—Vol. II

APPLICANT—Leonard A. Swarthe, for Krekor and Pauline Selian, owners.

SUBJECT—Application reopened May 3, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7e, 7f and 7i of the zoning resolution, to permit

in a business use district, the proposed extension of an existing gasoline and oil service station previously granted by the Board under Cal. No. 135-49-BZ.

PREMISES AFFECTED—1773 East Gun Hill road, north side, 125 ft. east of Wickham avenue, Block 4806, Lot 44, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard A. Swarthe.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinfert and Commissioner Keating..... 3

Negative: 0

Absent: Deputy Chief Connolly..... 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on May 3, 1955, subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on February 7, 1956, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East Gun Hill road are in a business use, D area and Class ½ height district; Wickham avenue is in business and residence use, D area and Class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 2, 1955, acting on Alt. App. 159/55 reads:

"1. In a Business use district the proposed extension of a Gasoline Service Station, previously granted by the Board of Standards and Appeals Cal. 135-49-BZ is contrary to Sect. 4 of the Zon. Res. and the above Resolution of the Board."

and

WHEREAS, the applicant states the premises consist of a plot 50 ft. front by 100 ft. in depth on which is located gasoline and oil service station, office, storage and parking of more than five motor vehicles; that it is requested permission be given for a term of 15 years to erect an additional building, install two additional underground gasoline storage tanks, 500 gallons each, install two additional gasoline dispensing pumps and to use the additional building as an office, auto repair shop, storage of parts, also for use of a lubritorium, auto laundry and for the parking of more than 5 cars; the applicant also requests an illuminated sign on the face of the building and a brand sign on a post standard; and

WHEREAS, the applicant states that up to November 28, 1938 subject site was in an unrestricted use, A area, Class 1½ height district which was changed on July 20, 1947 to business use, D area, Class ½ height district; and

WHEREAS, the applicant further states that up to February 28, 1950 the site consisted of a 16 ft. by 18 ft. 1-story wood building in front of the lot and a 19 ft. by 34 ft. 1-story metal building on the rear west side; that these premises were occupied as an auto-welding, auto-body and fender works and an ignition shop; that on February 28, 1950, the Board under Cal. 135-49-BZ granted a variance under Section 7f, permitting for a term of fifteen years the following: erection of a 12 ft. by 18 ft. 1-story masonry building for use as an office; demolition of the 16 ft. by 18 ft. 1-story wood building; enclosure of the then existing 19 ft. by 34 ft. 1-story metal building with masonry; installation of two underground gasoline storage tanks and two dispensing pumps and for the premises to be occupied as a gas and oil service station, office, storage of parts and parking of more than 5 cars; that due to financial difficulties the owner could not enclose the metal building with masonry, so on July 15, 1952 the Board amended the resolution to permit the demolition of said metal building; and

Whereas, the applicant further states that after the amendment of the resolution by the Board, the then owner, Mr.

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Frank Marinaccio, could not secure a sufficient amount of business to improve the property and on May 6, 1954, he sold the property to Kregor and Pauline Selian; that the new owners inherited a Department of Building's Violation #C-650/53 (which supersedes C2109-51) for "occupying the premises as a gasoline and oil service station without a certificate of occupancy", although all work was performed as stipulated in the Board's resolutions of February 28, 1950, February 6, 1951, July 15, 1952 and July 28, 1953, no certificate of occupancy was obtained; that a certificate of occupancy #15699 was obtained on February 2, 1955; that Application 159/55 was filed with the Department of Buildings on February 21, 1955 and objection of the borough superintendent was issued March 2, 1955, on which the present application is based; that the subject site is situated in a section of low swampy ground surrounded by Givan's Creek at some distance from existing residential or business development; that many of the streets are mapped but not cut through as yet; that all established enterprises surrounding the site under appeal are legal occupancies of former unrestricted use district and thus are of non-conforming use; that to the east of the site is an auto-wrecker's yard, to the west and north is a cinder yard and in the same block are blacksmith, stone and cinder block-yard and a second-hand tire place; that opposite the site to the south are other gas stations; that the assessed valuation of the said real estate in 1950 prior to the variance granted by the Board was: Land, \$1,000; Building, \$500; the present assessed valuation is: Land, \$3,000; Building \$4,500; Total \$7,500; and

WHEREAS, the applicant states the present owner has held title to the property since May 6, 1954; that the assessed valuation of the land is \$3000 and of buildings, \$4,500, making a total of \$7,500; that the building was erected September 26, 1951; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 28, 1950, as amended by resolutions adopted through July 15, 1952, by adding thereto:

"that the term of this variance may be extended for fifteen years from the date of this amended resolution; that under section 7i for a similar term, there may be erected on the premises an additional building for lubrication and motor vehicle repairing, as proposed and as indicated on plans filed with this application, marked "Received March 13, 1955", 3 sheets, on condition that such building shall be of the size, location and construction proposed; that two additional gasoline pumps of an approved low type may be installed, located not nearer than 15 feet to the street building line; that two additional 550 gallon approved gasoline storage tanks may be installed as proposed; that an illuminated sign on the face of the accessory building may be permitted, precluding all roof signs and temporary signs, but permitting the erection within the building line of a post standard for supporting a sign, which may be illuminated advertising only the brand of gasoline on sale, which sign may extend beyond the building line for a distance of not over 4 feet; and, under section 7h, to permit for a similar term the parking of more than five cars, provided such parking does not interfere with the servicing of the station; that in all other respects where not inconsistent with this amended resolution, the requirements of the resolution above cited shall be complied with; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

402-52-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Edward Lehr, owner.

SUBJECT—Application reopened June 21, 1955 as Vol. II —re (decision of the borough superintendent) under sec-

tions 7e, 7f, 7h and 7i of the zoning resolutions, to permit in a business and residence use district, the erection and maintenance of a building to be used as auto safety inspection station, motor vehicle repair shop and 21 one car garages, also proposed extension to existing building partly in a business and partly in a residence use district for use as auto showroom, in conjunction with existing uses of gasoline service station, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage for more than 5 motor vehicles and outdoor sale and display of more than 5 motor vehicles on the unbuilt upon portion of the lot as granted by the Board under Cal. No. 402-52-BZ.

PREMISES AFFECTED—572-590 Wyckoff avenue and 1444-1460 Hancock street, southeast corner and 407-413 Weirfield street, Block 3400, Lot 46, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Keating..... 3

Negative: 0

Absent: Deputy Chief Connolly..... 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 21, 1955 subject to regular procedure, to consider new uses; and

WHEREAS, a public hearing was held on this application on February 7, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Weirfield street and Hancock street are in business and residence use, C area, class 1 height districts; Wyckoff avenue is in business and unrestricted use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 10, 1955 acting on N.B. Applic. No. 965-55, reads:

"1. Proposed building to be used as auto safety inspection station, motor vehicle repair shop, and one car garages on a plot located partly in a business and partly in a residence use district, and now used as a gasoline service station, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage for more than 5 motor vehicles, and outdoor sale and display of more than 5 new and used cars, granted under Calendar # 402-52-BZ is contrary to Article II, Section 3 and 4(a) (15) (29) and (46) of the Zoning Resolution."

and

WHEREAS, the decision of the borough superintendent, dated November 15, 1955 acting on Alt. Applic. No. 3532-55, reads:

"1. Proposed extension to building, on premises partly in Business and partly in Residence Zone, to be used for auto showroom in conjunction with existing gasoline service station, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only; and parking and storage for more than 5 motor vehicles and outdoor sale and display of more than 5 motor vehicles on vacant portion of lot, granted under Cal. # 402-52-BZ and in conjunction with proposed auto safety inspection station, motor vehicle repair shop and one car garages, which is now pending before the Bd of Standards and Appeals, is contrary to Article II, P 3 and P. 4a, subsection 15, 29 and 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 160 ft. frontage by 178 ft. 8 $\frac{7}{8}$ in. in depth, irregular, on which is located a gasoline service station; and

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WHEREAS, the applicant states that the site consists of a plot of ground with a frontage of 160 ft. on Wyckoff avenue and a depth of 178 ft. 8 $\frac{7}{8}$ in. along Hancock street; that the plot also extends to Weirfield street with a frontage of 83 ft. 9 $\frac{1}{4}$ in. on that street; that this plot was the subject of a conditional variance granted by the Board under Cal. No. 402-52-BZ; that under that application the Board permitted the construction of a gas station on the Wyckoff avenue frontage and permitted the southerly portion to be used for the parking and storage of motor vehicles; that this work was completed and certificate of occupancy No. 138642 was issued on March 18, 1954; that it is now proposed to construct a "U"-shaped building along the perimeter of the parking area which will be used principally as a series of 21 one-car garages, and a portion of the building along Weirfield street (28 ft. by 52 ft. 6 in.) will be used as an auto safety inspection station and motor vehicle repair shop for the type of repairs required by the State Auto inspection law; that these repairs will include brake testing, wheel alignment and engine and electrical repairs and adjustments to meet state inspection regulations; that it is also proposed to construct a one story extension, 63 ft. by 88 ft., irregular, to present accessory building to be used as an auto showroom; that this extension will have a plate glass and face brick facade and will be located entirely within the business use portion of the plot; that the use of this extension is in itself a permissible one in this use district, but since it is proposed in conjunction with the existing gas station accessory building, it technically violates the zoning resolution; that it is also proposed to provide a new overhead door in the rear of one bay of the present accessory building; and

WHEREAS, the applicant further states that the central portion of present parking space, enclosed by the U-shaped building will remain for parking and storage; that all doors and entrances to the proposed garages and repair shop will face the central open parking area; that there will be no door or window openings of any kind to either street nor will there be any door or window openings to either street or any openings on the rear lot line; that since there is now a 5 ft. 6 in. high masonry fence wall along both Hancock street and Weirfield street, the only change in appearance on these streets will be adding about 4 or 5 feet of masonry on top of the present wall; that the proposed auto showroom together with present accessory building will form an enclosure around the central parking area except for an aisle for ingress and egress; there will be no change in the servicing facilities and no additional curb cuts installed; and

WHEREAS, the applicant states the entire site was zoned unrestricted up until July 1, 1924, at which time the use zoning was changed to its present designation; that when the previous application was filed the property consisted of two tax lots, 46 and 51; that when the gas station was constructed, the Tax Department consolidated the property into a single lot, No. 46; and

WHEREAS, the applicant contends that since all the openings in the proposed garage and repair shop building will face the interior of the lot, the proposal cannot adversely affect surrounding property; that actually the building will provide a masonry fence wall along the south lot line in lieu of the present wire fence and will tend to further isolate the use of the property from the surrounding areas; that the proposed auto showroom will enhance the appearance of the site and provide an additional screen around the uses on the rear of the plot; and

WHEREAS, the applicant states the present owner has held title to the property since January 26, 1946; that the assessed valuation of the land is \$51,000 and of the building \$13,500 making a total of \$64,500; that the building was erected March 2, 1954; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board,

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 18, 1952 adding thereto:

"that in the event the owner desires to construct an additional building as an automobile showroom and an

additional building for automobile safety inspection as well as additional single car garages, as now proposed and as shown on plans filed with this application marked, "Received May 20, 1955" (2 sheets), "November 22, 1955" (2 sheets) and "February 2, 1956" (one sheet), such additional buildings and uses may be permitted under Sections 7e and 7i, within the term as specified in the resolution as adopted November 18, 1952 on condition that the requirements of such resolution shall be complied with where not inconsistent with the terms of this amended resolution; that no additional entrances to Weirfield street, Hancock street or Wyckoff avenue shall be constructed; that all permits shall be obtained and all work completed and a Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution."

796-52-BZ—Vol. II

APPLICANT—Max Ehrlich, for Swire Building Corporation, owner.

SUBJECT—Application reopened May 3, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use E-1 area district, the maintenance of an existing building without the required 10 foot setback from the building line.

PREMISES AFFECTED—191-193 Irwin street, northeast corner of Oriental boulevard, Block 7517, Lot 992, Borough of Brooklyn.

APPEARANCES—

For Applicant: Max Ehrlich.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Keating..... 3

Negative: 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on May 3, 1955 subject to regular procedure, for re-hearing, based on alleged new facts; and

WHEREAS, a public hearing was held on this application on February 7, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Irwin street and Oriental boulevard are in a residence use, E-1 area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 3, 1955 acting on N.B. Applic. 951-52, reads:

"23. Proposed bldg. located within an E-1 district, requires a setback of at least 10 ft. from bldg. line on Oriental Blvd. as per Art. 4 Sec. 15-A, Subdivision (e) of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage by 108 ft. in depth, on which is located a one story residence of class 3 construction; that it is proposed to maintain existing building without the full required setback from building line; and

WHEREAS, the applicant states that the following changes in zoning were made affecting the property since July 25, 1916: prior thereto—use, business; area, E; on December 14, 1934 the changes were—use, residential; area, F; on July 31, 1944 the changes were—area, E-1; and

WHEREAS, the applicant states that he is the owner of the property situated on the northeast corner of Irwin street and Oriental boulevard, in dimensions 40 ft. in width, front and read by 108 ft. in depth, the frontage of 40 ft. and entrance being on Irwin street and the side on Oriental boulevard; that the subject premises are part of a larger tract, 220 ft. in width by 108 ft. in depth, upon which he erected six "ranch type" homes; that the plot was accordingly divided therefore into six parcels, of which five parcels

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are 36 ft. in width and the 6th, the corner and subject parcel, being 40 ft. in width; that prior to August 1, 1952 application was made for the erection, upon the entire plot, of six 1-family ranch type dwellings, which included the subject plot, and plans were accordingly filed in the building department and approved; that he thereupon proceeded with the erection of the building and had substantially completed the same, and had completed the corner building on subject plot to the extent of 80% on September 30, 1952, when he entered into a contract for the sale of the corner building for the sum of \$35,000; that pursuant to the terms of said contract, and as a condition thereof, the purchaser requested that a porch be built in the rear which necessitated that 4 additional feet be acquired in the rear of the subject premises, increasing the depth thereof to 112 ft.; that an amended plan was filed, and at the time of the filing of this amended plan, the building had been 90% completed at an expense of \$30,000; that after the filing of the amended plan for construction of the rear porch, he was then informed for the first time by the borough superintendent that the building came within 7 ft. of Oriental boulevard in violation of subdivision D of section 15A of the zoning resolution, which then required that the distance be 15 ft., later amended on or about October 15, 1952 to 10 feet., and the borough superintendent revoked said permit on October 10, 1952; that on November 10, 1952 application was made before the Board under section 21 for a variance and permission to maintain the existing building because of the practical difficulties and undue and unnecessary hardship in the way of carrying out the strict provisions of the resolution; and

WHEREAS, the applicant further states that the architect erred in locating the building 10 ft. from Oriental boulevard when the requirement was 15 ft.; that later this was amended to 10 ft.; that the surveyor, one of the oldest and best respected firms in Brooklyn, in fixing the markings for the foundation placed two marks and the foundation contractor then erred in pouring the foundation by taking the mark nearest to the line instead of the mark farthest away from the line; that if the foundation contractor had properly taken the mark farthest away from the line, the situation would have been entirely different and there would have been compliance; that the Dime Savings bank, one of the largest and most respected in Brooklyn, who made the building loan and the advances, in checking on the progress of the building, also failed to note that the building was within 7 ft. instead of 10 ft. from Oriental boulevard; that when this matter was presented to the Board, in hearing, it was stated that the building was 5 ft. 10 in. from Oriental boulevard; that this statement was in error and it will be seen from an examination of the survey that this error arose from mistaking the figure of 5 ft. 10 in. (right rear of the subject plot in the survey) which is the elevation figure, for the figure showing the setback from Oriental boulevard; that the Chairman caught the error in the course of the hearing; that the distance back from Oriental boulevard is 6 ft. 10½ in. at the front; that the significant thing about this matter is that no one directly concerned and no one in the community or neighborhood at any time raised any objection to the erection of the subject building nor made any claim that applicant approached within the 10 ft. wide yard requirement as to Oriental boulevard, nor did anyone at any time call attention to any violations of the zoning resolution; that the reason such claim was never raised theretofore was the obvious one that the difference of approximately 3 ft. is slight and an observer, unless his attention were directly called to the fact, would not be aware of it; that the Board denied the application; and

WHEREAS, the applicant contends that there are now new facts and new conditions which are submitted as the basis for this application; that as previously stated, the original plans called for the erection of a porch on the subject plot which necessitated extending the plot the depth of 112 ft. and the acquisition of 4 additional feet; that said porch has since been removed and the plot reduced to 108 ft., the same depth as the other and adjoining plots on the original tract; that furthermore, the dimensions of the building, which were formerly 24 ft. 8 in. in width by 79 ft. 4 in. in depth,

are now 24 ft. 8 in. in width by 63 ft. 11½ in. in depth; that the granting of a variance will not cause any prejudice to neighboring property owners and will not be detrimental to the spirit and purpose of the resolution; that there is no claim that the builder acted willfully, arbitrarily or fraudulently; that there was ample room on the plot originally acquired to erect the building without the slightest degree encroaching upon the zoning resolution and there was ample time when the foundations were poured and the corner building was in the course of construction to make any correction if any violation or encroachment had been called to the builder's attention; that there was ample space and land to make such correction, and in fact, as to the five adjoining dwellings erected by him, they all exceed the legal requirements; that the buildings erected by him which includes the corner building, in every respect and detail conform, comply and are in harmony with the general residential character and requirements of the community; that this is further substantiated by the fact that the subject building was under contract of sale for \$35,000 but that as a result of the revocation of the permit and the various proceedings, the contract has since been rescinded by the purchaser and the deposit thereon and damages returned by the builder; that this is not a proceeding where it is sought to make a change from one type of building to another; that using the block diagram as a guide, giving the location of the owners of the property within a radius of 500 ft., he has obtained the consent in writing of approximately 75% of such property owners to the maintenance of the existing building; and

WHEREAS, the applicant states that the present owner has held title to the property since July 25, 1952; that the assessed valuation of land is \$5,000 and the building \$18,000 making a total of \$23,000; that the building was erected in 1952; and

WHEREAS, contrary to applicant's statement as to the prior hearing that there were no objections raised, the fact is that a brief in opposition was filed prior to the hearing on March 3, 1952, by Manhattan Beach Community Group, Inc., and Evelyn Bass in behalf of owner of lot 986 in the site block 7517; and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board; and

WHEREAS, under Volume I, the application for a variance under Section 21, for reduction of setback was denied, due to objection of adjoining owners and other reasons and the denial was upheld by the Court under Swire Building Corporation vs. the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 as to area to permit the reduction in width of the setback along Oriental boulevard, as shown on plans filed with this application marked, "Received March 31, 1955" (4 sheets) and "February 3, 1956" (one sheet) *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed and a Certificate of Occupancy obtained within six months from the date of this resolution.

220-55-BZ

APPLICANT—Albert Melniker, for Annie Epstein, Margaret Pfuhler, owners (Sun Oil Co., lessee).

SUBJECT—Application March 22, 1955—re (decision of the borough superintendent) under sections 7A, 7e, 7f, and 7i of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage, sale of accessories and office, with a curb cut nearer the residence use district than is permitted for a term of 15 years.

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PREMISES AFFECTED—470 Castleton avenue and 65 Ridgewood place, southeast corner, Block 130, Lot #1, West Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: G. B. Brown and Gertrude Brown.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3

Absent: Deputy Chief Connolly..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 1, 1955 after due notice by publication in the Bulletin; then laid over, date to be set; for inspection and decision; hearing closed; then set for hearing February 7, 1956, and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in retail and residence use, D area, class ¾ height districts; Castleton avenue is in a retail use, D area, class ¾ height district; Ridgewood place is in retail and residence use, D area, class ¾ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 11, 1955 acting on N.B. Applic. 1070-53, reads:

"1. Proposed use of premises as a gas service station, lubritorium, car washing, sale of accessories and minor motor vehicle repairs with hand tools, on a plot located partly in a residence and partly in a retail use district is contrary to Section 3 and Section 4A of the Building Zone Resolution.

2. Proposed curb cut on Ridegwood Place is within 75' of a residence use district which is contrary to Section 7A."

WHEREAS, the applicant states that the premises consist of a plot, 101.42 ft. frontage by 115.44 ft. in depth, irregular, presently vacant; that it is proposed to erect and maintain a building 45 ft. 6 in. in front, 28 ft. 4 in. in depth, 15 ft. in height, to be used as gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, with curb cut nearer the residence use district than is permitted; and

WHEREAS, the applicant states that the business use was changed to retail use on January 21, 1942; that C area was changed to D area on August 2, 1943 and that the residence use portion was changed from C area to E area on August 1943; and

WHEREAS, the applicant contends that the proposed building for a gas station, lubritorium, car wash, sale of accessories and minor motor vehicle repairs, with hand tools, will be a decided asset to this location; that the building has been designed in a traditional manner in order to conform with the general character of the area to the west of the proposed station; that the location of the building in relation to the lot is one that does not obstruct the corner and one which tends to fit into the surroundings; that the general development of the Castleton avenue area west of Ridgewood place and the surrounding vicinity has in recent years required more facilities for the handling of additional motor vehicles; that the increased population to be handled in this general area justifies the need for this proposed station; and

WHEREAS, the applicant states that the site in question is under option to purchase by the Sun Oil company which option expires July 31, 1955; that the Sun Oil company has for many years been an operator of service stations; that a tire store immediately to the west of this proposed location has been located there for many years and is a common type of business; that within the 500 ft. radius, an auto showroom and repair shop has been located for a period of years; that it is proposed to keep a residential character and not to have a detrimental effect on the adjacent residential areas; that the variance to section 7f, if granted, shall be for a stated number of years and if the Board is

favorably inclined, that said variance be for not less than 15 years; that the total cost of the proposed building and property will represent an expenditure of approximately \$45,000; that the amortization and depreciation of this amount over a period of less than 15 years would present a difficult financial burden but with a 15 year term, the owner could make an equitable arrangement with a lending institution; and

WHEREAS, the applicant states that the present owner has held title to the property since 1941; that the assessed valuation of land is \$41,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions A, c, f and i of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 1070/53, Objection No. 1, be and it hereby is affirmed and that the application be and it hereby is denied.

Adjourned: 12:45 P. M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 7, 1956, 2 P. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating.

661-46-A—Vol. II

APPLICANT—Herman E. Horwood, for W. A. & W. O. Kaiser Inc., owners.

SUBJECT—Application reopened June 14, 1955 as Vol. II —re Appeal from a decision of the borough superintendent —re means of egress.

PREMISES AFFECTED—412-414 Avenue of the Americas (6th), east side, 43 ft. 8 in. south of West 9th street, Block 572, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connolly..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 9, 1955, repeated in a decision of the Borough Superintendent dated November 4, 1955, on Alt. Applic. 539/55, reads:

"1. Provide two legal means of egress from all floors including cellar and 1st floor.

A fire escape is not acceptable as a means of egress in a factory bldg. over five (5) stories high."

and

WHEREAS, the applicant states the building is 7 stories, 78 ft. 2 in. in height, 39 ft. 11 in. front, by 77 ft. 6 in. in depth, of fireproof construction, erected 1902, located on a lot 39 ft. 11 in. by 77 ft. 6 in. in depth, in a restricted retail use, C area, 1¼ height district, and used and occupied since 1902, without a Certificate of Occupancy, as follows: Celler—boiler room and storage, no persons; 1st floor and mezzanine—retail druggist, 12 persons; 2nd floor—dentist's office and upholstering, 7 persons; 3rd floor—bookbinder, 2 persons; 4th floor—plaster picture frames, 5 persons; 5th floor—bookbinder, 10 persons; 6th floor—manufacturing artificial flowers, 30 persons; 7th floor—cutting dresses, 2 persons; and proposed to be used and occupied as follows—cellar—boiler room and storage, no persons; 1st floor and mezzanine—retail druggist, 12 persons; 2nd floor—dentist's

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office and manufacturing similar to the existing type, 35 persons; 3rd to 7th floors inclusive—factory use similar to the present type use, number of occupants proposed not stated; the building is equipped with a dry standpipe system throughout and a dry sprinkler system in the cellar; there is an approved interior fire alarm system and regular monthly fire drills are maintained; there is one interior 33 and 35 in. wide steel stairs with slate treads enclosed in fireproof block partitions, equipped with fireproof self-closing doors, and leading from roof bulkhead direct to street, and one fire escape on the rear extending to roof by stair, with egress from its lower termination across the one story extension adjoining; window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, the applicant contends the primary means of egress is a fireproof enclosed stairway from cellar to roof bulkhead, with fireproof doors at all openings, and the second means of egress is a fire escape on the rear from second floor to roof, with fireproof self-closing doors on the course thereof; that on the second floor there is a stair connecting across the open court to the fire escape balcony of the adjoining premises to the north, with egress into plain glass windows of the adjoining building, or across a one story roof to drop ladder leading to West 9th Street; that the fire escape was subject to Violation #9991 of 1943, and was dismissed after receipt of a letter from the Fire Department stating that their records showed acceptance of same by the State Department of Labor September 14, 1915; that this fire escape is the same as existed at the time appeal was granted by the Board under Cal. No. 661-46-A; that the first story store is occupied by a retail druggist with lunch counter with egress to the street independent of the exit from the interior stairway; that the cellar is used as a boiler room and storage of stock for the druggist and lunch counter concession, with no persons regularly employed in cellar; that the cellar is provided with a dry sprinkler system with siamese connections; that in addition to the main exit stairway, which extends to the cellar with a fireproof self-closing door at the bottom, there is a fireproof stairway at the rear leading up to the drug store enclosed at the first story in fireproof blocks equipped with a fireproof self-closing door at the top and egress therefrom is through the open store direct to street; and

WHEREAS, the applicant contends that the present occupancy is very light and in view of the previous approval of the rear exit by the State Department of Labor in 1915 and the City department having jurisdiction at that time, and as the cellar and first floor, since, were also acceptable, and since the objection is now made only due to the amendment of the Labor Law in 1947, and since there are no persons regularly employed within the cellar, it is requested that a variance be granted and that the future occupancy be limited to the capacity of the primary means of egress; and

WHEREAS, the record in Fire Department folder 6A-412.01 has been consulted; and

WHEREAS, the plans filed under Cal. No. 661-46-A show the rear fire escape as it was found to exist upon recent inspection; that the windows at the rear of the building along the course of the fire escape have shutters and are also glazed with fire glass; that a court of the building adjoining to the east of considerable size directly behind the building under appeal provides a larger area for dissemination of smoke in case of fire; and

WHEREAS, the premises were inspected by a Committee of the Board which found that the condition should be permitted to continue and that it is impractical to require an additional stair.

Resolved, that the decision of the Borough Superintendent dated May 9, 1955, and repeated November 4, 1955, on Alt. Applic. 539/55, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the primary means of exit and the exterior fire escape at the rear, with proper ladder location, with access across the one story extension of the adjoining property to 9th Street; and to permit the exits from the cellar as shown on plans filed with this appeal marked, "Received May 20, 1955" (4 sheets)

on condition that no manufacturing shall be carried on in the cellar; that the means of exit from the cellar as shown shall be maintained; that such exits from the first floor shall be maintained as proposed and as shown on such plans; that the fire escape at the rear of this building shall be made structurally safe and to the satisfaction of the Fire Commissioner; that the standpipe system, cellar, dry sprinkler system and fire alarm with connection to Fire Headquarters through a central station, and fire drills shall be maintained in accordance with the requirements therefor and to the satisfaction of the Fire Commissioner; that the number of occupants per floor shall be limited to the capacity of the primary means of egress; that such fire-fighting equipment shall be installed as the Fire Commissioner shall require; and that in all other respects the building and occupancy shall comply with the Labor Law and all other laws, rules and regulations applicable thereto.

324-51-A

APPLICANT—LeGrand Chemical Corp., lessee, for Bush Terminal Company, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance which expired February 2, 1956—re Appeal from an order of the Fire Commissioner; previously granted on condition.

PREMISES AFFECTED—101-111 (103 displayed) 50th street, northeast corner, of 1st avenue, Block 780, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Victor P. Nacht.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 7, 1951, on certain conditions; and

WHEREAS, the term of variance was extended on February 2, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 7, 1951, as thereafter *amended* by resolutions adopted through February 2, 1954, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted for a term of two years from the date of this *amended* resolution, to permit; and maintained to the satisfaction of the Fire Commissioner, in connection with Fire Department Order #299112 LC and new Order #10179 dated January 18, 1954, Folder #573131 and in all other respects, the requirements of the resolutions above cited, shall be complied with."

776-52-A—Vol. III

APPLICANT—Norman Lederer and Leonard Joseph, for Joseph Zellinger, owner.

SUBJECT—Application for consideration—reopening as to amendment as to include construction of floor and foundation of porch—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—660 Grassmere terrace, east side, 95 ft. north of New Haven avenue, Block 253, Lot 33, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer.

For Administration: Samuel L. Becker, Dep't of Buildings

ACTION OF BOARD—Application reopened and resolution amended.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Keating 3
Negative 0
Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on October 18, 1955, certain conditions; and
WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution dated October 18, 1955, by adding thereto:

"that the addition consisting of a covered porch as hereinbefore permitted may rest on a concrete slab 12 in. above grade and that the extension to the rear room may remain as a window; that in all other respects the resolution above referred to shall be complied with; that such construction as herein permitted shall be in accordance with plans marked "Received January 11, 1956," (1 sheet), as acted on by the Borough Superintendent under Alteration 2803/55 under date of December 4, 1955 and maintained to the satisfaction of the Borough Superintendent."

158-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Co., owner.

SUBJECT—Application reopened December 20, 1955 and restored to docket—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur E. Cooney and Julius Eckmann.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, and Commissioner Keating 3
Negative 0
Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 18, 1954 on Alt. Applic. 1183/53, reads:

"Repeat Obj. 4 & 5—

4. A fire escape is not acceptable as a required means of egress in a factory bldg. over 5 stories high.

5. If a fire escape is accepted by the Bd. of Stds. and Appeals—provide proper egress to street from termination at the 2nd floor."

and

WHEREAS, the applicant states that the building is six stories, 74 ft. 6 in. in height, 25 ft. by 90 ft. in area at 1st floor, 25 ft. by 82 ft. 6 in. in area at typical floor, of class 3 construction, erected 1868, located on a lot 25 ft. by 100 ft. 5 in. in area, in a restricted retail use, B area, class 2 height district, and used and occupied since 1908 for manufacturing use with the specific use and occupancy of each floor being as follows: cellar, since July 1953—boiler room, storage and blueprinting; 1st floor, since December 1953—retail store and office; 2nd floor, since November 1953—office and photostating; 3rd floor, since August 1953—office and drafting room; 4th floor, since July 1952—office and drafting room; 5th floor, vacant since April 1953, formerly part office and part vacant; 6th floor, since April 1954—office; and proposed to be used and occupied as follows: cellar—boiler room, storage and blueprinting—17 persons; 1st floor—retail store and office, 45 persons; 2nd floor—office and photostating, 30 persons; 3rd floor—office and drafting room, 30 persons; 4th floor—office and drafting room, 30 persons; 5th floor—office and photostating, 30 persons; 6th floor—office, 30 persons; that the building is provided with an interior fire alarm system and regular monthly fire drills are maintained; that

there is one 3 ft. 8 in. wide interior wood stairs enclosed in partitions of wood studs with gypsum block fill, wire lath and plaster, equipped with kalamein, self-closing doors, and one fire escape on the rear extending to roof by stairs with egress from its lower termination to adjoining building, which egress was the subject of action by the Board under Cal. No. 251-19-S; and

WHEREAS, the applicant has included as a basis of this appeal a decision of the Fire Commissioner dated February 26, 1954, reading as follows:

"In answer to your request for permission to permit smoking in certain sections of the above mentioned premises, occupied as a factory building by one tenant, you are hereby informed that this department is without power to grant your request which is therefore denied."

and

WHEREAS, violation No. 4084-53 was issued June 9, 1953 for occupying the premises as a factory without approved plans or permit from the department of housing and buildings, and for failing to provide the required two means of egress for the tenants of each floor; and

WHEREAS, violation No. 8289-53 was issued October 7, 1953 for erecting a luminous ceiling composed of plastic fabric which had not been approved by the Board of Standards and Appeals, and without filing an alteration application or permit with the Borough Superintendent; and

WHEREAS, violation No. 9455 was issued November 17, 1953 for erecting a luminous ceiling composed of plaster fabric which had not been approved by the Board and contains the note "permit has been filed for luminous ceiling but plastic fabric has not been approved"; and

WHEREAS, the applicant states that the building was erected under N.B. Applic. 857 of 1868 as a four story dwelling and altered to a six story loft building for factory use under Alt. Applic. 277 of 1908, and again slightly altered under Alt. Applic. 264 of 1911 for manufacturing and sale of linens and laces, and was continuously occupied on the cellar, 1st, 2nd and 3rd floors for this use until June, 1953, when the remaining floors were leased to others, principally custom tailors, up to 1953; that since June 1953 the present owner has occupied the cellar, 1st and 2nd floors for his own use and rented the upper floors, as indicated on forms filed with this appeal; and

WHEREAS, the applicant states that under Cal. No. 215-19-S the Board granted a variance approving the present primary stair construction and the rear fire escape party balcony connecting to No. 5 East 47th street at the 2nd floor; and

WHEREAS, the applicant contends that under Cal. No. 1021-21-S mutual consent of the owners for use of this party balcony was filed with the Board under date of March 7, 1921, marked received October 26, 1921; and

WHEREAS, the applicant contends that the proposed use is not ordinarily hazardous; that the present actual factory processes are wet processes; that the proposed number of occupants is far below the number permitted by section 278 of the labor law; that the occupants proposed for the cellar space include messengers who are rarely present at the same time during working hours; that the gross usable floor space, after deducting shafts, toilets, etc., is 1355 sq. ft. average; that in addition to the primary stair there is a private stair from cellar to 3rd floor leading to the 1st floor store; that in emergency this stair would receive primary stair traffic from the cellar and upper floors; that due to physical limitations due to the narrow building width, the installation of a second labor law stair would infringe on work space of the lessees and of the owner to the extent of 20% and would constitute an undue hardship which would be particularly aggravated in the 1st floor space, which is now only 13 ft. wide gross for two thirds of its depth; that due to the limitations of the size of the rear yard and the story heights (14 ft. 9 in. to 11 ft. 7 in.), it is physically impossible to comply with section 271 of the labor law by installing an exterior stairway of proper dimensions; that the balcony providing access from the lower termination of the fire

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escape to the adjoining fireproof building at No. 5 East 47th street, as previously accepted by the Board, is now being maintained; that the greatest travel to this balcony is 4 stories down from the 6th floor; that the occupancy of each floor will continue to be limited to one tenant; and

WHEREAS, the applicant contends that as to the decision of the Fire Commissioner, the areas involved are the cellar, 1st and 2nd floors, which will be used by the owner; that permission is requested to smoke in these areas, as follows: cellar, rest rooms and toilets; that these areas are enclosed in masonry partitions, equipped with kalamein doors and have ceramic tile floors on concrete and wire mesh and plaster ceilings, and are mechanically vented to the outer air; that permission is also requested for smoking in the office section at the rear of the 1st floor store used in conjunction with the main office on the 2nd floor by one person; that permission is requested for smoking on the entire 2nd floor used as private and general offices and as photostating space; that walls of this area are masonry, stair partitions are fire retarded and masonry filled, and other partitions are stud and plaster; that the ceiling is wire mesh and plaster on joists; that the floor in the office is asphalt tile and in the photostat room Ferroxtroweled oil and acid resistant plastic; that office furniture, filing cabinets, etc., are metal; that the owner will supply all necessary individual and general receptacles for the use of smokers in type, number and location as directed by the Fire Commissioner, in addition to all necessary warning signs and portable fire extinguishing equipment required; and

WHEREAS, the applicant further contends that in view of the lack of hazard involved in the spaces defined and the fact that smoking is accepted generally in these spaces and this appeal is required only due to tenant's partial factory use in restricted areas separated from the office spaces in question, and in view of the practical difficulties and the human element involved in enforcing no smoking regulations against personnel not ordinarily subject to such regulations, it is requested that a variation be granted from the decision of the Fire Commissioner subject to the conditions described herein; and

WHEREAS, on May 13, 1919 under Cal. No. 251-19-S, the Board made a variation from the requirements of the labor law as cited in an order of the Fire Commissioner, dated June 15, 1918 requiring the enclosure of the interior stairway with fire resisting material from cellar to 3 ft. above the roof, on condition that all wood frame and trim be removed from the existing stair enclosure and replaced with construction similar to the then existing fire resisting partition; that the plain glass windows in the 2nd story be removed and filled in with kalamein panels; that the wire glass windows be reinforced with metal muntins on both sides bolted through the glass so as to reduce the area of the panes to 360 sq. in.; that the existing wood doors be replaced by kalamein covered doors and that a galvanized iron skylight with double-screened plain glass and ridge ventilator be installed in the roof over the stairway enclosure; and

WHEREAS, under Cal. No. 251-19-S the building was described as having an exterior fire escape extending from the yard to the roof with fireproof windows along the course of the fire escape and egress to the 2nd story of the adjoining building and through the adjoining yard; and

WHEREAS, under Cal. No. 1021-21-S, the Board, in acting on an application relating to No. 5 East 47th street, Manhattan, accepted the rear egress from that building so long as party wall fire escape is in force between the adjoining owners and as long as conditions remain substantially unchanged, and this egress is described as to the party wall fire escape at 2nd story to No. 7 and thence by stairway to the yard of No. 9, the door to the balcony of this fire escape on the 2nd floor being less than 2 ft. 6 in. in width and not self-closing; and

WHEREAS, this action by the Board under Cal. No. 1021-21-S was reaffirmed by the Board June 21, 1932 in acting under Cal. 398-27-S relating to No. 5 East 47th street, Manhattan; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 1183-53, Objections 4 and 5, and that the appeal be and it hereby is *granted*, to permit the continuance of the fire escape as a second means of exit and to permit such fire escape to be used in common with the building at 5 East 47th street, Cal. No. 692-55-A; that the means of exit from the rear fire escape to the street may be through each of the buildings as proposed, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto.

399-55-A

APPLICANT—Joseph Tanenbaum, for Solgus Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—43-25 and 43-29 Bell boulevard, east side, 78.4 ft. north of Northern boulevard, Block 6300, Lot 6 (formerly Lots 6, 7, 39 and part of Lot 38, Bayside, Borough of Queens).

APPEARANCES—

For Applicant: Joseph Trapani.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Keating 3

Negative 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 26, 1955, certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 26, 1955, only so far as it refers to the requirement that a sprinkler system be installed throughout the buildings, so that as *amended* this portion of the resolution shall read:

"that such fire-fighting equipment, including the extension of the sprinkler system through the basement and first floor shall be constructed and maintained, in accordance with the requirements of the Code and to the satisfaction of the Fire Commissioner." (Alt. 1435/53)

692-55-A

APPLICANT—Julius Eckmann, for Estate of Isabelle C. Hoffman (Pauline H. Rosenberg, Executor), owner.

SUBJECT—Application August 3, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—5 East 47th street, north side, 150 ft. east of 5th avenue, Block 1283, Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: Julius Eckmann and Arthur E. Cooney.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Keating 3

Negative 0

Absent: Deputy Chief Connolly 1

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THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 27, 1955, on Alt. App. 1097/55, reads:

"1. Secondary means of egress from all floors including cellar fails to comply with Sec. 270 Labor Law."

and
WHEREAS, the applicant states the buildings is 7 stories, 80.10 ft. in height, 25 ft. front by 92 ft. in depth at street level; 25 ft. front by 87.6 ft. in depth at typical floor level, of fireproof construction, erected in 1915 on a lot 25 ft. front by 100.5 ft. in depth, now in a restricted retail use, B area, Class 2 height district; used and occupied since 1915: Cellar—storage of stock in connection with retail store on 1st floor; 1st floor—store, 13 persons; 2nd floor—photostats, 7 persons, 3rd floor—offices, 21 persons; 4th floor—woolens, 20 persons; 5th floor—jeweler, 11 persons; 6th and 7th floors—tailor, 8 and 9 persons, respectively. The building is provided with an interior alarm system and regular monthly fire drills are maintained. There is one interior 3 ft. 8 in. wide steel and concrete stairs, enclosed in 6 in. terra cotta, equipped with fireproof, self-closing doors which leads from roof bulkhead direct to street and a 45 degree fire escape at rear, extended to roof by stair and connecting at 2nd floor balcony to balcony of #7 East 47th street, which building is the subject of an application before the Board under Cal. No. 158-54-A; and

WHEREAS, Certificate of Occupancy #15195 issued April 26, 1929, to an existing building then located in a business use district permits the following use and occupancy: Cellar—storage; 1st floor—store; 2nd floor—tailor; 3rd floor—dressmaking; 4th floor—dressmaking; 5th floor—tailor; 6th floor—tailor; 7th floor—photostudio, and restricts the industrial occupancy above the first floor to light needlework trades as permitted by the Board of Standards and Appeals under Cal. No. 398-27-S; and

WHEREAS, Violation #6480 was issued by the Borough Superintendent December 27, 1954, for failing to provide legal second means of exit from all floors including cellar, as required by law; and

WHEREAS, the owner was convicted and sentence suspended in the Magistrate's Court July 22, 1955, on charge of Violation of the Labor Law; and

WHEREAS, the applicant states the building was erected in 1915 and has been used under approved Certificate of Occupancy #15195 and under the resolutions adopted by the Board under Cal. No. 1021-21-S and Cal. No. 398-27-S; that the exits consist of one steel, 3 ft. 8 in. wide stair, enclosed in 6 in. terra cotta partitions, extending from 1st floor to roof bulkhead; and 45° fire escape with treads 24 in. wide at rear of building with fireproof windows on course thereof, which connects at 2nd floor balcony to that of rear fire escape of #7 East 47th street, adjoining to east; that these two buildings have had connecting balconies at the 2nd floor since 1921 under mutual consent and approved by the Board under Cals. No. 1021-21-S and No. 251-17-S; and

WHEREAS, the applicant contends the use is not hazardous consisting of tailors, jeweler, woolen merchant, photostat (wet process) and offices. There is only one tenant per floor; that the number of persons above the first is small and adds up to only 28% of the capacity of primary means of egress; that in the cellar there is no boiler room as building is supplied by the New York Steam Corporation; that the cellar is used only as a stockroom for the store and is provided with a fireproof enclosed stair to the store; that at the front is an engineers ladder to sidewalk in the sidewalk vault; that the building has an average usable floor area of 1606 sq.ft. per floor and due to the narrowness of building and the party wall bearing construction there is insufficient floor area to provide an additional enclosed stair plus the incidental access space and it is therefore requested that the Board accept the existing fireproof enclosed stair and the rear 45° fire escape as adequate for the number of occupants; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 1097/55, Objection No. 1 and that the appeal be and it hereby is *granted*, to permit the continuance of the fire escape as a second means of exit and to permit such fire escape to be used in common with the building at 7 East 47th street, Cal. No. 158-54-A; that the means of exit from the rear fire escape to the street may be through each of the buildings as proposed, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto.

994-54-A

APPLICANT—Sidney Daub, for 125 Fifth Avenue Corp., owner.

SUBJECT—Application December 27, 1954—re Appeal from a decision of the borough superintendent, re egress.

PREMISES AFFECTED—7-9 West 18th street, north side, 184 ft. 4 in. west of 5th avenue, Block 820, Lot 33, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating..... 3

Negative 0

Absent: Deputy Chief Connolly..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 27, 1954, acting on Alt. App. 1235/54, reads:

"1. Provide two (2) legal means of egress for all tenants all floors including the cellar, in compliance with Sect. 271 of the Labor Law.

A fire escape in a factory bldg. over 5 stories high is not acceptable as a second means of egress."

and

WHEREAS, the applicant states the building is 9 stories, 122 ft. in height, 50 ft. 8 in. front by 92 ft. deep at street level, 50 ft. 8 in. by 84 ft. in area at typical floor level, of fireproof construction, erected in 1896 on a lot 50 ft. 8 in. front by 92 ft. in depth, in an unrestricted use, B area, Class 2 height district; used and occupied since prior to 1915 as follows: Cellar—boiler room and plastic storage, 2 persons; 1st floor—offices and sale of plastics, 10 persons; 2nd floor—manufacturing metal handbag frames, 15 persons; 3d floor—sale and cutting of men's shirts, 5 persons; 4th floor—manufacturing children's wear, 30 persons; 5th floor—union offices, 50 persons; 6th floor—cutting cloth, 5 persons; 7th floor—printing, 15 persons; 8th floor—manufacturing luggage, 15 persons; 9th floor—manufacturing lighters, 30 persons. No change in use or occupancy is now proposed. Building is provided with an approved standpipe system fed by a 3500 gallon reserve gravity tank and a one-source sprinkler system throughout. There is one 3 ft. wide fireproof stairs, fireproof enclosed, equipped with fireproof, self-closing doors, leading from roof bulkhead direct to street and one fire escape at rear extending to roof by stair and to yard by counterbalanced stair with egress to street through open court; window and door openings on course of fire escape are fireproof, self-closing; and

WHEREAS, Violation #547 was issued August 10, 1954, for not providing two legal means of egress for all tenants from all floors including cellar, as required by Section 271 of the Labor Law; and

WHEREAS, the applicant states fire escape at rear is provided with 4 ft. wide party-wall balconies connecting to adjoining building at 3-5 West 18th street with 22 in. wide and 45° stairs from 2nd to 9th stories and 45° stairway to roof of adjacent easterly building and 45 degrees counterbalanced stairway from 2nd floor to yards of adjoining buildings with egress by open court to West 19th street; that the balconies and stairways have 5 ft. high rail-

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ings on the outside and 3 ft. high railings on the inside; that the balconies are located at floor level with 3 ft. 8 in. wide fireproof, self-closing doors; that these fire escapes were accepted by the Labor Department July 18, 1916 and by the Board of Standards and Appeals under Cal. No. 215-16-A relating to adjoining building at #3-5 West 18th street; and

WHEREAS, the applicant states the cellar and first floor will not be used for manufacturing and will be occupied by one tenant for the storage of plastic cloth in cellar and for offices and sales thereof on the 1st story; that exits from the cellar consist of a 3 ft. wide steel stairway at west side, leading to the 1st floor with fireproof enclosure at cellar and fireproof self-closing door thereto; that at the east wall of cellar is a 3 ft. 8 in. wide horizontal exit leading to #3-5 West 18th street, occupied by the same tenant, equipped with 3-hour fireproof automatic sliding door and 1½ hour fireproof, self-closing swing door at each side of opening; that from the boiler room is a fireproof, self-closing door to cellar proper and in addition an engineer's wrought iron ladder leading to a 2 ft. by 2 ft. steel hinged trap door in sidewalk which it is proposed to provide with an easy opening device and no locking devices will be provided on either side of this opening and the door will be provided with a latch on the inside which will be released by the opening device; and

WHEREAS, the applicant contends the entire building is equipped with an automatic wet type approved sprinkler system, supplied by a 5,000 gallon gravity tank 50 feet above the roof, installed and approved by the New York City Fire Department January 21, 1953; that the building contains a 4-inch standpipe system supplied by a 5,000 gallon wood gravity tank with 3,500 gallon reserve; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 1235-54, Objection No. One and that the appeal be and it hereby is *granted, on condition* that the existing exits from the building shall be maintained as proposed and as indicated on plans filed with this appeal marked, "Received December 27, 1954" (9 sheets), "January 25, 1956" (one sheet) and "February 3, 1956" (one sheet); that the exits shown from all stories shall be maintained; and, in addition, that the fire escape at the rear, used in common with the adjoining building, shall have the counterbalanced ladder re-constructed as shown on revised plans marked, "Received February 3, 1956" (one sheet); that the exit from such counterbalanced ladder shall be through the driveway to West 19th street; that the gates at the end of such driveway shall be openable at all times while the building under appeal is open for business; that the standpipe and one-source sprinkler system shall be maintained in accordance with the requirements therefor and to the satisfaction of the Fire Commissioner; that the fire escape and the new proposed counterbalanced stair shall be made structurally safe; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and shall not be increased in height or area.

124-55-A

APPLICANT—National Gypsum Co., owner.

SUBJECT—Application February 10, 1955—re Appeal from a decision of the first commissioner relating to the use of a heating device not of a type approved by the Board.

PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.

APPEARANCES—

For Applicant: E. W. Zammiller and Gerald Roth.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Keating..... 3

Negative: 0

Absent: Deputy Chief Connolly..... 1

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated January 18, 1955, reads:

"This will acknowledge receipt of your communication of January 12th, wherein you make application for approval of the Struthers Wells Corporation oil heating unit.

You are advised that the provisions of the Charter require that all materials and appliances to be used within a building insofar as the Fire Department has regulatory control must be approved by the Board of Standards and Appeals.

Therefore, your application for approval by this department is denied."

and

WHEREAS, the applicant states that the premises consist of a lot fronting 1,000 ft. irregular by approximately 1,000 ft. in depth, located in an unrestricted use district, used as a plant for the manufacture of gypsum products and upon which plot the building in question, one story 20 ft. in height, 36 ft. by 20 ft. in area has been erected to house the heater in question; and

WHEREAS, the applicant states that in connection with the proposed expansion of its plant, designed to increase production capacity in order to meet the acute demand for construction materials in New York City it is proposed to install a Struthers Wells oil heating unit to utilize improvements in its processes using heat transfer oil circulated through a continuous system of piping to a specially constructed vessel where it is used to heat indirectly the gypsum contained in such vessel to a temperature of 350°F; and

WHEREAS, the applicant contends that inability to use the Struthers Wells unit, which is the subject of this appeal, and upon which the entire new calcining process depends would prevent the company meeting building requirements in this area and the company would suffer a severe loss of its large investment in the special equipment designed to be heated by the Struthers Wells unit; and

WHEREAS, the applicant states that the Struthers Wells heater is located in an unattached fireproof structure and consists essentially of a refractory lined shell in which is arranged tubular piping through which oil is circulated; that the heater is fired from the floor by four burners and there is no direct flame impingement upon the tubular piping; that the heated oil is transferred by pumps to vessels located in a nearby building and returned to the heater by a continuous closed system of piping so arranged about the heated vessels in the separate building that maximum heat can be indirectly applied by the circulating oil to the gypsum rock within the vessels; and

WHEREAS, the applicant states that the heaters will be fired by National Air Oil Burners No. Cp 40, as approved by the Board under Cal. No. 185-29-SA and the burner operation will be supervised by a Brown-Protecto-Flow, Model W, 124A Combustion safeguard; that the Struthers Wells heater is manufactured to ASME and National Board Standards and is labeled with National Board No. 7456 and Hartford No. 8433; and

WHEREAS, the applicant states that in addition to the automatic control systems which the Struthers Wells unit is equipped a steam smothering system has been installed in the structure in which the heater is situated; and

WHEREAS, the applicant states that the oil circulated in the closed system of piping is manufactured by the Socony Vacuum Company especially for use in heat transfer units such as herein proposed and has an open cup flash point of 355°F; and

WHEREAS, the applicant contends that heat transfer oil units similar in design to the one herein proposed have been

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manufactured by the Struthers Wells Corporation for ten years and over five hundred units have been installed throughout the country and there is not a single instance in which a permit has been refused for an installation of the unit; and there is no known report of any accident involving property damage or personal injury caused by a Struthers Wells heat transfer oil unit; and

WHEREAS, the applicant states that it has in operation three other Struthers Wells units in other plants outside of New York City utilizing a similar calcining process and has not experienced any difficulty in the operation of such units which it considers to be non-hazardous; and

WHEREAS, the applicant states that the Struthers-Wells unit installed on the premises in question is a type "CV" heater as more fully described in Struthers Wells catalogue Bulletin C-45 page 7, a copy of which has been filed with this appeal.

Resolved, that the decision of the Fire Commissioner dated January 18, 1955, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* to permit the continuance of the Struthers Wells Corporation oil heating unit, even though not approved by the Board for general use in New York City, *on condition* that the existing steam smothering system shall be maintained to the satisfaction of the Fire Commissioner; that there shall be a device to shut off the burners of the heater in the event of stoppage of the oil flow or drop in pressure; that an alarm, as proposed, shall be maintained to give warning in the event of leakage of heat transfer oil; that the pipes carrying the oil shall be encased, as proposed, between buildings; that the legs of the heaters shall be protected with concrete, as proposed; that such pipes shall lead to a safe place outside of the building so that such oil may be conducted through a drainage system to a slop tank in the event of leakage; that the system shall be maintained under these requirements and to the satisfaction of the Fire Commissioner; that in the room containing the Holo-flite Calciner, the present protection by means of automatic Ansul dry powder system shall be maintained and, in addition, a water system as proposed shall be maintained to provide secondary fire protection; that the heater room shall be separated from the adjacent boiler room by a fire wall of brick, with the opening in such wall protected by an approved fire door; that the floor of the heating room shall be maintained approximately two feet below the boiler room floor, with a curb around the balance of the heater room to retain any oil that may leak from the heater, and which in the event of leakage shall flow into the pit as heretofore provided for and connected to a slop tank, all as shown and as proposed on plans filed with this appeal marked, "Received February 10, 1955" (one sheet), "November 4, 1955" (11 sheets) and "February 3, 1956" (5 sheets); that this system shall be used in connection with the oil storage system as permitted this day under Cal. No. 310-55-A; and that nothing in this resolution shall be construed as constituting an approval by this Board for the Struthers Wells Corporation oil heating unit for general use through New York City.

310-55-A

APPLICANT—National Gypsum Co., owner.

SUBJECT—Application April 13, 1955—re Appeal from a decision of the fire commissioner relating to the installation of an above ground tank for the storage of 600,000 gallons of fuel oil.

PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.

APPEARANCES—

For Applicant: E. W. Zaunmiller and Gerald Roth.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, the applicant states the premises consist of an irregular shaped plot 1,000 ft. front by 1,000 ft. in depth, in an unrestricted use district, used and occupied for the manufacturing of gypsum products; and

WHEREAS, the decision of the Fire Commissioner, dated March 18, 1955, reads:

"In reply to your letter of March 14, 1955 re approval for the proposed installation of a 600,000 gallon oil tank at the above location, please be advised that such approval cannot be granted as such an installation is in violation of Rule 6.4 of the Oil Burner Rules.

Rule 6.4 of the Oil Burner Rules of the Board of Standards and Appeals limits the maximum capacity of outside tanks to 100,000 gallons with the additional proviso that the surrounding dyke has a capacity of 1½ times the tank capacity and that such dyke shall not extend upward more than ¼ of the tank height when tank height exceeds 16 feet."

and

WHEREAS, the applicant states the Fire Commissioner's decision is based on the fact that Rule 6.4 of the Oil Burner Rules of the Board limit the maximum capacity of above ground storage tanks to 100,000 gallons; and

WHEREAS, the applicant states it has undertaken an expansion program to increase the capacity of the plant and in connection therewith the proposed oil storage tank is necessary to store an adequate supply of oil at a reasonable cost for the expanded plant operation; and

WHEREAS, the application contends that the property in the neighborhood of the plant is devoted entirely to industrial use and there are no residential buildings within one-half mile of the plant; that the nearest industrial building other than the applicant's plant is about 150 yards from the site of the Struthers Wells heating unit proposed to be installed under Cal. No. 124-55-A and about 200 yards from the site of the proposed 600,000 gallon fuel oil storage tank which is the subject of this appeal; and

WHEREAS, the applicant contends that due to the expansion program at the Bronx plant the consumption of fuel oil has increased to the point where the existing six 20,000 gallon fuel oil storage tanks are inadequate to support current operations, and in the event of a strike or a delay in obtaining a supply of fuel oil, the manufacturing operations would be required to cease; that at the present time, because of limited oil storage facilities, oil must be delivered by truck; that the installation of the proposed tank will enable bulk delivery from tankers docked at the plant pier on the East River; and

WHEREAS, the applicant contends that the site for the proposed site has been recently acquired by it for that purpose; that it is not possible to install an underground tank of the required capacity as the sub-surface of the site is saturated with sea water which would corrode any underground installation, and when the oil level of an underground tank on the site would be low there is a tendency for the tank to float; and

WHEREAS, the applicant states that as the grade of the proposed site is but two feet above normal mean high water a coffer-dam would have to be constructed to permit the installation of an underground tank at great expense; that the proposed tank will be located adjacent to the East River on land which has a lower elevation than the land which surrounds it on all sides except on that side facing the river; that the applicant's plant buildings located to the east of the proposed tank will be separated from the tank by a natural elevated bank six feet higher than the surface of the land upon which the tank will be located; that the nearest structure to the north of the tank is a warehouse which is more than one-quarter of a mile from the tank location; that there is a gradual incline of more than three feet between the proposed tanks site and the warehouse; that to the west of the proposed tank there are sidings of the New York, New Haven and Hartford Railroad, the nearest of which is about 100 ft. from the tank; that these sidings are on land more than one foot higher than the site of the

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proposed tank and thus in the event oil escaped from the tank and the proposed dike, the only direction to which the oil could flow would be toward the river; and

WHEREAS, the applicant states that the oil will be transferred from the tanker at the plant dock to a pipe which will run along the pier and then underground directly to the tank, that the only outlet from the tank will be connection to the six existing 20,000 gallon underground tanks and the oil will be fed into the plant operation through an existing system of piping connecting to the six existing tanks; that the dike proposed to surround the tank will be designed to hold one and one-half times the maximum capacity of the tank; that the tank will be constructed to the satisfaction of the Board and to the Fire Department in all respects; that the oil stored, which will be No. 6 fuel oil of a low sulphur content possessing a flash point of 220 degrees and a viscosity of 183 at 122° temperature.

Resolved, that the Order of the Fire Commissioner dated March 18, 1955, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the installation of six 20,000 gallon oil tanks at the location proposed and as shown on plans filed with this appeal marked, "Received November 4, 1955" (8 sheets) *on condition* that the plate steel dyke as proposed shall be maintained with a capacity of one and one-half times the tank capacity and maintained to the satisfaction of the Fire Commissioner and used in conjunction with the equipment permission for the use of which has been granted this day under Cal. No. 124-55-A; that, as proposed, the oil to these tanks shall be transferred from a tanker at the plant's dock, with pipe running along the pier and underground directly to the tanks above; that such oil shall be of No. 6 crude oil of low sulphur content with flash point not over 220 degrees; that the fire protection for such oil shall be as shown on plans above referred to and maintained to the satisfaction of the Fire Commissioner; and that such oil in such storage tanks may also be used for other purposes in connection with oil burners used in the plant.

1012-55-A

APPLICANT—Samuel Rosenblum, for Ace Associates, Inc., owner.

SUBJECT—Application December 23, 1955—Appeal from a decision of the borough superintendent, re egress.

PREMISES AFFECTED—434-438 Avenue of the Americas (126-130 6th Avenue) and 70 West 10th street, south-east corner, Block 573, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and William Halpern.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Keating..... 3

Negative 0

Absent: Deputy Chief Connolly..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated December 15, 1955, acting on Alt. App. 1859/55 reads:

"1. Provide 2 legal means of egress from cellar as per # 271, Labor Law.

2. Provide secondary means of egress from 2nd to 6th floors as per #271 Labor Law. (A fire escape is not acceptable as a legal means of egress)."

and

WHEREAS, the applicant states the building is 6 stories, 71 feet in height, 65 ft. 1½ in. front by 78 ft. 6 in. in depth, of Class 3 construction, erected in 1894, now located in a local retail use, B area, Class 1½ height district; used and occupied since prior to 1913: Cellar—boiler room and tenants' storage, 2 persons; 1st floor—stores and U. S. post office, 50 persons; 2nd floor—manufacturing moulded products, 5 persons; 3d floor—manufacturing candy, 12 persons; 4th floor—plating, 6 persons; 5th floor—manufacturing blouses, 38 persons; 6th floor—manufacturing clothing, 75 persons, for which use no certificate of occupancy has been

issued. The building is provided throughout with a one-source approved sprinkler system and approved interior fire alarm system; regular monthly fire drills are not maintained. There is one interior 4 ft. 3 in. wide wood stairs, enclosed with fire-retarded partitions, equipped with fireproof, self-closing doors, leading from roof bulkhead direct to street, and one fire escape on West 10th street, extending to street by counterbalanced stairs; window and door openings on course thereof are fireproof, selfclosing; and

WHEREAS, Violation #5122/55 was issued by the Borough Superintendent for violation of Section 271 of the Labor Law in that all floors including cellar are not provided with two legal means of egress to the street; and that on the 5th floor door on course of egress to stairway exits open inwardly against the direction of egress; and

WHEREAS, the applicant has amended his statement by statement made January 20, 1956, that all the tenants of the 2nd floor and above performing factory use have been in the building prior to July 12, 1945, the date of amendment of the use district; and

WHEREAS, the applicant states the building was erected in 1894 and used for factory before the adoption of the Zoning Resolution; that the exits were made to conform with the Labor Law at the time of its adoption; that the stair is enclosed with fire-retarded partitions with fireproof self-closing doors at openings; the fire escape is of a type heretofore accepted as an exit, has 60° stairs, fireproof openings on its course, steps to sill level, screened 5 ft. high, with counterbalanced stairs to sidewalk; in addition the building is equipped with an automatic sprinkler system connected to city water supply; that the cellar is used only for storage for the candy store on 3rd floor; there is no one regularly employed in the cellar and no factory occupancy; that there is available an outside stair leading directly from cellar to sidewalk on West 10th street and an iron ladder to sidewalk from boiler room; there is also an accommodation stair with trap door to center store on 6th avenue; that the elevator at easterly end also gives access to cellar; and

WHEREAS, the applicant contends there is no one regularly employed in the cellar and only the superintendent tends to the boiler room, which has an iron ladder to sidewalk, stairs and elevator available, it is requested that the existing exits be accepted as sufficient; and as the building is only 6 stories in height, of small area and sprinklered and as the fire escape has fireproof openings on its course and is equipped with counterbalanced stair, it is requested that the variance be granted so as to accept the existing fire escape; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 1859/55, Objections No. 1 and 2, and that the appeal be and it hereby is *granted, on condition* that the means of exit for all floors above the first floor shall be by means of the primary means of exit and an exterior fire escape, as proposed and shown on plans filed with this appeal, marked "Received December 23, 1955", (4 sheets), and "February 3, 1956", (2 sheets), *on condition* that the existing exits from the stores and post office on the first floor shall be maintained; that the exits from the cellar shall be as shown on revised plan, marked "Received February 3, 1956"; that this variance shall continue only so long as the use of the cellar is for non-manufacturing purposes, to be used only for storage, at present by the candy manufacturer occupying the third floor; that the doors at sidewalk level on West 10th street shall be fitted with an easy opening device so as to be readily openable at all times; that the new engineer's ladder shall be constructed and maintained providing another means of egress to the Avenue of the Americas; that the stair in the store occupied by the shoe repairer and provided with a trap door shall be made readily openable so as to provide escape from cellar in case of fire; that the one-source sprinkler system shall be continued and maintained in accordance with requirements there-

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for and to the satisfaction of the Fire Commissioner; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area.

255-43-A—Vol. III

APPLICANT—Jerome W. Perlstein, for Rose Aaminsky, owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider amendment as to increase in occupants—re Application decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—28-55 216th street, northeast corner and 29th avenue, Block 6019, Lot 1, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Jerome W. Perlstein.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal reopened as Vol. III, to consider amendment and increase in number of occupants, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating..... 3

Negative 0

Absent: Deputy Chief Connolly..... 1

834-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Finkel Umbrella Frame Company, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re Appeal from a decision re and order of the fire commissioner.

PREMISES AFFECTED—890-914 Brush avenue, east side, 551.16 ft. south of Bruckner boulevard, 2nd floor, Block 5541, Lot 130, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to March 6, 1956, at 2 P.M. for further consideration after applicant has studied the report of inspection and complied with its requirements as far as possible.

943-54-A

APPLICANT—Topps Chewing Gum, Inc., lessee for Bush Terminal Buildings Co., owner.

SUBJECT—Application December 1, 1954—Appeal from a decision of the fire commissioner—panic bolts.

PREMISES AFFECTED—203-269 37th street, north side, 300 ft. west of 3rd avenue, Bush Building No. 1, Block 695, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Bert P. Falk.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to February 28, 1956, at 2 P.M. for inspection by Fire Department representative and further consideration and decision by the Board.

369-55-A

APPLICANT—Larry Meltzer, for 161 Washington Street Corp., owner.

SUBJECT—Application May 2, 1955—re Appeal from a decision of the borough superintendent—egress, stairs, etc.

PREMISES AFFECTED—161 Washington street, east side, 77 ft. north of Liberty street, Block 58, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Larry Meltzer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 15, 1956, at 2 P.M. for applicant to file revised plan showing another platform at first floor level; hearing closed.

370-55-A

APPLICANT—Larry Meltzer, for Meliberty Realty Corp., owner.

SUBJECT—Application May 2, 1955—Appeal from a decision of the borough superintendent—re egress, stairs, etc.

PREMISES AFFECTED—131 Liberty street, north side, 90 ft. 7½ in. east of Washington street, Block 58, Lot 30, Borough of Manhattan.

APPEARANCES—

For Applicant: Larry Meltzer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 15, 1956, at 2 P.M. for applicant to file revised plan showing another platform at first floor level; hearing closed.

428-55-A

APPLICANT—Noah N. Sherman and Joseph Lau, for East End Temple, owner.

SUBJECT—Application May 27, 1955—re Appeal from a decision of the borough superintendent—re reconstruction.

PREMISES AFFECTED—341-343 East 19th street, north side, 240 ft. west of 1st avenue, Block 925, Lots 24 and 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Noah N. Sherman and Joseph Lau.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 15, 1956, at 2 P.M. for examination of Department of Buildings records.

721-55-A

APPLICANT—Abraham Grossman, for 110 West 14th Street Corp., owner.

SUBJECT—Application September 21, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—110 West 14th street, south side, 150 ft. west of Avenue of The Americas (6th), Block 609, Lot 33, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman and Oscar Schlesinger.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 15, 1956, at 2 P.M. for further consideration.

604-28-BZ—Vol. III

APPLICANT—Henry Kohler, for Anne Pillitteri and Bella Berman, owners.

SUBJECT—Application for consideration—re opening as to amendment to resolution—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, and office on which is located an automatic auto laundry.

PREMISES AFFECTED—1527-1547 Utica avenue and 5002-5018 Glenwood road, southeast corner and 5001-5027 Kings highway, Block 7734, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry Kohler.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on December 22, 1953, certain conditions; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on July 27, 1954; and

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WHEREAS, the applicant requested an amendment of the resolution and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 22, 1953, under Volume III, as *amended* by resolutions adopted on July 27, 1954, by adding thereto:

"that in the event the owner desires to change the arrangement of the plot and to reconstruct the premises as indicated on revised plan marked, 'Received December 19, 1955' as passed on by the Borough Superintendent under N.B. App. 511/53, objection dated December 1, 1955, such changes may be permitted provided the requirements of the resolution as above cited, other than as may be inconsistent with this *amended* resolution, shall be complied with; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution."

297-34-BZ—Vol. III

APPLICANT—Ribelle V. Perotto, for Anne Cosden, owner.
SUBJECT—Application for consideration—reopening as to amendment as to four additional gasoline tanks—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7f, 7h, 7i and 2l of the zoning resolution, permitting in a business use district, the extension in area of premises and change in occupancy from auto-laundry, grease pits and office to gasoline service station, lubritorium, car wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—2705-2717 Nostrand avenue, east side, 340 ft. south of Avenue M, Block 7666, Lots 24 and 25, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ribelle V. Perotto.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on January 12, 1954, certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on February 8, 1955; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 12, 1954, under Volume III, only so far as it refers to the number of gasoline storage tanks so that as *amended* this portion of the resolution shall read:

"that the number of gasoline storage tanks shall not exceed eight (8) 550 gallons approved tanks, as indicated on revised plans marked, 'Received, January 17, 1956' (one sheet); that in all other respects the resolution above cited shall be complied with where not inconsistent with this *amended* resolution and as passed on by the Borough Superintendent under Gasoline Tank Application 3420, dated January 16, 1956."

1024-41-BZ

APPLICANT—Minnie I. Weinstein, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance which expired February 2, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district the parking and storage of motor vehicles, for a term of years.

PREMISES AFFECTED—121-131 Beach 30th street, west side, 130 ft. south of Lewmay road, Block 302, Lot 42, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Florence Cooperman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 14, 1942, certain conditions; and

WHEREAS, the resolution was amended on November 10, 1942; and

WHEREAS, the term of variance was extended from time to time and last extended on February 2, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 14, 1942, as thereafter *amended* by resolution adopted through February 2, 1954 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a term of two years from the date of this *amended* resolution, to permit ...; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained." (Misc. App. 11085/41, N.B. App. 4935/48, 5396/47, 5397/47 and Alt. 2810/47).

593-41-BZ—Vol. II

APPLICANT—William B. Lichtner, for Farock Theatre Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired December 28, 1955—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, auto laundry, sales room and office and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1025 Beach 19th street, west side, 97 ft. north of Cornaga avenue, Block 49, Lot 46, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: William B. Lichtner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on April 29, 1952, certain conditions; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on July 25, 1952; and

WHEREAS, the resolution was amended on June 28, 1955; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 29, 1952, as thereafter *amended* by resolutions adopted through January 28, 1955 only as to the time within which to obtain permits

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and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (N.B. App. 6103/51 and Alt. 1294/55.)

698-41-BZ

APPLICANT—Hyman Thau, for B and F Holding Corp., owner. (Sarah Brodsky, lessee).

SUBJECT—Application for consideration—reopening as extension of term of variance which expired February 2, 1956—re Application (decision of the borough superintendent); previously granted on condition under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—157 Beach 61st street, southwest corner of Larkin avenue, Block 354, Lot 47, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Hyman Thau.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 28, 1942, certain condition; and

WHEREAS, time to obtain permits and complete the work was extended on November 4, 1942; and

WHEREAS, the term of variance was extended from time to time and last extended on February 2, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 28, 1942, as thereafter *amended* by resolutions adopted through February 2, 1954, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a term of two years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Misc. App. 1202/44 and Misc. App. 6129/41.)

842-41-BZ

APPLICANT—Jerome M. Rehr, for Bernard and Lillian Hoeflich, owners.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles, on the same premises with a Multiple Dwelling.

PREMISES AFFECTED—167 Beach 41st street, west side, 271.19 ft. south of Edgemere avenue, Block 324, Lot 51, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Jerome M. Rehr.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 16, 1942, certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on February 24, 1954; and

WHEREAS, the term of variance was extended from time to time and last extended on February 24, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 16, 1942, as thereafter *amended* by resolutions adopted through February 24, 1954 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a term of two years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 7798/41.)

328-46-BZ

APPLICANT—Herman Kron, for L B Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired July 16, 1951—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and business use district, the erection of an extension to an existing gasoline service station (previously granted by the Board) for lubritorium, and auto laundry.

PREMISES AFFECTED—120-06 Sutphin boulevard and 147-24 120th avenue, southwest corner, Block 12045, Lot 194, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: George G. Kron.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 24, 1947, certain conditions; and

WHEREAS, the resolution was amended and time extended to complete the work on January 16, 1951; and

WHEREAS, the applicant requested an extension of time to obtain a certificate of occupancy.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 24, 1947, as thereafter *amended* by resolution adopted January 16, 1951 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work was actually completed in December, 1947 and that a Certificate of Occupancy was not obtained, that all permits required shall be obtained and all work completed and a certificate of occupancy obtained within six months from the date of this *amended* resolution." (N.B. App. 574/45.)

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140-51-BZ

APPLICANT—Sigfrid Malm, for Saul Shapiro, owner (Orken Realty Corp., lessee).

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use, C area district, the erection and maintenance of an additional building using more than the area permitted and with more than one building on a lot.

PREMISES AFFECTED—2158-2166 (2154-2164) Nosstrand avenue, west side, 120 ft. 7¼ in. south of Flatbush avenue and 18-24 Germania place, Block 7557, Lot 128, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sigfrid Malm.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-

ert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 26, 1951, certain conditions; and

WHEREAS, the resolution was amended from time to time and last amended on June 16, 1953; and

WHEREAS, time to obtain permits and complete the work was extended on July 7, 1954 and July 6, 1955; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 26, 1951, as thereafter amended by resolution adopted through July 6, 1955, by adding thereto:

"that in the event the owner desires to construct, at this time, one section of the building such building may be constructed covering the entire area of its lot provided that the balance of the construction shall be erected complying with the requirements of the resolution therefor adopted by the Board on June 26, 1951, within one year from the date of this amended resolution." (N.B. 1134/50, N.B. 16/51 and Alt. 1365/52)

278-51-BZ

APPLICANT—A. H. Salkowitz, for, Janb Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a local retail use, D area district, the extension to existing building using more than the area permitted.

PREMISES AFFECTED—675 Stanley avenue and 884 Hendrix street, northwest corner, Block 4353, Lot 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: Peter Gray.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-

ert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 22, 1954, certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 22, 1954 only

as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." (Alt. App. 407/51.)

626-53-BZ

APPLICANT—O'Dwyer and Bernstein, for Sam Rosenberg, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—531-563 Chestnut street, east side, 100 ft. north of Sutter avenue and 134-156 Doscher street, Block 4249, Lot 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Howard N. Meyer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-

ert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 23, 1954, certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 23, 1954, only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a term of five years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this amended resolution." (Alt. App. 903/53.)

276-54-BZ

APPLICANT—Burke, Green and Groh, for Ethel C. Mold, owner (Anthony Cuneo, lessee).

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired January 18, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a retail use district the reconstruction and extension in area of existing gasoline service station, to include auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—149-34 15th avenue, south side, 260 ft. east of 149th street, Block 4662, Lot 47, White-stone, Borough of Queens.

APPEARANCES—

For Applicant: John W. McClancy, Jr.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-

ert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connolly 1

MINUTES

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 18, 1955, certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 18, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has been commenced, that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (N.B. App. 380/54.)

554-54-BZ

APPLICANT—Ervin Palmer, for Frank W. Lahey, owner.

SUBJECT—Application for consideration—reopening as to amendment as to number of pumps—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7i and 7A of the zoning resolution, permitting in the business use portion of a lot located in a residence and business use district, the reconstruction and extension in area of accessory building on existing gasoline service station and motor vehicle repaid shop, with show windows and entrances nearer the residence use district than is permitted, and permitting the parking of motor vehicle on unbuilt upon portion of plot.

PREMISES AFFECTED—6201-6211 Avenue U and 2067-2083 Mill avenue, northeast corner, Block 8405, Lot 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ervin Palmer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 19, 1955, certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 19, 1955, only so far as it refers to the number of pumps, so that as *amended* this portion of the resolution shall read:

"that the number of pumps may be six, located where shown on revised plans marked, "Received January 13, 1956" (one sheet); and that in all other respects the resolution above cited shall be complied with where not inconsistent with this *amended* resolution." (Alt. 3831/53)

31-54-BZ

APPLICANT—Samuel Rosenblum, for 231 Centre Street Corp., owner.

SUBJECT—Application for consideration—reopening as to amendment as to occupancy—re Application (decision of the borough superintendent); previously granted on condition, under sections 7b and 21 of the zoning resolution, permitting in a residence and restricted retail use district, the maintenance of existing photographic studio in basement and of existing showroom and interior decorator on first floor with three upper floors to remain as multiple dwelling.

REMISES AFFECTED—17 East 64th street, north side, 95 ft. west of Madison avenue, Block 1379, Lot 13, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 6, 1955, certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

WHEREAS, the applicant requested an amendment as to a change of occupancy for a similar use namely an art gallery for the Wellons Gallery.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 6, 1955, so as to permit a change of occupancy from a photographic gallery, as previously permitted, to an art gallery for the exhibition and sale of paintings, provided the resolution above cited is complied with in all other respects. Alt. 1260/53)

258-55-BZ

APPLICANT—Charles M. Spindler, for Louis Kantor, new owner, Samuel Piazza, former owner.

SUBJECT—Application for consideration—reopening as to amendment as to resolution—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution, permitting in a business use district, for a term of twenty years, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, storage and sale of accessories and office, and permitting the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—417 Dahill road, east side, 125 ft. south of Cortelyou road, Block 5384, Lot 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert Artus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1955, certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 19, 1955, by adding thereto:

"that the location of the building may be 4 feet closer to the rear lot line as indicated on revised plans marked "Received February 1, 1956", (1 sheet), and to permit the installation of one additional pump island set back 15 feet from the building line; and to omit the rear extension formerly proposed to be used as an enclosure for rubbish and also the marquee formerly proposed at the show window and to arrange the partition in the toilet and storage rooms, all as shown on revised plans marked "Received January 9, 1956", (3 sheets); that in all other respects the requirements of the above cited resolution where not inconsistent with this amendment shall be complied with." (N.B. 408/53)

395-29-BZ—Vol. III

APPLICANT—Jack Z. Cohen, for Aaron Golden, owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider reconstruction, subject to regular

MINUTES

procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district the extension of a gasoline service station.

PREMISES AFFECTED—989-1001 Liberty avenue, 420-440 Conduit boulevard, northwest corner, Block 4127, Lot 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jack Z. Cohen.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III, to consider reconstruction, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connolly 1

127-32-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Just Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider proposal for a gasoline station, subject to regular procedure—re Application (decision of the borough superintendent); previously withdrawn, under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a motor vehicle repair shop and also a gasoline service station.

PREMISES AFFECTED—557-587 St. Anns avenue, northwest corner of 561-563 East 150th street, Block 2276, Lots 48 and 50, Borough of the Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider a new proposal for a gasoline service station, previously denied under Section 21 under Cal. No. 1074-27-BZ.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connolly 1

476-46-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Conduit Realty Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II new proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously denied, under sections 7h and 21 of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles, for a term of two years.

PREMISES AFFECTED—101-10 South Conduit avenue, southeast corner of 101st street, Block 11585, Lot 23, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: John W. McClancy, Jr.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connolly 1

731-46-BZ—Vol. II

APPLICANT—George J. Balbach, for Thirty-Five Forty Thirteenth Street Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II as to new proposal and extension of use, subject to regular procedure—re Application (decision of the

borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the change of occupancy from public garage to factory.

PREMISES AFFECTED—35-38 to 35-44 (35-40 official) 30th street, west side, 92.61 ft. north of 36th avenue and 35-43 to 35-57 29th street, Block 341, Lot 6, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: George J. Balbach.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new proposal and extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connolly 1

1086-46-BZ—Vol. III

APPLICANT—Leonard A. Swarthe, for A. H. & H. H. Karsten, owner.

SUBJECT—Application for consideration—reopening as Vol. III change of use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the change of occupancy of existing building from garage for more than five motor vehicles, to offices, motor vehicle repair shop, garage for more than five motor vehicles, milk distribution station, refrigeration and stock rooms.

PREMISES AFFECTED—2333-2345 Waterbury avenue, north side, 291.56 ft. east of Havemeyer avenue, Block 3833, Lots 70 and 74, Borough of the Bronx.

APPEARANCES—

For Applicant: Leonard A. Swarthe.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider change of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Keating 3
Negative 0
Absent: Deputy Chief Connolly 1

121-49-BZ

APPLICANT—Hermann Furrer, owner.

SUBJECT—Application for consideration—reopening as re to extension of area—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the extension in area of accessory building on existing gasoline service station, to be used as an office, lubritorium, auto laundry showroom, storeroom, motor vehicle repair shop and storage of more than five motor vehicles waiting to be serviced (no fee).

PREMISES AFFECTED—96-16 to 96-24 Metropolitan avenue and 87-45 to 87-53 69th avenue, southwest corner, Block 3886, Lot 845, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Hermann Furrer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider extension of area, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Keating 3
Negative 0
Absent: Deputy Chief Connolly 1

382-50-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Samuel L. & Clara Benjamin, owner. (Joseph Vitucci, lessee).

MINUTES

SUBJECT—Application for consideration—reopening as Vol. III new proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the sale and display of more than five new and used cars, with signs on Atlantic avenue, Shepherd avenue and Highland place, frontage and office, for a term of years.
PREMISES AFFECTED—3079-3101 Atlantic avenue and 236-246 Highland place, northwest corner and 225-237 Shepherd avenue, Block 3958, Lot 49, Borough of Brooklyn.

APPEARANCES—

For Applicant: John W. McClancy, Jr.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connolly 1

602-51-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application for consideration—reopening as Vol. III as to extension of garage to repair shop, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the alteration to existing building by enlarging the present second floor (previously granted by the Board the parking and storage of motor vehicles used in conjunction with milk bottling premises on Lot 25, for a term of three years).

PREMISES AFFECTED—2338 Hermany avenue, south side 341 ft. west of Zerega avenue, Block 3697, Lots 19, 21 and 25, Borough of the Bronx.

APPEARANCES—

For Applicant: Gerald Levy.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure to consider extension of garage to repair use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connolly 1

602-54-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for 156 William Street Corp., owner

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 19A(j) of the zoning resolution, permitting in a retail use district the erection and maintenance of an office building, without the required loading berth.

PREMISES AFFECTED—156-62 William street, 77-83 Ann street, and 53 Beekman street, northeast corner, Block 93, Lots 21, 23, 22, 17, 20, 31, 32 and 33, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connolly 1

640-53-BZ

APPLICANT—Kenneth H. Bailey, for John Denning, owner.

SUBJECT—Application September 10, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the use of the premises for the storage of bicycles and toys.

PREMISES AFFECTED—152-20 Northern boulevard, south side, 113 ft. east of Murray street (Block 5266, Lot 7), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connolly 1

620-39-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application for consideration—reopening for report as to using additional plants—re USG Sheathing and Samson Gypsum Sheathing; previously approved.

APPEARANCES—

For Applicant: William W. Bainbridge.
ACTION OF BOARD—Application reopened for report as to use of additional plants for approved products.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connolly 1

252-45-SA

APPLICANT—Metropolitan Refining Company, Inc., owner.

SUBJECT—Application for consideration—reopening as for report as to additional name—re Metropolitan Feeder (water treatment appliance); previously approved.

APPEARANCES—

For Applicant: Bernard E. Zohit and S. Judson.
ACTION OF BOARD—Application reopened for report as to additional name.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connolly 1

646-55-SA

APPLICANT—L. C. Armitage, for Welbilt Corporation, owner.

SUBJECT—Application for consideration—reopening for report as to additional models—re Welbilt Insulated Gas ranges, Models 5520, 5521, 5522, 5525, 5527 5530, 5531, 5532, 5535, 5537, 5563, 5564, 5565, 5567, 5568, 5569, 5575, 5578, 5579, 5583, 5584, 55860, 55870, 5589, 5593, 5594, 55950, 55960, 55970, 55980, GB502, GB5020, GB504, GB5040, GB506, GB5060; previously approved.

APPEARANCES—

For Applicant: Abbott Hermann.
ACTION OF BOARD—Application reopened for test and report as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connolly 1

Adjourned: 4:15 P.M.

JOSEPH J. DOYLE, Chief Clerk.

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MINUTES

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on September 20, 1955, as they appeared in Bulletin No. 39, Vol. 40, are hereby corrected to read as follows:

CORRECTED REPORT OF COMMITTEE ON TEST

Re: Cal. 790-54-SM

Subject: Insulite Roof Deck $1\frac{1}{2}$ " , 2" and 3" thickness, approval of.

Harold Perrine for Insulite Division of Minnesota and Ontario Paper Company, filed October 8, 1954 an application with the Board of Standards and Appeals for approval of the material $1\frac{1}{2}$ " , 2" and 3" Insulite Roof Deck under the provisions of C26-626.0 Administrative Building Code.

Purpose

The material is to be used in lieu of wood for roof construction in frame buildings.

Description

The material consists of several layers of one-half "inch" thick Insulite wood fiber insulation board laminated together with a water resistant adhesive to provide units 2'-0" x 8'-0" and $1\frac{1}{2}$ " , 2" and 3" in thickness.

The long edges are tongue and grooved while the ends are cut square. The tongue and groove of the interlocking tongue and groove joint are $\frac{1}{2}$ "inch" deep and $\frac{1}{2}$ " to $\frac{3}{4}$ " wide depending on the thickness.

Inspection and Test

Load tests, conducted in accordance with the requirements of C26-626.0 Administrative Building Code were witnessed by Asst. Engr. J. A. Darts Committee on Test.

Results of test were as follows:

- A. $1\frac{1}{2}$ " Insulite
Span—2'-0", Width 2'-0", Overhang over Span—1'-0",
Nailing 3" nails—5" on center, 2" edge distance-bearing $1\frac{1}{2}$ "
Ultimate Load—248 lbs. per sq. ft.

Safe carrying capacity per C26-626.0— $248 \div 4 = 62$ lbs. per sq. ft.

- B. 2" Insulite
Span—2'-8", width 2'-0" Overhang over span—0'-8",
Nailing $3\frac{1}{4}$ " nails, 5" on center—2" edge distance bearing $1\frac{1}{2}$ "

Ultimate Load—227 lbs. per sq. ft.

Safe carrying capacity per C26-626.0— $227 \div 4 = 56$ lbs. per sq. ft.

- C. 3" Insulite
Span—4'-0", Width 2'-0" overhang over span 2'-0",
Nails $4\frac{1}{2}$ " , 5" on center, 2" edge distance bearing $1\frac{1}{2}$ "

Ultimate Load—207 lbs. per sq. ft.

Safe carrying capacity per C26-626.0— $207 \div 4 = 52$ lbs. per sq. ft.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material Insulite in thickness of $1\frac{1}{2}$ " , 2" and 3" on spans as above described for voluntary use in New York City as a substitute for wood for roof construction in wood frame construction on condition that the maximum spans and nailing shall be as follows: $1\frac{1}{2}$ " Insulite: 2'-0" Span, 3" Nails, 5" on center, 2" edge distance, 2" Insulite: 2'-8" Span, $3\frac{1}{2}$ " Nails, 5" on centers, 2" edge distance, $1\frac{1}{2}$ " bearing, 3" Insulite: 4'-0" Span, $4\frac{1}{2}$ " Nails, 5" on centers, 2" edge distance, $1\frac{1}{2}$ " bearing and further that this material shall be covered with an approved roofing material and that each container or carton in which the material is shipped shall be marked, stamped or tagged as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 790-54-SM."

*Correction:—1st sentence. Description—add word "inch" and change from 2'-4" to 2'-0", 3rd sentence add word "inch".

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

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TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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Remaining Minutes of the Meeting of February 15,
1956 will be printed in the Bulletin of February 28,
1956.)

Proposed Amendments to the Rules Relative to Sub-
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to Prevent Contamination of Water Supply.

COURT DECISIONS

Matter of Celia Seinfeld vs. Murdock:—On May 24, 1955, the Board denied an appeal from the Borough Superintendent's decisions on N.B. Application 1875-50, Objections 1, 2 and 3, re proposed alteration of changing occupancy and also as to providing a legal yard; and Alt. Application 415-48. Objection 24, re removal of bathtub and sink in cellar and plumbing fixture in rear dining room (wash basin or sink) on 1st floor; Cal. No. 66-55-A; premises 224 Avenue N and 1494-1496 East 3rd Street, southwest corner (front and rear buildings); Borough of Brooklyn.

A prior appeal — (Cal. No. 60-51-A) was granted by the Board on March 6, 1951, to permit the plot 43' x 100', at the corner of Avenue N and East 3rd Street, Brooklyn, on which there existed a frame and brick two-family residence building, to be divided into two zoning lots so that a two-family dwelling could be erected on one of the zoning lots, which was a corner lot. The decision of the Board was subject to court review and was sustained by Mr. Justice Bartels at Special Term, in the MATTER OF CELIA SEINFELD vs. THE BOARD (New York Law Journal, July 18, 1951, and published in Bulletin of July 24, 1951).

At Special Term, Supreme Court, Mr. Justice Arkwright sustained the Board in the following decision: (New York Law Journal, December 21, 1955, page 7) — Cal. No. 66-55-A:—

"Seinfeld v. Murdock; Seinfeld v. Saltzman—There are two proceedings of the petitioner involved herein; one, to review the determination of the Board of Standards and Appeals; and the other, for an order directing the Department of Housing and Buildings to issue a certificate of occupancy. The respondents cross-move to vacate the order of certiorari and to dismiss the petition on which it was granted. ¶The petitioner is the owner of premises No. 1494-96 East Third Street, Brooklyn, New York, upon which there is erected a two-story brick building. Plans and specifications of this two-story building to be occupied as a residence by one family, with a doctor's office and garage, were approved on September 25, 1951. On June 15, 1952, and up to the present time this building has been occupied by three families without a certificate of occupancy having been issued therefor. Petitioner is also the owner of premises No. 224 Avenue N, on the same lot, a frame dwelling, in regard to which no change of occupancy was proposed. These premises will be further referred to subsequently. ¶The first proceeding was instituted by petitioner to obtain an order permitting a change of occupancy of the aforementioned two-story brick building to a three-family dwelling under section 9, subdivision 9, of the Multiple Dwelling Law, and also to relieve the petitioner from compliance with an order of the building department to remove certain plumbing fixtures from the frame building which caused an apparent arrangement for the occupancy of an additional family therein. The borough superintendent denied petitioner's application. Thereafter, petitioner appealed to the Board of Standards and Appeals. After a hearing and an inspection of the premises in the immediate neighborhood, the board denied the petitioner's application. ¶Two preliminary motions have been made in connection with this application which will be considered first. ¶Petitioner, in one motion, asks that certain matters contained in the record of transcript of the proceedings before the Board of Standards and Appeals be stricken out and also for an order directing the board to serve and file a bill of particulars. ¶The part of the record sought to be stricken is a resume of the official record made by an official of the department of housing and buildings of the proceedings had by the petitioner with the department concerning the subject premises for the period beginning August 20, 1940, to an including July 25, 1952. The information given in the resume was taken from the original records on file in the department of housing and buildings which apparently are very voluminous and were summarized for that reason by the official of the department of housing and buildings. This information was given to the Board of Standards and Appeals for its assistance and is properly a part of the record (People ex rel. Fordham Manor Reformed Church v. Walsh, 244 N. Y., 280). ¶As to that part of the application which seeks a bill of particulars there is no provision in the pertinent statutes (secs. 666 and 668 of the Charter of the City of N. Y., and sec. 668e-1.0 of the Administrative Code), for any such relief. Further, such information is not necessary or material in connection with petitioner's application. ¶Petitioner's motion to strike out and for a bill of particulars is therefore denied. ¶The respondents, Board of Standards and Appeals, in the second motion, moves to strike out the reply served by petitioner upon the ground that there is no provision in law for the service of a reply in this proceeding, Special Term is limited to the return and such additional

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CALENDAR

DOCKET

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76-56-BZ—B.Q.—124-02 to 124-20 (124-10 and 124-20 official) South Conduit avenue and 150-31 124th street, southeast corner, Block 11893, Lot 19, Richmond Hill, Borough of Queens, N.B. 5216-55—re gasoline service station, lubricatorium, parking and storage, etc.; erection of 2 buildings on 1 lot—residence use district.

77-56-BZ—B.M.—80-86 East End avenue and 535-539 East 83rd street, northwest corner, Block 1580, Lots 21-26 inclusive, Borough of Manhattan, N.B. 175-55—re proposed business use of cellar and 1st floor for Banking Quarters; area excessive—residence use district.

78-56-SA—Pure-Pak Automatic Milk Packaging Machinery, Models C, D, F, R and Q, manufactured by Ex-Cell-O Corp., Appliance.

79-56-SM—Phoenix Types A and B Cop-R Flash (for consealed Flashing and Waterproofing), manufactured by Phoenix Building Products Inc., Material.

80-56-SM—Acrow Adjustable Steel Shores, Types 1, 2, 3 and 4, manufactured by Acrow Inc., Material.

81-56-SM—Haslett Chute and Conveyor Co. Bottom Hinged Intake Doors for Aluminum Laundry Chutes, Type 302, manufactured by Haslett Chute and Conveyor Co., Material.

82-56-SA—Heil Gas-fired Heating Equipment, Models BFG-0(N), BFG-0(M), JFG-0(N), JFG-0(M), DFG-0(N), DFG-0(M), AFG-0(N), AFG-0(M), AFG-00(N), AFG-00(M), AFG-00(N), AFG-2(M), AFG-3A(N), AFG-3A(M), AFG-5(N), AFG-5(M), to be marketed also by Sears-Roebuck Co., and Sears Gas-fired Heating Equipment, Models 867.60192, 867.60211, 867.60311, 867.60221, 867.60321, 867.60231, 867.60331, 867.60241, 867.60341, 867.60251, 867.60351; Heil Gas-fired Horizontal Suspension Furnaces, Models HG-60B(N), HG-60B(M), HG-80B(N), HG-80B(M), HG-100B(N), HG-100B(M), HG-120B(N), HG-120B(M), HG-140B(N) and HG-140B(M); Heil Gas-fired Boilers, Models JB-4(N), JB-4(M), JB-4(MN), JB-5(N), JB-5(M), JB-5(MN), JB-6(N), JB-6(M), JB-6(MN), JB-7(N), JB-7(M), JB-7(MN), JB-8(N), JB-8(M), JB-8(MN), JB-10(N), JB-10(M), JB-10(MN), to be marketed also as Sears-Roebuck Gas-fired Boilers, Models 867.59981, 867.59991, 867.59982, 867.60011, 867.60021, 867.60012, 867.60041, 867.60051, 867.60042, 867.60071, 867.60081, 867.60072, 867.60101, 867.60111, 867.60102, 867.60131, 867.60141 and 867.60132; Heil Conversion Gas-fired Burners, Models GC-11, GC-12, GC-13, GC-(N and M); manufactured by The Heil Co., Appliance.

83-56-SA—Heil Winter Air Conditioners, (oil-fired), Series BF-0, JF-0, DF-0, AF-0, AF-2, AF-3, AF-4, AF-5 to be marketed also as Sears-Roebuck Winter Air Conditioners, Models 867.51841, 867.7084, 867.9284, 867.50951, 867.50113, 867.50126, 867.81351, 867.91651; Heil Oil-fired Suspension Furnaces, Models HO-1, HO-2, HO-3, and HO-4; Heil Oil-fired Boiler Units, Models WB-1, RB-1A, RB-2, DB-2,

DB-3, DB-4, and Heil Oil Conversion Burners, Models CB-1-8, CB-1-15, CB-1-20, CB-2-8, CB-2-15, CB-2-20, SG-3-15, SG-3-20, LB-1-15 and LB-1-20, to be marketed also as Sears-Roebuck Oil Conversion Burners, Models 867.1715, 867.1920, 867.3031, 867.4031, 867.3025, 867.1815, 867.2120, manufactured by The Heil Co., Appliance.

84-56-SM—Haslett Chute and Conveyor Co. Side Hinged Intake Doors for Aluminum Laundry Chutes, Type 302, manufactured by Haslett Chute and Conveyor Co., Material.

85-56-BZ—B.R.—1041-1065 (1055 official) Hylan boulevard and 653-665 Steuben street, northeast corner, Block 3230, Lot 1, Edgewater, Borough of Richmond, N.B. 1256-55—re gasoline service station, lubricatorium, minor repairs, parking of cars awaiting to be serviced, etc.—retail and residence use district.

Restored to Docket

45-44-A Vol. II—B.M.—229-231 (231 official) Madison avenue and 24 East 37th street, southeast corner, Block 866, Lot 58, Borough of Manhattan, Alt. 1411-55—re extension of office use in a residence use district.

360-30-A Vol. III—F.D.—691-699 11th avenue, west side from West 49th to West 50th streets, 605-637 West 49th street and 600-634 West 50th street, Block 1097, Lots 11, 18, 27, 32½, 36 and 40, Borough of Manhattan, Decision—re changes in refrigerating equipment.

512-55-SA—Automatic Brookline, Royal Rose-Master and Flame Liberty Gas Ranges (reopened for test and report as to new model numbers and to have pilots removed), manufactured by Automatic Range Co., Appliance.

34-51-SA—Carrier 26B5 Automatic Ice Cube Maker (reopened for test and report as to an additional similar model), manufactured by Carrier Corp., Appliance.

612-55-SA—Slattery Gas Range, Models 5556 and 22 (reopened for test and report as to additional model), manufactured by J. B. Slattery and Bro., Inc., Appliance.

545-55-SA—Samco or Chef's Delight High Broiler Gas Ranges, Models 3636, 3636A, 3736 and 3736A (reopened for report as to additional models), manufactured by Samuel Stamping and Enameling Co., Appliance.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department; and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules...	Mar. 18, 1947—Vol. 32, No. 1.
Cements, Air Entraining Portland, Rules for Approval and Use of...	April 12, 1955.
Cements, Blended, Rules for Testing and Use of.....	Mar. 15, 1955—Vol. 40, No. 1.
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 5.

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	Last Publication
Concrete Flat Slabs, Rules.....July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)....Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Ex- cavation for and Demolition of Buildings	Feb. 1, 1955.
Exit Rules (Revolving Doors).....June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules.....Feb.	22, 1955.
Fire Alarm Rules (Interior).....Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill Rules.....Mar.	4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of.....May	26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	April 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of.....April	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for.....Jan.	21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules.....April	7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules.....Mar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems...Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules.....May	25, 1954.
Opening Protective Assemblies, Rules for Inspection of.....May	27, 1954.
Parking and Storage of Motor Vehi- cles—Rules of Commissioner of Housing and Buildings.....Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)....April	15, 1952—Vol. 37, No. 16A
Procedure, Rules of.....Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for....Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Var- nishes, Lacquers, etc.....Mar.	22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules.....June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting...June	7, 1932—Vol. 17, No. 23
Vitreous Glass Rules (Amendment to Rule 505 of Industrial Code)....Sept.	3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equip-
ment, Gas Burner and Heater Accessories, Oil Fired
Heating Equipment and Oil Burner and Heater Acces-
sories, issued June 1, 1955, listing all approvals through
May 24, 1955.

These pamphlets may be purchased in Room 1014,
Municipal Building, Manhattan. Single Copies—\$1.25;
by Mail—\$1.50.

Further Sections will be published, containing other
approved materials and appliances.

FEBRUARY 21, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing
Tuesday morning, February 21, 1956, at 10 o'clock in Room
013, Municipal Building, Manhattan, on the following
matters:

78-55-BZ

APPLICANT—Leonard F. Rothkrug, for Private Garages,
Inc., owner.

SUBJECT—Application May 10, 1955—re (decision of the
borough superintendent) under section 7h of the zoning
resolution, to permit in a residence use district, proposed
parking lot.

PREMISES AFFECTED—2139-2143 65th street, north
side, 325 ft. west of Bay parkway, Block 5550, Lot 50,
Borough of Brooklyn.

Laid over from January 17, 1956 to February 21, 1956
for inspection and decision; hearing closed.

4-55-BZ

APPLICANT—Patrick D. Concagh, for Bome Realty
Corp., owner (The Texas Co., lessee).

SUBJECT—Application May 17, 1955—re (decision of the

borough superintendent) under sections 7f and 7i of the
zoning resolution, to permit in a retail use district the
erection and maintenance of a gasoline service station,
lubritorium, car wash, minor auto repairs, storage and sale
of auto accessories.

PREMISES AFFECTED—329-335 Morris avenue and
266-268 East 140th street, northwest corner, Block 2333,
Lot 70, Borough of The Bronx.

Laid over from January 17, 1956 to February 21, 1956, for
inspection and decision; hearing closed.

691-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Tony
and Marie Lanza, Frank Mascali and Sons, Inc., and A.
Wollheim and Sons, Inc., owners.

SUBJECT—Application August 2, 1955—re (decision of
the borough superintendent) under sections 7f, 7i and 7A
of the zoning resolution, to permit in a business use dis-
trict the erection and maintenance of a gasoline service
station, lubritorium, minor auto repairs, car washing,
store, utility room, parking and storage of motor vehicles;
proposed curb cuts less than 75 ft. from the residence use
district.

PREMISES AFFECTED—1774-1798 Nereid avenue and
4400-4406 Barnes avenue, southeast corner, 4385-4389
Wickham avenue and 4386-4390 Gunther avenue, Block
5051, Lots 44, 50, 45 and 51, Borough of The Bronx.

Laid over from January 17, 1956, to February 21, 1956,
for inspection and decision; hearing closed; applicant to file
revised plans in meantime.

406-55-BZ

APPLICANT—Gabriel Nathan, for Edwin and Edna
Hernly, owners.

SUBJECT—Application May 13, 1955—re (decision of the
Commissioner Marine and Aviation) under sections 7e
and 7h of the zoning resolution, to permit in a residence
use district the construction of a timber bulkhead wall
along the property, and the use of the property for boat
landing and parking of patrons cars.

PREMISES AFFECTED—225-229 Beach 3rd street, west
side, 240 ft. north of Seagirt avenue and 224-230 Beach
4th street, Block 103, Lot 14, Far Rockaway, Borough of
Queens.

Laid over from January 24, 1956 to February 21, 1956,
for inspection and decision; hearing closed; applicant to file
plan showing pierhead and bulkhead lines and small scale
plan showing distance to boats and where they are moored.

538-55-BZ

APPLICANT—Leonard F. Rothkrug, for Anne Brown,
owner.

SUBJECT—Application July 1, 1955—re (decision of the
borough superintendent) under section 7f of the zoning
resolution, to permit in a business use district the erection
and maintenance of a gasoline service station, non-auto-
matic laundry, office, sales area, utility room and lubritor-
ium.

PREMISES AFFECTED—995-1007 McDonald avenue and
47-57 Lawrence avenue, northeast corner, Block 5419, Lot
1, Borough of Brooklyn.

Laid over from January 24, 1956 to February 21, 1956,
for inspection and decision; hearing closed.

756-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Werner
Nobut, Inc., owner.

SUBJECT—Application September 6, 1955—re (decision
of the borough superintendent) under sections 7e and 7h
of the zoning resolution, to permit in a residence use
district the extension of an existing building used for
restaurant, storage and cabaret and to permit parking of
patrons' cars.

PREMISES AFFECTED—2640-2660 Ocean parkway and
63-73 Nixon Court, northwest corner and 64-70 Murdock

CALENDAR

Court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

Laid over from January 17, 1956, to February 7, 1956, for inspection and decision; hearing closed; applicant to revise plans and file new decision of the borough superintendent; then to February 21, 1956, for applicant to file revised plans showing reorientation of the kitchen and no cabaret or dancing; hearing previously closed.

757-55-A

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.

SUBJECT—Application September 6, 1955—re Appeal from a decision of the borough superintendent—relating to the proposed use of a portion of a plot within the 30 ft. Ocean parkway setback for the parking of patrons cars and the construction of a driveway entrance accessory thereto.

PREMISES AFFECTED—2640-2660 Ocean parkway and 63-73 Nixon court, northwest corner and 64-70 Murdock court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

575-55-BZ

APPLICANT—Goldwater and Flynn, for The Montefiore Hospital for Chronic Diseases, owner.

SUBJECT—Application July 13, 1955—re (decision of the borough superintendent) under sections 7e, 7h and 7i of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, office, motor repairs, storage and parking of motor vehicles.

PREMISES AFFECTED—Block bounded by South side of Gun Hill road, from Tryon avenue to Wayne avenue, Block 3343C, Lot 245, Borough of The Bronx.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed; then to January 31, 1956, for inspection and decision; then to February 7, 1956, for applicant to file revised plans showing compliance with Section 21A of the Zoning Resolution; hearing previously closed; then to February 21, 1956, for applicant to file working drawings showing a different design and complete compliance with Section 21A of the Zoning Resolution.

119-29-BZ—Vol. II

APPLICANT—John J. Tricarico, for Elizabeth Stevens, owner.

SUBJECT—Application reopened February 15, 1955 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the proposed change of occupancy from garage to garage and parking and storage of more than 5 motor vehicles, on open portion of the plot.

PREMISES AFFECTED—625 Halsey street, north side, 200 ft. west of Patchen avenue, Block 1662, Lots 59 and 61, Borough of Brooklyn.

Laid over from January 31, 1956 to February 15, 1956, at the request of objectants; then to February 21, 1956, at the request of an objector.

1085-38-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Loha Realty Corp., owner.

SUBJECT—Application reopened February 8, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—5307-5315 21st avenue and 1072-1082 Dahill road, southeast corner, Block 5495, Lot 465, Borough of Brooklyn.

281-55-BZ

APPLICANT—Kenneth W. Milnes, for James Melfi, owner.

SUBJECT—Application April 17, 1955—re (decision of the borough superintendent) under sections 7i and 21 of the zoning resolution, to permit in a retail use, D area district, the change in occupancy from garage for not more than five motor vehicles to motor vehicle repair shop, and extension of an existing building using more than the area permitted.

PREMISES AFFECTED—2041 Victory boulevard, north side, 151 ft. east of Bradley avenue, Block 462, Lot 6, Meirs Corners, Borough of Richmond.

414-55-BZ

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner.

SUBJECT—Application May 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the proposed parking and storage of motor vehicles for a term of 5 years.

PREMISES AFFECTED—361-371 89th street, north side, 100 ft. west of 4th avenue, Block 6062, Lots 45 and 48, Borough of Brooklyn.

451-55-BZ

APPLICANT—Carl H. Salminen, for Hause Building Corp., owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the maintenance of a two family dwelling of class 4 construction without the required side yards.

PREMISES AFFECTED—137-34 Negundo avenue, south side, 267.78 ft. east of Colden street, Block 5153, Lot 20, Flushing, Borough of Queens.

452-55-BZ

APPLICANT—Carl H. Salminen, for Gunter Jung, owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the maintenance of a 2 family dwelling of class 4 construction, without the required side yards.

PREMISES AFFECTED—140-29 Negundo avenue, north side, 74 ft. west of Union street, Block 5216, Lot 24, Flushing, Borough of Queens.

459-55-BZ

APPLICANT—Frederick A. Ketcher, for Mary A. Anthony, owner (William Penny and Angie Serret, lessees)

SUBJECT—Application June 8, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the maintenance of an existing gasoline service station; and to permit the maintenance of an existing metal building for motor vehicle repairs for a term of 3 years.

PREMISES AFFECTED—5945 Broadway, west side, 81 ft. north of West 240th street, Block 3414, Lot 628, Borough of The Bronx.

463-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Cody and Marie Ingenito, owners.

SUBJECT—Application June 2, 1955—re (decision of the borough superintendent) under sections 7i, 7e and 7h of the zoning resolution, to permit in a business and residence use district, the proposed change of use of store and dwelling to body and fender repairs, welding, painting and spraying, parking of cars waiting to be serviced on unbuilt upon portion of the plot.

PREMISES AFFECTED—208-20 Northern boulevard, south side, 125 ft. west of Oceania street and 206-63 45th road, Block 7305, Lot 29, Bayside, Borough of Queens.

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4-55-A

APPLICANT—Lama, Proskauer and Prober, for Cody and Marie Ingenito, owners.

SUBJECT—Application June 2, 1955—re Appeal from a decision of the borough superintendent, Class 3 construction—repair shop.

REMISES AFFECTED—208-20 Northern boulevard, south side, 125 ft. west of Oceania street and 206-63 45th road, Block 7305, Lot 29, Bayside, Borough of Queens.

0-55-BZ

APPLICANT—George W. Swiller, for Tivoli Realty Corp., owner.

SUBJECT—Application June 15, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed alteration of existing 4 apartments, with a total of 11 rooms, into stores at the first story of the 4 story class A multiple dwelling, new law tenement, the extension from 2 stores and 5 apartments to 7 stores and 1 apartment.

REMISES AFFECTED—1090-1098 Croes avenue and 700-1712 Watson avenue, southeast corner, Block 3723, Lot 48, Borough of The Bronx.

-55-BZ

APPLICANT—Herman E. Horwood, for Mary Francorano, owner.

SUBJECT—Application July 8, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection of a 2 family dwelling with less than the 10 ft. setback required on each street front.

REMISES AFFECTED—2894 Roebling avenue, southeast corner of Edison avenue, Block 5388, Lot 27, Borough of The Bronx.

55-BZ

APPLICANT—Paul Friedman, for Hans J. Heckmann and Harold Paltrow, owners.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under sections 7h, 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto repairs (hand tools only), auto washing (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

REMISES AFFECTED—35-02 to 35-08 (35-04 official) all boulevard and 213-12 to 213-20 35th avenue, southeast corner, Block 6169, Lot 6, Bayside, Borough of Queens.

55-BZ

APPLICANT—Paul C. Reilly, for Archbishopric of New York, owner.

SUBJECT—Application November 28, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, B area district, the erection of a building to be used as a church rectory exceeding the permitted area of lot coverage.

REMISES AFFECTED—59-65 Park avenue and 102-104 1st 38th street, southeast corner, Block 893, Lots 87, 89, 90, 91 and 92, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 21, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing to be held on *Monday afternoon, February 21, 1956, at 2 o'clock in Room 201, Municipal Building, Manhattan on the following matters.*

5-SA

APPLICANT—Ray Oil Burner Company, owner.

SUBJECT—Application April 15, 1955—Ray Combination Gas-Oil Burner, Model PC, approval of.

379-55-SM

APPLICANT—George E. Strehan, for Lally Column Co. of New York, Inc., owner.

SUBJECT—Application May 4, 1955—Lally Light Weight Columns 3½" and 4" O.D., approval of.

544-54-SA

APPLICANT—American Sterilizer Company, owner.

SUBJECT—Application June 21, 1954—Gray Diverter Valve, Model 7A, approval of.

105-55-SA

APPLICANT—Thatcher Furnace Company, owner.

SUBJECT—Application February 9, 1955—Thatcher Oil Burner, Model 532-70, 532-100 and 532-140 (for heating homes, garages, filling stations or similar spaces), approval of.

207-55-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.

SUBJECT—Application March 4, 1955—Gilbarco Oil Burner, Model C6 and Esso Oil Burner, Model C6, approval of.

283-55-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.

SUBJECT—Application March 29, 1955—Gilbarco Gasoline Dispensers, Models 904RC, 906RC, 904HGRC and 906 HGRC, approval of.

296-55-SA

APPLICANT—Stromes Systems, Inc., owner.

SUBJECT—Application March 21, 1955—Stromes Systems, Inc., Recirculating Oven (electrically heated), Models SBE and SFE, approval of.

358-55-SM

APPLICANT—Keystone Portland Cement Company, owner.

SUBJECT—Application April 19, 1955—Keystone Air-Entraining Portland Cement, approval of.

520-55-SM

APPLICANT—Coplay Cement Manufacturing Company, owner.

SUBJECT—Application June 8, 1955—Saylor's Air Entraining Portland Cement, approval of.

569-55-SM

APPLICANT—Lumin-Glo Ceiling Corporation, owner.

SUBJECT—Application June 28, 1955—Lumin-Glo Ceiling, approval of.

632-55-SM

APPLICANT—Joseph A. Kucich, for RKL Bldg. Specialties Co., Inc., owner.

SUBJECT—Application July 11, 1955—Zinaloy Zinc Cavity Wall Tie, approval of.

762-55-SA

APPLICANT—Gerity-Michigan Corporation, owner.

SUBJECT—Application September 23, 1955—Gerity Dishwasher, Model A, approval of.

355-52-SA

APPLICANT—Selmix Dispensers, Inc., owner.

SUBJECT—Application reopened December 20, 1955—re amendment to resolution so as to include Model 8600—re Selmix Fountainette, Model 1400; previously approved.

918-55-SA

APPLICANT—Robert Teichman, for Simmons Industries, Inc., owner.

SUBJECT—Application November 10, 1955—Sky-Park (for parking of automobiles), approval of.

CALENDAR

475-55-A

APPLICANT—Lama, Proskauer and Prober, for Samuel Harris, owner.

SUBJECT—Application June 6, 1955—re Appeal from a decision of the borough superintendent—re change in use from lodge rooms to nursing home of three story Class III building; exit stairs.

PREMISES AFFECTED—957 Putnam avenue, north side, 100 ft. east of Ralph avenue, Block 1483, Lot 64, Borough of Brooklyn.

760-54-A

APPLICANT—Maxfield Blaufeux, for Eugenia O. Kilpatrick, owner (Burke Oldsmobile, Inc., lessee).

SUBJECT—Application October 6, 1954—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—315-323 West 69th street, north side, 225 ft. 3 in. west of West End avenue, Block 1181, Lot 19, Borough of Manhattan.

28-55-A

APPLICANT—Continental Baking Co., owner.

SUBJECT—Application January 11, 1955—Appeal from an order and a decision of the fire commissioner—re direct method of refrigeration.

PREMISES AFFECTED—87-105 Heyward street, north side, 100 ft. east of Bedford avenue and 128 Rutledge street, Block 2225, Lot 10, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 28, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 28, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

313-33-BZ—Vol. II

APPLICANT—Samuel Carr, for Digama Realty Company, owner.

SUBJECT—Application reopened October 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit partly in a residence and partly in a business use district the erection and maintenance of a gasoline service station, lubritorium, sales space, service parking, car wash, and motor vehicle repairs, with a curb cut less than 75 ft. from residence use district.

PREMISES AFFECTED—38-06 Greenpoint avenue, southwest corner of 50th avenue, Block 212, Lot 23, Woodside, Borough of Queens.

Laid over from January 10, 1956 to February 28, 1956, for inspection and decision; hearing closed.

576-37-BZ—Vol. II

APPLICANT—William A. Giesen, for B. J. Denihan, Inc., and Deborah E. Dumont, owners (B. J. Denihan, Inc., and Shamrock Cleaners, Inc., lessees).

SUBJECT—Application reopened October 19, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, to change the use of part of the combined structure from residence to commercial use and other parts of the combined structure from one commercial use to another commercial use.

PREMISES AFFECTED—215-221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

Laid over from January 10, 1956, to February 28, 1956, for inspection and decision; hearing closed.

809-54-A

APPLICANT—William A. Giesen, for B. J. Denihan, Inc., and Deborah E. Dumont, owners (B. J. Denihan, Inc., and Shamrock Cleaners, Inc., lessees).

SUBJECT—Application September 28, 1954—re Appeal from a decision of the borough superintendent—non fire-proof construction, area excessive.

PREMISES AFFECTED—215-221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

531-55-BZ

APPLICANT—Charles M. Spindler, for Frank and Catherine Ruzek, owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7c, 7h and 7i of the zoning resolution, to permit in a business use district the extension in area of an existing gasoline service station to include gasoline service, auto washing, lubrication parking and storage for more than 5 motor vehicles, office accessory, sales, sale of used cars, 2 car garage, garage for less than 5 cars, brake and ignition service and auto repairs with hand tools only.

PREMISES AFFECTED—34-15 to 34-25 58th street, east side, 131.25 ft. south of Broadway, Block 1197, Lot 25 Woodside, Borough of Queens.

Laid over from January 10, 1956 to February 28, 1956 for inspection and decision; hearing closed.

434-16-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Marjorie E. Hardy, owner (J. J. Hart, Inc., lessee).

SUBJECT—Application reopened March 3, 1953 as Vol. IV—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business and unrestricted use district proposed addition of garage for more than 5 motor vehicles to proposed occupancy as granted by the Board of Standards and Appeals under Cal. 434-16-BZ. Proposed driveway on Bedford place is contrary to original and amended resolution of the Board.

PREMISES AFFECTED—1095-1107 Atlantic avenue and 14-36 Bedford place, northwest corner, Block 2021, Lot 20, Borough of Brooklyn.

Laid over from January 24, 1956 to February 28, 1956 for inspection and decision; hearing closed; applicant file stipulation as to discontinuance of parking of cars.

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endicott, owner.

SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7c, 7f, 7h and 7i of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium and maintenance of a gasoline service station, lubritorium auto washing, motor vehicle repairs, storage and sale accessories and office, with business entrances (curb cut nearer the residence use district than is permitted) to permit the parking and storage of motor vehicles unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 6 and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed; then to September 1955, at request of the applicant for information as to possible acquisition on subject site for approach to Throgs Neck Bridge; then to December 13, 1955, for further information as to the acquisition of land, including the subject site in connection with approaches for the proposed Throgs Neck Bridge; then to January 31, 1956, for consideration relation to proposed Throgs Neck Housing Project; then laid over from January 31, 1956 to February 28, 1956, for further information from the Triborough Bridge Authority as to future roadway.

1170-22-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Shapiro, owner.

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SUBJECT—Application reopened June 21, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed change in occupancy from public storage garage to public storage garage, minor auto repairs, brake testing, wheel alignment, car washing, office and sales and addition of parking and storage on open portion of lot (previously approved as separate occupancy), also rearrangement of gasoline tanks and pumps are not in accordance with original Board of Standards and Appeals approval Cal. No. 1170-22-BZ.
PREMISES AFFECTED—259-267 Pacific street, north side, 75 ft. west of Smith street and 280 Atlantic avenue, Block 181, Lots 20, 31 and 32, Borough of Brooklyn.
Laid over from January 31, 1956, to February 28, 1956, for inspection and decision; hearing closed.

5-23-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Shapiro, owner.
SUBJECT—Application reopened June 21, 1955 as Vol. II—re Appeal from a decision of the borough superintendent relating to egress.
PREMISES AFFECTED—259-267 Pacific street, north side, 75 ft. west of Smith street and 280 Atlantic avenue, Block 181, Lots 20, 31 and 32, Borough of Brooklyn.

6-47-BZ—Vol. II

APPLICANT—Joshua Brown, for Antonino Coppola, owner.
SUBJECT—Application reopened April 27, 1954 as Vol. I—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and local retail district the extension to accessory building on existing gasoline service station (previously granted by the Board for a term of years, to expire September 1958).
PREMISES AFFECTED—167 Olympia boulevard and 265 Kensington avenue, northeast corner, Block 3255, Lot 32, South Beach, Borough of Richmond.
Laid over from January 31, 1956, to February 28, 1956, for inspection and decision; hearing closed.

6-49-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Herman Flyer, owner (Murray M. Garren, lessee).
SUBJECT—Application reopened April 26, 1955 as Vol. I—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the change of occupancy from auto laundry, to auto laundry, gasoline service station, motor vehicle repair shop, auto safety inspection station, lubrication, wheel alignment, brake testing and lining, electrical system, adjustment and repair, and sale of auto accessories.
PREMISES AFFECTED—88-12 to 88-20 Northern boulevard, southwest corner of 89th street, Block 1436, Lot 6, Jackson Heights, Borough of Queens.
Laid over from January 31, 1956, to February 28, 1956, for inspection and decision; hearing closed.

6-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Potter Brothers, Inc., owner.
SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence district the continued use of an existing factory and storage building for a term of 5 years.
PREMISES AFFECTED—150-18 to 150-22 Tahoe street, north side, 170.07 ft. south of Albert road, Block 11556, Lot 23, Ozone Park, Borough of Queens.
Laid over from January 10, 1956, to February 7, 1956, for applicant to submit information as to amount of manufacturing, if any, any machinery, drainage from roof and whether owner has complied with the Board's original resolution; hearing closed; then to February 28, 1956, for inspection and decision.

lution; hearing closed; then to February 28, 1956, for inspection and decision.

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.
SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.
PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.
Laid over from May 3, 1955 to June 7, 1955, to permit the applicant to obtain a decision from the Building Department as to structural conditions to comply with the Labor Law and to permit the filing of a companion administrative appeal to be heard with the zoning application on the laid over date; laid over, date to be set for hearing when companion "A" appeal has been examined and set for hearing; the "A" and "BZ" cases to be heard on the same date; then set for hearing January 10, 1956; then February 15, 1956, for inspection and decision; hearing closed; then to February 28, 1956, for applicant to file revised plans.

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner.
SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.
PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

290-55-BZ

APPLICANT—Reginald S. Hardy, for Land Buyers, Inc., owner.
SUBJECT—Application April 12, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the demolition of existing structures, and the erection and maintenance, for a term of 15 years) a gasoline service station, lubritorium, auto laundry (non-automatic) motor vehicle repair shop and office, and to permit the parking of motor vehicles awaiting service.
PREMISES AFFECTED—134-15 Rockaway boulevard, northwest corner of 135th street, Block 11701, Lot 1, South Ozone Park, Borough of Queens.
Laid over from January 17, 1956 to February 15, 1956, for inspection and decision; hearing closed; then to February 28, 1956, for further consideration of additional plans to be filed by applicant.

375-55-BZ

APPLICANT—Michael Alfano, for Max Sakow, owner.
SUBJECT—Application May 5, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a local retail use district the erection of a gasoline service station, lubritorium, auto repair shop, salesroom, car washing and storage.
PREMISES AFFECTED—950-970 Allerton avenue, south side, from Paulding avenue to Williamsbridge road, Block 4447, Lots 62, 64 and 66, Borough of The Bronx.
Laid over from January 17, 1956 to January 24, 1956, for continued hearing; then to February 15, 1956, for inspection and decision; hearing closed; then to February 28, 1956, for applicant to file authorization of present owner of record.

715-47-BZ

APPLICANT—Gustave Goldman, for Albert Panerallo, owner.
SUBJECT—Application reopened January 10, 1956 for consideration as to extension of term of variance—expired October 20, 1955—re (decision of the borough superintendent); hearing closed; then to February 28, 1956, for inspection and decision.

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tendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change of occupancy from private garage to motor vehicle repair shop, with school yard between intersecting streets, for a term of years.
PREMISES AFFECTED—966 4th avenue and 367-369 37th street, northwest corner, Block 696, Lot 39, Borough of Brooklyn.

576-23-BZ—Vol. III

APPLICANT—Henry C. Brucker, for Louis Schneider, owner (Central Garage and Service Station, lessee).
SUBJECT—Application reopened May 25, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district, the change in use of an existing non conforming use as garage, motor vehicle repair shop, auto laundry, sale and display of used cars, welding, painting and spraying, to include additional uses of baling and storage of old clothes for export and storage of 7,000 gals of lubricating oil.
PREMISES AFFECTED—64-01 to 64-25 Central avenue and 64-02 to 64-24 Otto road, northeast corner, Block 3641, Lot 1, Ridgewood, Borough of Queens.

311-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobile Oil Company, owner.
SUBJECT—Application reopened July 12, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district the extension of existing gasoline service station, lubritorium, auto laundry, minor repairs, office and sale of accessories and boiler room, to include gasoline service station, lubritorium, auto laundry, minor repairs, office and sale of accessories, boiler room, dealers' training room, storage, heater room and parking as accessory to training room.
PREMISES AFFECTED—165-01 to 165-09 Hillside avenue and 87-45 to 87-55 165th street, northeast corner, Block 9837, Lot 13, Jamaica, Borough of Queens.

882-54-BZ

APPLICANT—Gustave Goldman, for John D'Emic, owner.
SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under sections 7e, 7i and 7c of the zoning resolution, to permit in a business and residence use district, the proposed change in occupancy from parking lot to automobile testing room, cleaning of cars and storing of equipment, and minor repairs with hand tools only.
PREMISES AFFECTED—867-873 4th avenue and 168-190A 32nd street, southeast corner, Block 681, Lot 6, Borough of Brooklyn.

110-55-BZ

APPLICANT—Philip Freshman and Joseph Platzker, for Harry Field, owner.
SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.
PREMISES AFFECTED—635-637 East 12th street, north side, 183 ft. west of Avenue C, Block 395, Lots 43 and 44, Borough of Manhattan.

292-55-BZ

APPLICANT—Burke, Green and Groh, for Karl Schneider, owner.
SUBJECT—Application April 15, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, and minor repairs (hand tools only).
PREMISES AFFECTED—239-11 to 239-19 Jamaica ave-

nue, northwest corner of 240th street, Block 8001, Lot 1, Bellerose, Borough of Queens.

500-55-BZ

APPLICANT—Rudolph C. P. Boehler, for Webb and Knapp Inc., owner.
SUBJECT—Application June 17, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, a drive-in restaurant, kitchen service area, storage room and parking of more than 5 motor vehicles.
PREMISES AFFECTED—80-11 Parsons boulevard, southeast corner of Union turnpike, Block 6853, Lot 20, Jamaica, Borough of Queens.

706-55-BZ

APPLICANT—Charles M. Spindler, for Michael Bove, owner.
SUBJECT—Application September 9, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the proposed use of gasoline service station, auto safety inspection station, minor repairs (hand tools only), lubrication, auto washing, storage, office and sales, and storage of more than 5 motor vehicles.
PREMISES AFFECTED—8825-8911 5th avenue, east side 108 ft. 7 in. north of 90th street, Block 6067, Lots 7 and 10, Borough of Brooklyn.

746-55-BZ

APPLICANT—Paul Friedman, for Queens Beer Sales, Inc., owner.
SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), office, storage and sale of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.
PREMISES AFFECTED—259-02 to 259-16 Hillside avenue and 84-01 to 84-09 259th street, southeast corner, Block 8789, Lot 31, Floral Park, Borough of Queens.

739-39-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Cronwell Avenue Garage Corp., owner.
SUBJECT—Application reopened December 6, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto repairs, car washing, storage offices, parking and storage of motor vehicles upon unburied portion of the plot.
PREMISES AFFECTED—1722-1730 Lexington avenue and 128-130 East 108th street, southwest corner, Block 1635, Lot 56, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

FEBRUARY 28, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, February 28, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

943-54-A

APPLICANT—Topps Chewing Gum, Inc., lessee, for Bush Terminal Buildings, Co., owner.
SUBJECT—Application December 1, 1954—re Appeal from a decision of the fire commissioner—panic bolts.
PREMISES AFFECTED—203-269 37th street, north side 300 ft. west of 3rd avenue, Bush Building No. 1, 4th floor Sec. A and 5th floor Sec. A and B, Block 695, Lot 1, Borough of Brooklyn.

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08-54-A

APPLICANT—United States Gypsum Co., owner.
SUBJECT—Application August 20, 1954—re Appeal from a decision of the fire commissioner—smoking in factory.
PREMISES AFFECTED—561 Richmond terrace, north side, 400 ft. west of Jersey street, Buildings 2, 4, 5, 6, 7, 8, 10 and 11, Block 4, Lot 21, New Brighton, Borough of Richmond.

58-54-A

APPLICANT—Samuel Cohen, for Boris Feinberg, owner.
SUBJECT—Application November 8, 1954—Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—74-76 Laight street and 413 Washington street, northeast corner, Block 218, Lot 2, Borough of Manhattan.

-56-A

APPLICANT—Elias K. Herzog, for Murray H. Weinkrantz, owner.
SUBJECT—Application January 12, 1956—Appeal from a decision of the borough superintendent—re exterior stairway.

PREMISES AFFECTED—591 Broadway, west side, 176 ft. 10 in. south of West Houston street and 164 Mercer street, east side, 176 ft. 8 in. south of West Houston street, Block 512, Lot 16, Borough of Manhattan.

2-43-A—Vol. VI

APPLICANT—Henry Z. Harrison, for Caton Nursing Home (Pearl Horowitz, owner).
SUBJECT—Application reopened January 10, 1956 as Vol. VI—re Appeal from a decision of the borough superintendent—relating to the rearrangement of kitchen etc. in a nursing home.

PREMISES AFFECTED—150 Ocean parkway, west side, 155 ft. south of Caton avenue, Block 5328, Lot 30, Borough of Brooklyn.

-55-A

APPLICANT—Minnie Trachtenberg, owner.
SUBJECT—Application July 28, 1955—re Appeal from a decision of the borough superintendent—review of Borough Superintendent's decision—new law tenement.
PREMISES AFFECTED—2939-2410 Ocean parkway, east side, 238 ft. 6 in. south of Neptune avenue, Block 7284, Lot 85, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 2, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing day morning, March 2, 1956, at 10 o'clock in Room 1, Municipal Building, Manhattan, on the following matters:

38-SR—Proposed Amendments Relative to Submerged Lands and Protective Methods to Be Applied to Prevent Contamination of Water Supply.

HARRIS H. MURDOCK, *Chairman.*

MARCH 6, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing day morning, March 6, 1956, at 10 o'clock in Room 1, Municipal Building, Manhattan, on the following matters:

7-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Nost-Garage, Inc., owner.
SUBJECT—Application reopened October 18, 1955 as Vol. IV—re (decision of the borough superintendent) under

sections 7c, 7i, 7h and 7e of the zoning resolution, to permit in a business and residence use district the proposed change of use from a public garage for more than 5 cars, parking of not more than 30 cars, to gasoline service station, public garage, motor vehicle repairs, lubritorium, automatic auto laundry, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—958-990 Nostrand avenue and 412-416 Montgomery street, southwest corner and 291-301 Sullivan place, Block 1305, Lot 40, Borough of Brooklyn.

Laid over from January 24, 1956 to March 6, 1956, for inspection and decision; hearing closed.

446-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Fulton Reid Realty and Holding Corporation, owner.

SUBJECT—Application reopened September 20, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a local retail use district, the extension of the existing structure for use as meat processing, cooler, storage plant, offices and dressing rooms. The proposed extension exceeds the area permitted in a C area district.

PREMISES AFFECTED—70-76 Marion street and 349-359 Reid avenue, southeast corner and 1755-1763 Fulton street, Block 1695, Lots 1 and 4, Borough of Brooklyn.

Laid over from January 24, 1956, to March 6, 1956, for inspection and decision; hearing closed.

285-55-BZ

APPLICANT—John J. Tricarico, for Nick Pizaaz, owner.

SUBJECT—Application April 7, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, motor vehicle repair shop and to permit the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—1777-1783 McDonald avenue, east side, 170 ft. 8½ in. north of Avenue P, Block 6608, Lot 64, Borough of Brooklyn.

Laid over from January 24, 1956 to March 6, 1956, for inspection and decision; hearing closed.

260-55-BZ

APPLICANT—Abraham Grossman, for Leonard J. Swanson, owner.

SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from 4 car private garage on first floor to plumbing shop, office and private garage for 2 cars.

PREMISES AFFECTED—37-39 Perry street, north side, 215 ft. 4 in. west of Waverly place, Block 613, Lot 38, Borough of Manhattan.

Laid over from January 31, 1956, to March 6, 1956, for inspection and decision; hearing closed.

457-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Morton Linzer and Irving Perelstein, owners.

SUBJECT—Application June 8, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7e of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—163-01 to 163-19 (163-05 official) Rockaway boulevard, 165-01 to 165-15 146th avenue, northeast corner and 165-02 to 165-10 145th drive, Block 13295, Lot 1, Springfield, Borough of Queens.

Laid over from January 31, 1956, to March 6, 1956, for inspection and decision; hearing closed.

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572-55-BZ

APPLICANT—Ingram S. Carner, for John Chianello and Guido Mastroianni, owners.

SUBJECT—Application July 12, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the proposed conversion from a private dwelling to a class A multiple dwelling of class 3 construction.

PREMISES AFFECTED—39-19 222nd street, east side, 137.33 ft. south of 39th avenue, Block 6340, Lot 127, Bayside, Borough of Queens.

Laid over from January 31, 1956, to March 6, 1956, for inspection and decision; hearing closed.

802-55-BZ

APPLICANT—Paul Friedman, for Edna Greiner, owner.

SUBJECT—Application October 13, 1955—re (decision of the borough superintendent) under sections 7f, 7A and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs (hand tools only), car washing (non-automatic), office, storage and sale of auto accessories, parking of more than 5 cars waiting to be serviced, with proposed show window less than 75 ft. from a residence use district, for a term of 15 years.

PREMISES AFFECTED—219-11 to 219-19 Northern boulevard and 43-32 to 43-38 220th street, northwest corner, Block 6322, Lot 24, Bayside, Borough of Queens.

Laid over from January 31, 1956, to March 6, 1956, for inspection and decision; hearing closed.

1069-27-BZ—Vol. III

APPLICANT—Larry Meltzer, for Anna Pillitteri, owner.

SUBJECT—Application reopened June 7, 1955 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the erection and maintenance of an automatic auto laundry, simonize room, boiler room and offices.

PREMISES AFFECTED—6702-6724 New Utrecht avenue and 1501-1511 Ovington avenue (68th street), northwest corner and 6703-6725 15th avenue, Block 5565, Lot 1, Borough of Brooklyn.

Laid over from February 7, 1956, to March 6, 1956, for inspection and decision; hearing closed.

512-29-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Merry Twins, Inc., owner.

SUBJECT—Application reopened May 17, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a business and residence use district the proposed extension of present gasoline service station and use of premises as gasoline service station, lubritorium, auto washing, office and sale of accessories, minor repairs (hand tools only) and parking and storage of more than 5 motor vehicles, with curb cuts and sign closer to the residence use district than permitted.

PREMISES AFFECTED—173-02 to 173-16 64th avenue, southeast corner of Fresh Meadow lane, Block 6902, Lot 26, Flushing, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed; applicant to file additional information and engineer to check plan as to actual amount of land taken by the city.

21-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Minnie Berkowitz, owner.

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit in a business and residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only) auto laundry (non-

automatic) office, storage and sale of auto accessories, parking for more than 5 cars waiting to be serviced for a term of 15 years.

PREMISES AFFECTED—379-389 Kings highway and 1753-1763 West 3rd street, northeast corner, Block 6654, Lots 37, 39 and 40, Borough of Brooklyn.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed.

416-54-BZ

APPLICANT—Siegel and Green, for Kollsman Instrument Corp., lessee (Leator Corp., owner).

SUBJECT—Application May 26, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles for patrons and employees (no fee to be charged).

PREMISES AFFECTED—42-61 81st street, west side, 100 ft. north of 45th avenue, Block 1527, Lot 6, Elmhurst, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed.

423-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Epstein, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, high speed auto laundry, lubritorium, body and fender work, welding, incidental repairs, brake testing, wheel alignment, incidental painting and spraying, office and sales, parking of motor vehicles awaiting service with entrances closer to the residence use district than permitted.

PREMISES AFFECTED—70-11 to 70-19 Northern boulevard, and 32-62 to 32-70 71st street, northwest corner, Block 1166, Lot 37, Woodside, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed.

657-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Pietro Ventola, owner.

SUBJECT—Application August 8, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use D area district the extension of restaurant, bar, cabaret, parking of more than 5 cars, and 1 family residence into the residence use district exceeding permissible coverage and without the required rear yard.

PREMISES AFFECTED—1012-1022 Ralph avenue, west side, 80 ft. south of Snyder Avenue, Block 4731, Lot 4, Borough of Brooklyn.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed.

135-55-BZ

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail and retail use area district the extension of existing structure on first story, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. $\frac{1}{8}$ in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

Laid over from December 13, 1955, to January 31, 1956, for inspection and decision; hearing closed; then to February 15, 1956, at the request of applicant for redesign of rear exit; then to March 6, 1956, at the request of applicant to furnish new arrangement for rear exit.

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6-55-A

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

SUBJECT—Application February 18, 1955—re Appeal from a decision of the borough superintendent re exits.

PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. $\frac{1}{8}$ in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

4-55-BZ

APPLICANT—Henry George Greene, for Joseph Eisner and Joseph I. Lubin, co-partners, owners (Bres Realty Co., lessee).

SUBJECT—Application September 15, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a manufacturing and restricted retail use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—329-331 East 46th street, north side, 275 ft. west of 1st avenue, Block 1339, Lots 14, 15 and 36, Borough of Manhattan.

held over from February 15, 1956, to March 6, 1956, inspection and decision; hearing closed.

3-56-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Paul Keller, owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, parking of cars waiting to be serviced, office and sales, storage.

PREMISES AFFECTED—2269-2281 8th avenue and 301 West 122nd street, northwest corner and 242-252 St. Nicholas avenue, Block 1949, Lot 29, Borough of Manhattan.

5-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Mary Gianos, Marie Polonna and Theodore Sagliocca, owners.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), car washing (non automatic), office, storage and sale of auto accessories, and parking of cars waiting to be serviced all for a term of 15 years.

PREMISES AFFECTED—76-31 to 76-45 164th street and 4-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

5-54-BZ

APPLICANT—Enzo Gaspari, for Consiglia Aufiero, owner.

SUBJECT—Application April 16, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use, C area district, the extension of existing commercial building, more than the area permitted, without the required rear yard.

PREMISES AFFECTED—3222 Ely avenue, east side, 170 ft. north of Burke avenue, Block 4755, Lot 50, Borough of The Bronx.

4-54-BZ

APPLICANT—Abraham Grossman, for 87-25 108th Street Corp., owner.

SUBJECT—Application November 24, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from stable, garage and apartment to existing use of refrigerator storage, servicing testing.

PREMISES AFFECTED—87-25 108th street, east side, 229.17 ft. south of Jamaica avenue, Block 9298, Lot 62, Richmond Hill, Borough of Queens.

291-55-BZ

APPLICANT—Herman Kron, for L. B. Oil Co., Inc., owner.

SUBJECT—Application April 13, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit partly in an unrestricted and partly in a business use district the erection and maintenance of a storage garage for more than 5 motor vehicles, auto repairs, and gasoline service station.

PREMISES AFFECTED—335-343 Bowery and 2-4 East 3rd street, southeast corner, Block 458, Lot 6, Borough of Manhattan.

513-55-BZ

APPLICANT—Irving P. Marks, for Frank and William Marx, owners (o/u/c—Joseph Skolnik).

SUBJECT—Application June 23, 1955—re (decision of the borough superintendent) under section 7A of the zoning resolution, to permit in an unrestricted use district, the change in occupancy from garage and factory for the manufacture of wooden station wagon bodies, dwelling and stores to gasoline service station, lubritorium, washing, repair shops, office, parking and storage of more than 5 motor vehicles, with curb cuts and signs less than 75 ft. from the residence use district.

PREMISES AFFECTED—163-171 Clifton place and 314 Franklin avenue, northwest corner, Block 1949, Lot 44, Borough of Brooklyn.

709-55-BZ

APPLICANT—Henry Kohler, for Louis L. Rosenberg, owner.

SUBJECT—Application September 12, 1955—re (decision of the borough superintendent) under sections 21, 7e and 7h of the zoning resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a gasoline service station, sales office, lubritorium, storage and parking of more than 5 motor vehicles, within the required setback, also the erection of signs within the required setback.

PREMISES AFFECTED—1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 8299, Lots 63-68 inclusive, Borough of Brooklyn.

732-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Tiron Management Corp., owner.

SUBJECT—Application September 19, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—1829-1835 Caton avenue, north side, 105 ft. west of Ocean avenue, Block 5061, Lots 49 and 51, Borough of Brooklyn.

777-55-BZ

APPLICANT—Charles M. Spindler, for Milber Realty Corp., owner.

SUBJECT—Application September 30, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, garage for more than 5 motor vehicles, motor vehicle repair shop, auto safety inspection station, office, sale of auto accessories, lubrication, auto washing.

PREMISES AFFECTED—858-870 Gates avenue, south side, 72 ft. 5 in. east of Reid avenue, Block 1637, Lot 5, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

MARCH 6, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon* March 6, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

685-54-A

APPLICANT—Samuel Rosenblum, for Falstaff Realty Inc., owner.

SUBJECT—Application August 12, 1954—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—64-66 Nassau street, east side, 52 ft. 6 in. south of John street, Block 67, Lot 25, Borough of Manhattan.

834-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Finkel Umbrella Frame Company, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re Appeal from a decision re an order of the fire commissioner—re dip tank covers, etc.

PREMISES AFFECTED—890-914 Brush avenue, east side, 551.16 ft. south of Bruckner boulevard 2nd floor, Block 5541, Lot 130, Borough of The Bronx.

700-54-A

APPLICANT—Frank Braun, for Alabama Realities, Inc., owner (Canarsie Unit Jehovah's Witnesses, lessees).

SUBJECT—Application September 14, 1954—re Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—568-574 Sutter avenue, southeast corner of Alabama avenue, Block 3769, Lot 21, Borough of Brooklyn.

442-55-A

APPLICANT—Harry L. Alper, for 1913 3rd Avenue, Inc., owner (Bess Mile Shoe Co., Inc., lessee).

SUBJECT—Application June 3, 1955—Appeal from a decision of the borough superintendent—re cellar stairs.

PREMISES AFFECTED—1911-1913 3rd avenue, east side, 60 ft. 7 in. north of East 105th street, Block 1655, Lot 3, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 13, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, March 13, 1956, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

361-52-BZ—Vol. II

APPLICANT—Ingram S. Carner, for LMJ Realty Corporation, owner.

SUBJECT—Application reopened October 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, auto washing, minor repairs, sales and storage of auto accessories, storage of more than 5 cars waiting to be serviced with show windows and curb cuts and signs less than 75 ft. from the residence district.

PREMISES AFFECTED—9609-9625 Ditmas avenue and 732-742 Rockaway parkway, northwest corner, Block 8114, Lots 1, 6, 63 and 64, Borough of Brooklyn.

Laid over from January 24, 1956, to March 13, 1956, for inspection and decision; hearing closed; applicant to file revised plan showing the route for the auto laundry, space for cars, etc.

73-55-BZ

APPLICANT—Henry Nordheim, for Rubenstein and Tutanauer, owners.

SUBJECT—Application February 3, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, and office and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1680 Gun Hill road and 1674 Allerton avenue, intersection of Gun Hill road, Allerton avenue and Lodovick avenue, Block 4539, Lot 1, Borough of The Bronx.

Laid over from February 7, 1956, to March 13, 1956, for inspection and decision; hearing closed.

573-55-BZ

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application July 13, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs (hand tools only), auto wrecking (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner and 1727 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

Laid over for inspection and decision; hearing closed; date to be set, awaiting information as to action of Board of Education and the Board of Estimate as to proposed adjacent school; then set for January 17, 1956; then to February 15, 1956, for information from the Board of Education; then to March 13, 1956, at 10 a.m.; hearing previously closed.

1044-55-A

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application December 27, 1955—filed pursuant to section 35, General City Law re part of premises located in bed of mapped street—Clintonville street.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner, and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

950-54-BZ

APPLICANT—Herman Kron, for L. B. Oil Co., Inc., owner.

SUBJECT—Application December 14, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the proposed erection of gasoline service station, auto repairs, office, store, parking and storage of more than 10 cars and sale of used cars. Proposed driveway is more than 25 ft. from the intersection of Bruckner boulevard and Evergreen avenue.

PREMISES AFFECTED—1475 Bruckner boulevard northwest corner of Evergreen avenue, Block 3711, Lot 1, Borough of The Bronx.

Laid over from February 15, 1956, to March 13, 1956, for inspection and decision; hearing closed; applicant to file revised plans.

83-55-BZ

APPLICANT—A. M. and F. P. Luongo, for Frank Dolansky, owner.

SUBJECT—Application February 4, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit the proposed exit through kitchen of a restaurant located in a retail use district, through adjoining property located in a residence use district.

PREMISES AFFECTED—345 Myrtle avenue, north side,

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74 ft. 10 $\frac{3}{4}$ in. east of Carlton avenue, Block 2044, Lots 80 and 88, Borough of Brooklyn.

Laid over from February 15, 1956, to March 13, 1956, for inspection and decision; hearing closed.

5-55-BZ

APPLICANT—Burke, Green and Groh, for Joseph T. King, owner.

SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the proposed erection of a 1 family residence of class 4 construction, and garage with a setback of less than 15 ft. from the street line, and including a side yard of less than the minimum five feet as required.

PREMISES AFFECTED—219-44 89th avenue, southwest corner of 220th street, Block 10665, Lot 51, Bellerose, Borough of Queens.

Laid over from February 15, 1956, to March 13, 1956, for inspection and decision; hearing closed; applicant to plan of first two or three adjoining houses and show what respect they do not comply with G-1 requirements.

5-55-BZ

APPLICANT—Burke, Green and Groh, for Joseph T. King, owner.

SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the proposed erection of a 1 family residence of class 4 construction and garage with a setback of less than 5 ft. from the street line and including a side yard of less than the minimum five feet as required.

PREMISES AFFECTED—220-02 89th avenue, southeast corner of 220th street, Block 10666, Lot 46, Bellerose, Borough of Queens.

Laid over from February 15, 1956, to March 13, 1956, for inspection and decision; hearing closed; applicant to plan of first two or three adjoining houses and show what respect they do not comply with G-1 requirements.

5-55-BZ

APPLICANT—Abraham N. Horowitz and Herbert Glabman, for Silver Castelli, owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication and accessory repairs and minor repairs with hand tools only, with proposed show window less than 75 ft. from the residence use district, all for a term of 15 years.

PREMISES AFFECTED—144-11 to 144-21 Rockaway boulevard and 123-32 to 123-42 145th street, northeast corner, Block 12047, Lot 32, South Ozone Park, Borough of Queens.

Laid over from February 15, 1956, to March 13, 1956, for inspection and decision; hearing closed.

9-59-BZ—Vol. IV

APPLICANT—Kitzler and Nurick, for Jeanne Frischling, owner (Morey Motors, lessee).

SUBJECT—Application reopened June 7, 1955 as Vol. IV re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a business and residence use district the proposed change in occupancy from auto showroom, simonizing, greasing, washing, auto repairs for more than 5 cars (hand tools only), office and dressing room to auto showroom, simonizing, greasing, washing and auto repairs (hand tools only) for more than 5 cars, and gasoline service station.

PREMISES AFFECTED—5810-5824 Bay parkway and 7-2183 59th street, northwest corner, Block 5508, Lot 7, Borough of Brooklyn.

550-32-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Anita Albanese, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the proposed change of use from office, parking and storage lot for more than 5 motor vehicles and area 20 ft. x 65 ft. to be used for selling used motor vehicles, to gasoline service station, lubricatorium, minor repairs, car washing, office and sales, storage parking, and storage of motor vehicles, with proposed show window and sign less than 75 ft. from residence use district.

PREMISES AFFECTED—9902-9912 4th avenue and 352-360 99th street, southwest corner, Block 6134, Lot 22, Borough of Brooklyn.

463-50-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Patrick Filomio, owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed erection and maintenance of an auto laundry.

PREMISES AFFECTED—3221-3225 Boston road and 3250-3254 Laconia avenue, northeast corner, Block 4614, Lot 22, Borough of The Bronx.

162-53-BZ

APPLICANT—The Horn and Hardart Co., owner.

SUBJECT—Application February 10, 1953—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district the maintenance of 2 existing electric signs at right angle to building projecting more than the permitted distance.

PREMISES AFFECTED—451-457 Lexington avenue and 124-130 East 45th street, southeast corner, Block 1299, Lot 51, Borough of Manhattan.

499-55-BZ

APPLICANT—Robert Gottlieb, for Jacob and Gussie Furman, owners.

SUBJECT—Application June 17, 1955—re (decision of the borough superintendent) under sections 19A and 21 of the zoning resolution, to permit in a business and residence use district the proposed conversion of the existing building from garage to factory use, without the required loading berth, using more than the area permitted.

PREMISES AFFECTED—2927 White Plains road, west side, 125 ft. north of Arnow avenue, Block 4542, Lot 20, Borough of The Bronx.

514-55-BZ

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application June 22, 1955—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a residence and retail use district, the proposed extension of gasoline service station, auto repairs, accessory store, office and dwelling to be used for gasoline station, motor vehicle repair, shop, car washing, greasing, office, accessory store, boiler room and dwelling, with curb cut closer to residence use district than permitted.

PREMISES AFFECTED—78-08 51st avenue and 51-02 Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

515-55-A

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application June 22, 1955—re Appeal from a decision of the borough superintendent—non-fireproof construction—gasoline service station.

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PREMISES AFFECTED—78-08 51st avenue and 51-02 Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

624-55-BZ

APPLICANT—Herman Kron, for Oscar and Ethel Gordon, owners.

SUBJECT—Application July 26, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline station, lubricatorium, office, auto laundry, minor repairs, parking of cars waiting to be serviced, with ground signs, curb cuts and show windows closer to the residence use district than is permitted.

PREMISES AFFECTED—202-15 Northern boulevard and 43-22 to 43-30 203rd street, northwest corner, Block 6263, Lot 17, Bayside, Borough of Queens.

725-55-BZ

APPLICANT—William Lescaze and Matthew Del Gaudio, for Department of Public Works, City of New York, owner.

SUBJECT—Application September 19, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use district, B area, class 2 height district, the erection of a class 1, 12 story and penthouse building, with proposed building widths outside of the setback lines above the height limit, in excess of permissible dormer widths.

PREMISES AFFECTED—71-83 Lafayette street, east side, 111-131 Centre street, west side, 20-38 Franklin street, north side and 101-113 White street, south side, entire block, Block 169, Lot 10, Borough of Manhattan.

737-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Weinstein and Abraham Saperstein, owners.

SUBJECT—Application September 20, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a unrestricted and business use district, the proposed change of use from storage of used tires to auto wrecking, buying, selling, processing, sorting and storage of scrap ferrous and non ferrous metals, metal products, used auto parts, torch, truck scale, storage of motor vehicles in open area and one gasoline pump and tank (for accessory use).

PREMISES AFFECTED—289-309 Dewitt avenue and 814-834 Van Sinderen avenue, northwest corner and 709-747 Bank street, Block 3872, Lots 1, 46 and 47, Borough of Brooklyn.

812-55-BZ

APPLICANT—Ingram S. Carner, for LMJ Realty Corp., owner (Shell Oil Company, proposed lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs (hand tools only), auto washing (non automatic), office, sales and storage of auto accessories, parking of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—4011-4029 New Utrecht avenue and 4002-4024 10th avenue, northeast corner, and 972-982 40th street, Block 5586, Lots 70, 71, 72, 73 and 75, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 13, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 13, 1956, at 2 o'clock in Room

1013, Municipal Building, Manhattan, on the following matters:

540-55-A

APPLICANT—Leonard F. Rothkrug, for 864 Pennsylvania Avenue Corp., owner.

SUBJECT—Application July 1, 1955—re Appeal from a decision of the borough superintendent—review of Borough Superintendent decision re zoning matter.

PREMISES AFFECTED—864-880 Pennsylvania avenue west side, 95 ft. south of Stanley avenue, Block 4368, Lot 11, Borough of Brooklyn.

2-54-A

APPLICANT—Elias K. Herzog, for Maseral Realty Corp., owner.

SUBJECT—Application January 4, 1954—re Appeal from an order of the fire commissioner and a decision of the borough superintendent—egress.

PREMISES AFFECTED—422-426 East 89th street, south side, 256 ft. east of 1st avenue, Block 1568, Lot 37, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 20, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 20, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

421-55-BZ

APPLICANT—Robert Gottlieb, for David Berman, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, office, sale of accessories and parts, motor vehicle repairs (hand tools only), parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—547 Westchester avenue and 618 Hegney place, northeast corner, Block 2358, Lots 4 and 5, Borough of The Bronx.

Laid over from February 15, 1956, to March 20, 1956 for inspection and decision; hearing closed.

433-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Reynolds, Inc., owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a unrestricted and residence use district the proposed extension of a storage garage for more than 5 motor vehicles, parking and storage for more than 5 motor vehicles and the installation of one 550 gallon gasoline storage tank and one pump in open area for owners use only.

PREMISES AFFECTED—701-711 East 139th street and 275-295 Jackson avenue, northwest corner and 698-711 East 140th street, Block 2568, Lots 14, 17, 20 and 21, Borough of The Bronx.

Laid over from February 15, 1956, to March 20, 1956 for inspection and decision; hearing closed.

448-55-BZ

APPLICANT—Patrick D. Concagh, for Beretta Realty Corp., owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, F district the proposed structure to be occupied as store with setback less than 15 ft. from the street line. with coverage in excess of that permitted.

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PREMISES AFFECTED—5600-5610B Riverdale avenue, northeast corner of West 256th street, Block 3423, Lots 91 and 95, Borough of The Bronx.

Laid over from February 15, 1956 to March 20, 1956, for inspection and decision; hearing closed.

846-26-BZ—Vol. II

APPLICANT—Joseph Schafran, for Grace Battaglini and Angela Modello, owners.

SUBJECT—Application reopened May 24, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7i and 7j of the zoning resolution, to permit in a business use district the extension of existing gasoline service station and the relocation of gasoline pumps, and to include lubratorium and motor vehicle repairs.

PREMISES AFFECTED—3156 Boston road, southwest corner of Burke avenue, Block 4579, Lot 35, Borough of The Bronx.

263-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Thomas Amari, owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a refreshment building, and parking of patrons cars, no fee to be charged.

PREMISES AFFECTED—2003-2013 Rockaway parkway and 9705-9711 Sea View avenue, northeast corner, Block 8300, Lots 8 and 13, Borough of Brooklyn.

33-54-BZ—Vol. II

APPLICANT—Arthur S. Hirsch, for Joseph Lubin and Joseph Eisner, owners (Car Wholesalers, Inc., lessee).

SUBJECT—Application reopened November 15, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, the proposed extension in use and area of an existing parking lot for more than 5 motor vehicles and the erection of a 10 ft. x 10 ft. attendant's shelter on a plot presently occupied as parking lot, gasoline service station and garage.

PREMISES AFFECTED—Franklin D. Roosevelt drive, west side, from East 48th to East 49th street, 403-435 East 48th street and 410-430 East 49th street, Block 1360, Lots 1, 2, 3, 4, 5, 6, 8, 11, 14, 15, 16, 26, 34, 35, 37, 38 and 50, Borough of Manhattan.

8-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Vincenzo Delia, owner.

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7c, 7A and 7i of the zoning resolution, to permit in a business use district the proposed reconstruction and rearrangement of an existing gasoline service station, lubratorium, minor auto repairs, car washing, with proposed business entrance, sign and show window closer to the residence use district than is permitted.

PREMISES AFFECTED—1318-1324 Avenue X and 2402-2412 East 14th street, southwest corner, Block 7415, Lot 6, Borough of Brooklyn.

8-55-BZ

APPLICANT—Leonard F. Rothkrug and Samuel Gardstein, for Kayan Realty Corp., owner (Packer's Supermarket, lessee).

SUBJECT—Application July 6, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed extension of existing parking lot and the installation of a new curb cut, to be used for the parking of motor vehicles, accessory to a supermarket (no fees to be charged).

PREMISES AFFECTED—4601-4613 New Utrecht avenue and 1118-1138 46th street, southeast corner, Block 5621, Lot 23, Borough of Brooklyn.

753-55-BZ

APPLICANT—Fred C. Dahlem, for All Estates, Inc., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the use of premises for the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—112-114 Bennett avenue, west side, 108.64 ft. north of West 186th street, Block 2180, Lot 196, Borough of Manhattan.

871-55-BZ

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (United Cerebral Palsy of Queens, Inc., contract vendee).

SUBJECT—Application November 4, 1955—re (decision of the borough superintendent) under sections 7e and 21 of zoning resolution, to permit in a residence use, E area district, the erection and maintenance of a building for therapy, vocational rehabilitation (to include instruction on machines, recreation, administration), the building to exceed permissible coverage.

PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

61-56-A

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (United Cerebral Palsy of Queens, Inc., contract vendee).

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—stairways.

PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

892-55-BZ

APPLICANT—Samuel Rosenblum, for Tak Realty Corp., owner.

SUBJECT—Application November 10, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, B area district, the erection of a basement 15 story and penthouse, class A, multiple dwelling, stores and garage, with less than the required rear yard.

PREMISES AFFECTED—1227-1231 Madison avenue and 48 East 89th street, southeast corner, Block 1500, Lots 51, 52 and 53, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 20, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 20, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

369-55-A

APPLICANT—Larry Meltzer, for 161 Washington Street Corp., owner.

SUBJECT—Application May 2, 1955—re Appeal from a decision of the borough superintendent—egress, stairs, etc.

PREMISES AFFECTED—161 Washington street, east side, 77 ft. north of Liberty street, Block 58, Lot 11, Borough of Manhattan.

370-55-A

APPLICANT—Larry Meltzer, for Meliberty Realty Corp., owner.

CALENDAR

SUBJECT—Application May 2, 1955—re Appeal from a decision of the borough superintendent—egress, stairs, etc.
PREMISES AFFECTED—131 Liberty street, north side, 90 ft. 7½ in. east of Washington street, Block 58, Lot 30, Borough of Manhattan.

147-49-A—Vol. II

APPLICANT—Frederick C. Genz, for Diller-Quaile Music School, Inc., owner.

SUBJECT—Application reopened December 6, 1955 as Vol II—re Appeal from a decision of the borough superintendent—construction.

PREMISES AFFECTED—24 East 95th street, south side, 81 ft. 9½ in. west of Madison avenue, Block 1506, Lot 60, Borough of Manhattan.

241-32-S—Vol. II

APPLICANT—Joseph Lau, for Harry Bura, owner.

SUBJECT—Application reopened April 19, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—130 Green street, east side, 125 ft. north of Prince street, Block 513, Lot 2, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 3, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 3, 1956, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matter:

453-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Francis Formica, owner.

SUBJECT—Application June 6, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, sales and storage room, parking and storage of motor vehicles with proposed curb cuts and show windows closer to the residence use district than is permitted.

PREMISES AFFECTED—1003-1013 Utica avenue and 5001-5009 Tilden avenue, northeast corner, Block 4722, Lots 40, 43 and 44, Borough of Brooklyn.

Laid over from February 15, 1956 to April 3, 1956, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

WEDNESDAY MORNING, FEBRUARY 15, 1956,
10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held Tuesday morning and afternoon, January 31, 1956, were approved as printed in the Bulletin of February 7, 1956, Vol. 41, No. 6.

119-29-BZ—Vol. II

APPLICANT—John J. Tricarico, for Elizabeth Stevens, owner.

SUBJECT—Application reopened February 15, 1955 as Vol. II—re (decision of the borough superintendent under section 7h of the zoning resolution, to permit in a residence use district the proposed change of occupancy from garage to garage and parking and storage of more than 5 motor vehicles, on open portion of the plot.

PREMISES AFFECTED—625 Halsey street, north side, 200 ft. west of Patchen avenue, Block 1662, Lots 59 and 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Tricarico.

For Opposition: Thomas R. Jones, Lillian Wood, F. A. Beckles, E. M. Quarterman, Virginia Foeman, Zara Brinkley, Gladys Duggins, Dorothy Ferguson, Joseph Brome, Arthur C. Johnson and Nellie Chesson.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 21, 1956, at 10 A.M., at the request of an objector.

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution to permit in a retail use district

the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

APPEARANCES—

For Applicant: Henry Nordheim and William Slapo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 28, 1956, at 10 A. M. for applicant to file revised plans.

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

APPEARANCES—

For Applicant: Henry Nordheim and William Slapo.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 28, 1956, at 10 A.M. for applicant to file revised plans.

950-54-BZ

APPLICANT—Herman Kron, for L. B. Oil Co., Inc., owner.

SUBJECT—Application December 14, 1954—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the proposed erection of gasoline service station, auto repairs, office, store, parking and storage of more than 5 cars and sale of used cars. Proposed driveway is more than 25 ft. from the intersection of Bruckner boulevard and Evergreen avenue.

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PREMISES AFFECTED—1475 Bruekner boulevard, northwest corner of Evergreen avenue, Block 3711, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Herman Kron.
For Opposition: Philip Myer, Paul R. Bitler, Louis Tischler, Abraham Meyer, J. Milano, Helen Valle, Peter Suárez, Mary Irzuez, Sarah Burg, Ana Gruning, M. Grunberg, Archie Weiser and Jesse Weaderhorn.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to March 13, 1956, at 10 A.M. for inspection and decision; hearing closed; applicant to file revised plans.

33-55-BZ

APPLICANT—A. M. and F. P. Luongo, for Frank Dolansky, owner.

SUBJECT—Application February 4, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit the proposed exit through kitchen of a restaurant located in a retail use district, through adjoining property located in a residence use district.

PREMISES AFFECTED—345 Myrtle avenue, north side, 74 ft. 10 $\frac{3}{4}$ in. east of Carlton avenue, Block 2044, Lot 88, Borough of Brooklyn.

APPEARANCES—

For Applicant: Anthony M. Luongo and Vincent D. Luongo.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, B'd of Education.
ACTION OF BOARD—Laid over to March 13, 1956, at 10 A.M. for inspection and decision; hearing closed.

35-55-BZ

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail and retail use C area district the extension of existing structure on first story, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. $\frac{1}{8}$ in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

APPEARANCES—

For Applicant: Anthony M. Salvati.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to March 6, 1956, at 10 A.M. at the request of applicant to furnish new arrangement for rear exit.

36-55-A

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

SUBJECT—Application February 18, 1955—re Appeal from a decision of the borough superintendent re exits.

PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. $\frac{1}{8}$ in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

APPEARANCES—

For Applicant: Anthony M. Salvati.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to March 6, 1956, at 10 A.M. at the request of the applicant to furnish new arrangement for rear exit.

5-55-BZ

APPLICANT—Burke, Green and Groh, for Joseph T. King, owner

SUBJECT—Application March 30, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit, in a residence use, G-1 area district,

the proposed erection of a 1 family residence of class 4 construction, and garage with a setback of less than 15 ft. from the street line, and including a side yard of less than the minimum five feet as required.

PREMISES AFFECTED—219-44 89th avenue, southwest corner of 220th street, Block 10665, Lot 51, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Joseph T. King.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to March 13, 1956, at 10 A.M. for inspection and decision; hearing closed; applicant to file plan of first two or three adjoining houses and show in what respect they do not comply with G-1 requirements.

246-55-BZ

APPLICANT—Burke, Green and Groh, for Joseph T. King, owner.

SUBJECT—Application March 30, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the proposed erection of a 1 family residence of class 4 construction and garage with a setback of less than 15 ft. from the street line and including a side yard of less than the minimum five feet as required.

PREMISES AFFECTED—220-02 89th avenue, southeast corner of 220th street, Block 10666, Lot 46, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Joseph T. King.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to March 13, 1956, at 10 A.M. for inspection and decision; hearing closed; applicant to file plan of first two or three adjoining houses and show in what respect they do not comply with G-1 requirements.

290-55-BZ

APPLICANT—Reginald S. Hardy, for Land Buyers, Inc., owner.

SUBJECT—Application April 12, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the demolition of existing structures, and the erection and maintenance, for a term of 15 years, a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repair shop and office, and to permit the parking of motor vehicles awaiting service.

PREMISES AFFECTED—134-15 Rockaway boulevard, northwest corner of 135th street, Block 11701, Lot 1, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to February 28, 1956, at 10 A. M. for further consideration of additional plans to be filed by applicant.

375-55-BZ

APPLICANT—Michael Alfano, for Max Sakow, owner.

SUBJECT—Application May 5, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a local retail use district the erection of a gasoline service station, lubritorium, auto repair shop, salesroom, car washing and storage.

PREMISES AFFECTED—950-970 Allerton avenue, south side, from Paulding avenue to Williamsbridge road, Block 4447, Lots 62, 64 and 66, Borough of The Bronx.

APPEARANCES—

For Applicant: Gilbert Lazerus.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Buildings.

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ACTION OF BOARD—Laid over to February 28, 1956, at 10 A.M. for applicant to file authorization of present owner of record.

421-55-BZ

APPLICANT—Robert Gottlieb, for David Berman, owner.
SUBJECT—Application May 25, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sale of accessories and parts, motor vehicle repairs (hand tools only), parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—547 Westchester avenue and 618 Hegney place, northeast corner, Block 2358, Lots 1 and 5, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and David Berman.

For Opposition: Harry Fogel.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 20, 1956, at 10 A.M. for inspection and decision; hearing closed.

433-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rentways, Inc., owner.

SUBJECT—Application May 25, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution to permit in a unrestricted and residence use district, the proposed extension of a storage garage for more than 5 motor vehicles, parking and storage for more than 5 motor vehicles and the installation of one 550 gallon gasoline storage tank and one pump in open area for owner's use only.

PREMISES AFFECTED—701-711 East 139th street, 275-295 Jackson avenue, northwest corner and 698-710 East 140th street, Block 2568, Lots 14, 17, 20 and 30, Borough of The Bronx.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 20, 1956, at 10 A.M. for inspection and decision; hearing closed.

448-55-BZ

APPLICANT—Patrick D. Concagh, for Beretta Realty Corp., owner.

SUBJECT—Application June 7, 1955—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, F area district the proposed structure to be occupied as stores, with setback less than 15 ft. from the street line, with coverage in excess of that permitted.

PREMISES AFFECTED—5600-5610B Riverdale avenue, northeast corner of West 256th street, Block 3423, Lots 91 and 95, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: Hyman J. Fliegel, Lawrence Kunin, Robert C. Weinberg, Lydia B. Sandler, Dr. Jay L. Fierst, Daniel R. Kaplan, Mrs. Edward Scalese, F. S. Bryant, Marilyn Burken, M. A. Reed, G. Stern, Laura Taubes, Ina Aronstein Solomon, W. A. Salzmann, Mr. & Mrs. A. Lanné, L. A. Papenfoss and J. J. Phelan.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to March 20, 1956, at 10 A.M. for inspection and decision; hearing closed.

453-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Francis Formica, owner.

SUBJECT—Application June 6, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A

of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, sales and storage room, parking and storage of motor vehicle with proposed curb cuts and show windows closer to the residence use district than is permitted.

PREMISES AFFECTED—1003-1013 Utica avenue and 5001-5009 Tilden avenue, northeast corner, Block 4722, Lots 40, 43 and 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy and James E. Vassalotti.

For Opposition: Albert W. Mackie, David Isaacson, N. Drucker, Sylvia Godnick, Joseph V. Diamond, Rachel Klein, Beatrice Grushevsky and Frank Isaacson.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 3, 1956, at 10 A.M. for inspection and decision; hearing closed.

530-55-BZ

APPLICANT—Abraham N. Horowitz and Herbert Glabman, for Silver Castelli, owner.

SUBJECT—Application June 30, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication and accessory sales and minor repairs with hand tools only with proposed show window less than 75 ft. from the residence use district, all for a term of 15 years.

PREMISES AFFECTED—144-11 to 144-21 Rockaway boulevard and 123-32 to 123-42 145th street, northwest corner, Block 12047, Lot 32, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Abraham N. Horowitz.

For Opposition: Salvatore Garafalo, Clifford J. Lee, Shelly Cummings, William T. Hassell, Carl Trezza and Ann Lübke.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 13, 1956, at 10 A.M. for inspection and decision; hearing closed.

573-55-BZ

APPLICANT—Paul Friedman, for Joseph G. Gentle owner.

SUBJECT—Application July 13, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station lubritorium, minor repairs (hand tools only), auto wrecking (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for term of 15 years.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official Clintonville street, 154-02 to 154-04 17th road, southwest corner and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Arthur Levine.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to March 13, 1956, at 10 A.M.; hearing previously closed.

1044-55-A

APPLICANT—Paul Friedman, for Joseph G. Gentle owner.

SUBJECT—Application December 27, 1955—filed pursuant to section 35, General City Law re part of premises located in bed of mapped street—Clintonville street.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official Clintonville street, 154-02 to 154-04 17th road, southwest corner and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

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APPEARANCES—

For Applicant: Arthur Levine.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 13, 1956, at 10 A.M.; hearing previously closed.

714-55-BZ

APPLICANT—Henry George Greene, for Joseph Eisner and Joseph I. Lubin, co-partners, owners (Bres Realty Co., lessee.)

SUBJECT—Application September 15, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a manufacturing and restricted retail use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—329-331 East 46th street, north side, 275 ft. west of 1st avenue, Block 1339, Lots 14, 15 and 16, Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy and Peter J. Bresciani.

For Opposition: William L. Matheson and George De Genaro.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 6, 1956, at 10 A.M. for inspection and decision; hearing closed.

9-28-BZ—Vol. II

APPLICANT—Vincent D. Luongo, for James Miceli and Isidore J. Caminiti, owners.

SUBJECT—Application reopened October 14, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction of existing gasoline service station, and extension of use to include gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—8131-8155 New Utrecht avenue, east side, 242 ft. 5 in. south of 81st street, Block 6314, Lot 112, Borough of Brooklyn.

APPEARANCES—

For Applicant: Vincent D. Luongo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 14, 1953 subject to regular procedure, to consider reconstruction and extension of use; and

WHEREAS, a public hearing was held on this application on January 17, 1956 after due notice by publication in the Bulletin; laid over to February 7, 1956, for inspection and decision; hearing closed; then to February 15, 1956, for applicant to file revised plans showing pumps back 15 ft. from building line and curb cut at southerly end separate from lumber yard curb cut; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and New Utrecht avenue are in a business use, C area, class 1 height district; 84th street is in business and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated July 31, 1954 acting on N.B. Applic. 613-53, reads:

"1. Proposed retail gas selling station, lubritorium, office & sales, car repairs & parking and washing of cars, within a business district, is contrary to Art. 2 Sect. 4a.29 & Art. 2 Sec. 4a-46 of the Zone Resolution."

WHEREAS, the applicant states that the premises consist of a plot, 227 ft. 5¼ in. frontage by 148 ft. 5 in. by 95 ft. ¾ in. in depth, triangular, on which is located a gasoline service station of brick construction, one story, class 3, consisting of office, open hydraulic lift for lubrication and

frame storage sheds adjacent to the office, and three gas pumps and three 550 gallon storage tanks; that it is proposed to demolish the present office and sheds and to build a new class 3, one story office which will include the sale of auto accessories, a new lubritorium, auto laundry and automobile repair shop; and

WHEREAS, the applicant further states that the existing certificate of occupancy No. 57492 dated 1929 was issued for gas station and office in conjunction with the station, together with 5 Mugler auto pits and three 550 gallon buried tanks in connection with an application filed and a variance granted by the Board under Cal. No. 9-28-BZ and approved under N.B. Applic. 23624-29; that original permit No. 304177 was issued by the fire department on August 26, 1929 and at the present time the gas station operates under permit No. 134756 issued May 29, 1952; and

WHEREAS, the applicant states that the property at the present time is in a business use, C area, 1 times height district, and that no zoning amendment is pending; and

WHEREAS, the applicant contends that the extension of the nonconforming use as proposed will not encroach into the residential area but will be confined within the boundaries of the existing gas station and that the erection of the new building will in no way be detrimental to the district but will safeguard, maintain and improve the character of the district; that in view of the fact that the present office is inadequate in size and that all work must be done outdoors, the enlarged buildings will permit all work to be done indoors in the new buildings and improve the facilities for the rendering of better and more efficient and quiet service, in addition to improving the surrounding area with a modern gas station; and

WHEREAS, the applicant states that the present owner has held title to the property since October 25, 1948; that the assessed valuation of land is \$13,000 and of the building \$4,000 making a total of \$17,000; that the building was erected in 1929; and

WHEREAS, Section 7c of the zoning resolution is not applicable; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, and the committee recommended that the application should be granted to permit the re-arrangement of the existing gasoline service station.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 26, 1929 to permit the reconstruction and re-arrangement of the gasoline service station as proposed and as indicated on plans filed with this application marked, "Received August 28, 1953" (5 sheets), "January 9, 1956" (one sheet) and "February 9, 1956" (one sheet) *on condition* that all buildings and uses now not proposed to be retained shall be removed; that the buildings shall be erected and the plot rearranged as indicated on revised plans marked, "Received February 9, 1956"; that the buildings for the uses as proposed shall be in compliance with the Building Code and shall be constructed of face brick; that the pumps shall be of a low approved type and relocated so as to be not nearer than 15 ft. to the street building line of New Utrecht Avenue; that curb cuts shall be as shown, namely, one 20 ft. curb cut toward the north, one center cut 30 ft. 6 in. in width, and one curb cut toward the south 10 ft. in width, as shown, together with the existing curb cut toward the south 31 ft. in width, where shown; that the premises where not occupied by the proposed buildings and pumps shall be paved with concrete or bituminous pavement; that the number of gasoline storage tanks shall not exceed ten approved 550 gallon tanks; that the sidewalk and curbing in front of the premises shall be restored or repaired to the satisfaction of the Borough President; that along the rear lot line where walls of existing or proposed buildings do not occur there shall be constructed a masonry wall, as proposed, to a height of not less than 5 ft. 6 in.; that there shall be no cellar or boiler room or other excavation under the accessory building; that under Section 7i there may be repairing within the accessory building with hand tools only for adjustment; that there may be parking of cars awaiting service provided

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such parking does not interfere with the servicing of the station; that there may be a post standard at either end of the premises, where indicated, each for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that all roof signs and temporary signs are prohibited and that signs shall be restricted to a permanent sign attached to the facade of the proposed accessory building and the illuminated globes of the pumps and to the brand sign herein permitted; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that all Fire Department permits in force to date shall be paid to date; and that all permits required and all work shall be completed within the requirements of Section 22A of the Zoning Resolution.

39-55-BZ

APPLICANT—Jack Heimlick, lessee, for Fred R. Cronkite, owner.

SUBJECT—Application January 24, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district the extension in use and area of an existing gasoline service station, to include lubritorium, auto wash (non automatic), motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—153-95 Rockaway boulevard and 153-02 to 153-12 137th avenue, southeast corner and 137-02 to 137-12 154th street, Block 12301, Lot 19, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: James E. Mulvaney and Jack Heimlick.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 17, 1956 after due notice by publication in the Bulletin; laid over to February 15, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Rockaway boulevard are in a retail use, D area, class 1 height district; 137 avenue, 140th avenue and 154th street are in retail and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 4, 1955 acting on Alt. Applic, 1559-54, reads:

"1. The proposed extension in area and extension of building of an existing gasoline service station to gasoline service station, office and sales of auto accessories, washing (non-automatic), lubrication, minor repairs with hand tools only, parking and storage of more than five motor vehicles in a retail zone is contrary to Art II Sec. 4A of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 121.09 ft. frontage by 131.41 ft. in depth, irregular, on which is located a gasoline service station; that it is now proposed to extend the gas station use by including former lot 23; that it is also proposed to construct a one story masonry side extension to the present office building; that this extension will contain two bays, to be used for washing, lubrication and minor repairs; that the minor repairs requested will be done with hand tools only and will be confined to the interior of the proposed extension; that it is also proposed to rearrange the gasoline pumps and install five additional gasoline tanks; and

WHEREAS, the applicant further states that the site consists of two tax lots, 19 and 23, which have been consolidated into tentative lot 19 for the purposes of this application;

that the interior lot (19) with a frontage of 80.73 ft. on Rockaway boulevard, is now occupied as a gas station; that plans were first approved in the building department in 1928 under N.B. No. 1447-28 at which time the premises were located in an undetermined zone; that this plan was later superseded by N.B. No. 1658-33 under which certificate of occupancy No. 50820 is now in force; that fire department plan No. 963-28 was approved for this use on March 3, 1928 and a fire department permit is now in force; that the corner lot (23) with a frontage of 40.36 ft. on Rockaway boulevard is now vacant; and

WHEREAS, the applicant contends that the change herein proposed will improve the appearance of the site in various ways; that a woven wire fence on a concrete base will be provided along the interior lot lines as well as planting and shrubbery protected by a concrete curb; that the driveway areas will be paved with concrete or bituminous paving; that present pumps will be removed and new pumps will be located 15 ft. back of the building line; that the proposed extension will provide much needed facilities for indoor washing and greasing, protected from the weather; that this area along Rockaway boulevard is largely undeveloped and a number of streets shown on the block diagram are not physically open, including 154th street which forms the easterly boundary of the site; that the entire site was located in an undetermined use district from 1916 until December 2, 1932 on which date the use zoning was changed to business; that on January 21, 1947 the use zoning was changed from business to retail, which is its present designation for a depth of 100 feet; that the change herein proposed will improve the appearance of the site and will have no adverse effect on surrounding property; and

WHEREAS, the applicant states that the present owner has held title to the property since May 20, 1946; that the assessed valuation of land is \$6,500 and of the building \$2,000 making a total of \$8,500; that the building was erected in 1928; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the Committee recommends that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the extension of the lawfully existing gasoline service station to include an additional lot to the north substantially as proposed and as indicated on plans filed with this application marked "Received January 24, 1955" (4 sheets) and "December 9, 1955" (one sheet) *on condition* that the arrangement and construction as proposed on plans showing proposed conditions shall be complied with; that there shall be erected on the interior lot line to the south and the building line of 154th street, a woven wire fence of the chain link type not less than 5 ft. 6 in. in height; that a similar fence shall also be erected along the line of 137th avenue for a distance of approximately one hundred feet from 154th street; that such fence shall have suitable terminating posts at the building lines; that curb cuts shall be restricted to the curb cuts as shown: three to Rockaway Boulevard and one within the first twenty-five feet along 137th Avenue from the intersection; that pumps shall be of a low approved type and not nearer than fifteen feet to the street building line; that the number of gasoline storage tanks may be a total of ten approved tanks, including the existing five tanks which shall be tested by the Fire Department as being in good condition; that the premises, up to a line along the rear of the accessory building, shall be paved with concrete or asphaltic pavement; that the rear portion of the premises shall be left in its natural state and no use shall be made of such area as proposed; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i there may be minor re-

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pairs, with hand tools only, maintained within the accessory building; that planting, where shown along the southerly line, shall be maintained with suitable planting material and protected with concrete curbing against damage; that parking of cars may be permitted, where not interfering with the servicing of the station; that signs shall be restricted to a permanent sign attached to the facade of the accessory building, excluding all roof signs and temporary signs but including the globes of the pumps, and permitting the erection within the building line near the intersection of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend, at approximately a right angle to Rockaway Boulevard, for a distance of not more than four feet beyond the building line at the intersection; that at such intersection there shall be a block of concrete, not less than twelve inches in height and five feet each way from the intersection, constructed where shown; and that all permits shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution.

386-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fire-O-Matic Corp., owner.

SUBJECT—Application May 2, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, minor vehicle repairs, oil burner repairs, storage, office and sales, showroom for oil burners.

PREMISES AFFECTED—925-931 McDonald avenue, east side, 139 ft. 10½ in. north of 18th avenue, Block 5408, Lots 55-58 inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 10, 1956 after due notice by publication in the Bulletin; laid over to January 17, 1956, at request of objector, applicant concurring then to February 15, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 18th avenue and McDonald avenue are in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 18, 1955 acting on N.B. Applic. 536-55, reads:

"1. Proposed gasoline service station, lubritorium, car wash, minor motor vehicle repairs, oil burner repairs, storage, office and sales, showroom for oil burners, in a business use district, is contrary to Art II, Par. 4(a) sub-sections 29 and 46 of the Zoning Resolutions".

WHEREAS, the applicant states that the premises consist of a plot, 80 ft. frontage by 125 ft. in depth, presently vacant; that it is proposed to secure a variance for a period of 15 years in order to erect and maintain a modern gasoline service station, lubritorium, car washing, minor vehicle repairs, oil burner repairs, storage, office and sales, and showroom for oil burners; that the building to contain these uses will be modern in design, of class 1 construction, having a frontage of 80 ft., a depth of 77 ft. and will be one story in height; that the gas station proper will consist of eight 550 gallon gasoline storage tanks and three dispensing pumps; and

WHEREAS, the applicant contends that the oil burner showroom and oil burner repairs form a part of the pro-

posal and is a permissible use in this business zone; that McDonald avenue is a main auto lane leading north and south across Brooklyn and as such the proposed gas station is entirely in keeping at this point; that McDonald avenue is developed with an elevated railroad and as such has rendered McDonald avenue dark, noisy and unfit for strictly business use; that the present stores in the affected area are vacant or devoted to other than store use and therefore show very unsubstantial returns on the investment; that the erection of additional stores on the site would therefore be financially unfeasible and further aggravate the unsatisfactory store rental situation in the affected area; that the site is adjoined to the north in lot 59 by a one story factory, and partly to the east in lot 37 by a parking lot, which is a non-conforming use in the residence zone to the rear; that it would render greater justice to the owner to permit him to develop the site in the only feasible manner and thereby be able to continue to pay taxes and receive an adequate return on his investment than to keep the property vacant, let it continue to be an eyesore to the community or finally lose the site by being unable to pay taxes; and

WHEREAS, the applicant states that the present owner has held title to the property since January 25, 1955 and that the assessed valuation of land is \$8,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the Committee recommends that the application should be granted to the extent of permitting the two gasoline pumps, as proposed, to be used on the premises in connection with the main permissible use of the premises for sale and repair of oil burners; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7f for a term of five years to permit the premises, mainly used for oil burner repair, to be occupied also for motor vehicle repairing under Section 7i and for the sale of gasoline under Section 7f, and to permit the installation of eight approved 550 gallon gasoline storage tanks, substantially as proposed and as indicated on plans filed with this application marked, "Received May 2, 1955" (4 sheets) and "January 5, 1956" (one sheet) on condition that in all other respects the building and occupancy shall comply with all the laws, rules and regulations applicable thereto; that the curb cuts to McDonald Avenue shall not exceed the two curb cuts shown on such plans, and not exceeding 30 ft. in width; that no portion of any curb cut shall be nearer than 5 ft. to a side lot line as prolonged; that sidewalks and curbing in front of the premises shall be repaired or restored to the satisfaction of the Borough President; that the premises, where not occupied by the proposed buildings and pumps, shall be paved with concrete or asphaltic pavement; that there shall be no windows in the building at the rear nor in the north or south sides; that signs shall be restricted to signs as permitted in connection with the sale and repair of oil burners and the repair work, excluding all temporary signs and roof signs, but permitting the erection within the building line of one post standard, which shall be located toward the center away from adjoining occupancies to the north and south; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

415-55-BZ

APPLICANT—Burke, Green and Groh, for Martha H. Paltrow and Joseph McElroy, owners (o/u/c Bay Chevrolet, Inc.).

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7h and 7i of the

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zoning resolution, to permit in a local retail and residence use district, the proposed use of automobile showroom, service of new and used cars and trucks, new and used car conditioning, storage and sale of parts, wheel alignment, lubrication, undercoating, car wash, parking and storage of customers' cars waiting to be serviced, car storage, locker room, tool storage, car polishing, offices, body shop, paint shop, gas pump for owner's use only.

PREMISES AFFECTED—240-02 Northern boulevard, southwest corner of Alameda avenue and 46-02 to 46-12 Hanford street, Block 8167, Lot 1, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Robert A. Benjamin.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connors 4
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 13, 1955 after due notice by publication in the Bulletin; laid over to January 31, 1956, for inspection and decision; hearing closed; then to February 7, 1956, at the request of applicant to file new plans; then to February 15, 1956, for applicant to file revised plans showing more adequate planting and also showing tentative street line of Hanford street; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in local retail and residence use, D and G area, class 1 height districts; Northern boulevard is in a local retail use, D area, class 1 height district; 234th street is in local retail and residence use, D and G area, class 1 height districts; Hanford street is in a residence use, G area, class 1 height district; Alameda avenue is in local retail and residence use, G area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 17, 1955 acting on N.B. Applic. 2499-55, reads:

"1. Use of premises located partly in a residence and partly in a local retail use district as automobile showroom, service of new and used cars and trucks, new and used car conditioning, parts storage, parts sales, wheel alignment, lube, undercoating, car wash, parking of customers cars waiting to be serviced, car storage, locker room, tool storage, car polishing, offices, body shop, paint shop, gas pump for owners use only is contrary to Art. II Sec. 3 and 4 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 321.79 ft. frontage by 158.39 ft. in depth, irregular; that the property is partly situated in a local retail, D use district, to a depth of 100 ft. along Northern boulevard, tapering to a point on the eastern extremity; that the remainder of the property is in a residence G use district; that on August 2, 1945 the property was changed from business to local retail D and residence G; that the height district has not been changed since July 25, 1916 and there are no changes pending in the City Planning commission; that the property at present is vacant and has two billboards at the lower northwest corner of the property; that Bay Chevrolet, Inc., acquired an option on April 14, 1955 to purchase this property and will close title if this variance is granted; that Bay Chevrolet is presently operating from three widely scattered locations which has proven to be a very inefficient and time consuming manner of operating their business; that the sales room is located at 61-48 188th street, the used car lot is at 188-01 Horace Harding boulevard and they have temporarily leased quarters for servicing and repair of cars at 186-01 73rd avenue; that in order that the Bay Chevrolet may continue with their franchise, they were instructed to acquire land and provide suitable and attractive car sales and servicing facilities

under one roof to adequately serve the customers in the area of the franchise; and

WHEREAS, the applicant states that it is proposed to erect a one story masonry structure in the local retail area only, consisting of 19,340 sq.ft including main floor, mezzanine and basement, of which 3,630 sq.ft. is allotted to the body shop, paint booth and new car conditioning in the basement; that the 1st floor will consist of showroom, servicing of new and used cars and trucks, new and used car conditioning, parts storage and sales, wheel alignment, lubrication, undercoating, car wash, parking of customers' cars waiting to be serviced, car storage, locker and toilet rooms, car polishing, offices, gas pump for owner's use only; that air conditioning will be provided for the showroom and general offices; that the proposed building will have an area on the main floor of 13,738 sq.ft. or a coverage of 63.3% in the local retail use district, which is within the requirements of the zoning resolution; that the property in question has a total of 42,864 sq.ft., of which 21,704 sq.ft. is in the local retail use district and 21,160 sq.ft. is in the residence use district; that the property in the residence use district will be allocated to parking of cars, customers' cars waiting to be serviced and for outdoor car storage; that the parking area will be enclosed with a chain link fence at least 6 ft. in height; and

WHEREAS, the applicant contends that Bay Chevrolet, Inc., proposes to create a modern, up-to-date agency that would be a credit to the community, consisting of the latest equipment for repairing of cars and trucks; that there will be a carbon monoxide system for the elimination of obnoxious gases, and other facilities to make the work safe and conducive to the most harmonious working conditions; that the building will be of class 3 construction; that the land has been used for many years as a dumping ground for excess fill and left in an unsightly condition; that originally the ground from the curb line on Northern boulevard sloped into the swamp area in the rear, and in the ensuing years fill has been brought in to the elevations that now exist; that as the Administrative Building Code will not permit the use of spread footings in filled-in ground, it is imperative that piling be used to sustain the loads of the structure in certain areas; that this land has been for sale for many years, but because piling is required it has been difficult to sell and Bay Chevrolet will assume this added cost if this variance is granted; that the principals of Bay Chevrolet have been in the automobile business for the last 30 years under the name of Benjamin Chevrolet, Inc., at 2025 Atlantic avenue, Brooklyn and they have the knowledge and experience to handle this franchise in a most satisfactory manner; and

WHEREAS, the applicant states that the assessed valuation of land is \$60,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and revised plans were filed under date of February 10, 1956; the Committee noted that the building, as proposed, will be a legal building within the area zoned for local retail, other than for the repairing proposed; the Committee is also of the opinion that suitable shrubbery of a dense type should be maintained along Hanford Street and to the south against the adjoining residential property; that the use of the portion of the premises, as proposed, within the residential district would not be objectionable; also the Committee noted that the proposed widening of Hanford Street would not be encroached upon by the proposed fencing or shrubbery and the owner proposes in the event that this is taken there will be no claim made for such land except for the value of the land itself as determined by the court; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions h and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Sections 7h and 7i to permit the parking within the residential area in connection

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with the proposed building in the local retail district, substantially as proposed and as indicated on plans filed with this application marked, "Received May 23, 1955" (5 sheets) as amended by revised plan of layout marked "Received February 10, 1956" (one sheet) on condition that all other plans shall be marked "Void" by the applicant; that all uses now on the premises shall be removed; that along the west, south and east lines, and along the portion of the street line of Northern Boulevard there shall be erected a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 ft. 6 in.; that planting areas shall be maintained, with curbing not less than 10 ins. in height for protection and such planting to the south and east shall be dense planting with sizeable trees so as to act as complete screen for Hanford street and the residential property to the south and such planting shall be continued within the three foot strip as shown along Northern boulevard with suitable planting of suitable dense hedge type which need not exceed five feet in height; that the entrance to the premises shall be by means of three curb cuts where shown, one toward the easterly end, one toward the westerly end and one toward the center; that under Section 7i there may be the usual servicing for the Chevrolet Agency as proposed; that there may be one gasoline pump and one 550 gallon tank within the building for owner's use only; that the parking space permitted under Section 7h, for a term of twenty (20) years, shall be graded with clean gravel or steam cinders and treated with a binder and properly rolled; that the areas in front of the building, to the east of the showroom, shall also be properly planted; that the motor vehicle entrances to the building shall be paved with concrete; that the sidewalk and curbing around the premises shall be constructed or restored to the satisfaction of the Borough President; that signs shall be restricted to permanent signs attached to the building as may be permitted in a local retail district; that there shall be no roof signs or temporary signs; that there may be a neat sign attached to the entrance stating, with reference to the parking proposed on the plot, that the use of such parking is for private use only and not for public parking; that repairing shall be done by approved tools and under license issued by the Fire Commissioner for such repair work and servicing requiring license; that the space below the general grade of the building that opens toward the west and is proposed to be used for servicing shall be maintained with windows and required ventilation; that the building on all sides shall be faced with light face brick; that a system for the elimination of obnoxious gases shall be maintained, exhausting away from the residence district; that such fire fighting equipment shall be installed as the Fire Commissioner shall require; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 1:10 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

WEDNESDAY AFTERNOON, FEBRUARY 15, 1956,
2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connors.

972-40-SM

APPLICANT—The Otis Elevator Company, owner.

SUBJECT—Application reopened May 16, 1950 for amendment as to proposed changes in construction—Otis Bi-Parting Counterbalanced Vertical Sliding Elevator Hoistway Door.

APPEARANCES—

For Applicant: Emil Fichter and Saverio Bentivegna.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 972-40-SM

Subject: Otis Bi-Parting Counterbalanced Vertical Sliding Elevator Hoistway Door.

The Otis Elevator Company owner filed October 8, 1940 an application with the Board of Standards and Appeals for approval of the material known as the Otis Bi-Parting Counterbalanced Vertical Sliding Elevator Hoistway Door (regular and by-pass type).

This application Cal. #972-40-SM was reopened May 16, 1950 for test and report as to proposed changes in construction.

These doors were inspected and fire tested at the Underwriters' Laboratories November 15, 1954. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and P. Karmel, representing the applicant.

The object of the test and investigation was to determine the fire-retardant performance of a steel counterbalanced freight elevator door assembly designed for the protection of openings in vertical shafts when exposed to the 1½ hours standard fire and fire hose stream test for fire doors.

The door is designed for the protection of openings not exceeding 8 ft. in width and 10 ft. in height in elevator shafts. The door sections are mounted in offset positions and move vertically in guides and meet by means of an asbestos neoprene cloth astragal where they come together at the middle of the opening. The opening between the top door and the wall is closed by means of a lintel. The specific construction of the door is described in drawings and photographs filed with the Board March 29, 1955.

I. The variations listed under IA & B below were tested at the Underwriters' Laboratories in Chicago in connection with a test of the Otis Metal Clad Wood Core Doors which was witnessed on January 26, 1950 by Mr. John A. Darts. These variations have been approved by the Underwriters' Laboratory, and now constitute part of their standard labeling procedure for both the uninsulated all steel door and the insulated door. The new features proposed include:

IA—Heavy Duty Truckable Sill

Where these doors are used for extremely heavy industrial trucks the 5" angle truckable sill of the approved construction will be replaced by a ¾" thick x 5" wide steel plate plug welded to the top of the door and an 8", 10" or 12" structural channel fastened under this plate by means of 5/8" diameter flat head screws suitably spaced. In order to counterbalance the added weight of these heavy duty sills the top door will be equipped with a "Z" astragal in place of the approved angle astragal. The lap achieved will remain the same.

IB—Furniture Steel or Stainless Steel Door Facia

Where required, in order to improve the appearance of the corridor face of the door a 14 ga. stainless steel or furniture steel facia plate may be added and fastened to the face of the door frame angles. This plate will extend completely across each door.

II. The variations listed under IIA, B & C below may be used as substitutes or alternates for similar parts originally approved. These variations have been approved by the Underwriters' Laboratories in Chicago, and now constitute part of their standard labeling procedure.

IIA—Counterbalanced Movable Lintel for Pass Type Doors

The lintel is used to close the space between the soffit and the top of the door. It consists of a 16 ga. steel shape bent to form a channel which spans the full width of the opening. It is connected at each end to counterweights with

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$\frac{1}{8}$ " diameter steel cables which pass over sheaves fastened to the rails. The weights are heavier than the lintel and bottom on stops fastened to the rail. When the weights are resting on the stops the length of the air cord is adjusted so that the channel is slightly above the top of the opening. This lintel may be used as an alternate for the lintel originally approved.

IIB—Fire Latch

This lock consists of a malleable iron member pivoted on a bracket secured to the door guide rail, which engages a $\frac{3}{8}$ " lock plate applied to the truckable sill angle of the lower door. The lock is released by spring tension but is engaged positively as the doors approach the closed position. This latch to be used only on power operated doors as a substitute for the fusible link type fire latch originally approved.

IIC—Center Latch

This latch consists of a malleable iron member pivoted on a bracket secured to the upper door, which engages the lower door through a slot in the trucking sill angle. The lock is engaged positively when the doors are closed and is released manually. This latch to be used only on manually operated doors as a substitute for the fusible link type fire latch originally approved.

III. The variations listed under IIIA to J below are being submitted for approval and may be used as substitutes or alternates for similar parts originally approved. These variations were recently tested and approved by the Underwriters' Laboratories in Chicago.

IIIA—Guide Rails

The guides are made of $\frac{3}{16}$ " thick steel specially formed into channel and angle shapes and plug welded together at not exceeding 15" centers. These guides are secured to the channel bucks by $\frac{1}{2}$ " bolts. These guides to be used as alternates to the angle guides originally approved.

IIIB—Guide Shoes

The guide shoes are made of steel firmly clamped and secured to a steel stud. These guide shoes are used as substitutes for the malleable iron shoes originally approved.

IIIC—Top Edge Reinforcements in Top Door

The three (3) $\frac{1}{4}$ " x 2" reinforcing bars located on top of the door are held in place by $\frac{1}{2}$ " bolts welded to the underside of the door frame angle. Also a $\frac{1}{8}$ " thick toe guard has been added. This construction may be used as an alternate to the construction originally approved.

IIID—Astragal

The lower edge of the top door is provided with a resilient astragal made of $\frac{1}{8}$ " thick asbestos neoprene cloth. This astragal may be used as an alternate to the overlapping angle astragal originally approved.

IIIE—Toe Guard at Bottom of Lower Door

The bottom edge of the door is equipped with a metal toe guard made of #16 ga. steel welded to a 2" x 2" x $\frac{3}{16}$ " thick angle. This assembly is secured to the door by $\frac{5}{16}$ " tap bolts spaced at 12- $\frac{3}{16}$ " maximum centers. This construction may be used as an alternate to the construction originally approved.

IIIF—Lap at Panel Joints

The 14 ga. panels are arranged to lap over one another about the $\frac{1}{8}$ " thick stiffener bars at each joint on the interior of the door. This new lapping arrangement is strong and precludes the passage of light, flame or smoke at the joints. This panel joint replaces the panel joint originally approved which used a $\frac{1}{8}$ " TEE iron section between the panels.

IIIG—Counterweight Steel Plates

In order to balance the upper and lower door sections a steel plate of varying thickness as required is fastened to the hoistway face of the upper door panels. This plate is secured to the door with the same screws which hold the panels to the doors. These plates may be used on doors

where the resilient astragal is furnished in place of the overlapping angle astragal to make up for the loss in weight.

IIIH—Fire Latch (alternate to Center Latch)

This lock consists of a steel latch pivoted on a bracket secured to the door guide rail which engages a $\frac{3}{8}$ " lock plate applied to the truckable sill angle of the lower door. The bottom door is positively locked when closed. The latch is manually released by a rod which is connected to a malleable iron handle that is pivoted on a bracket located near the center of the upper door. This handle and latch arrangement applies to manually operated doors only and may be used as an alternative to the center latch described in item IIC above.

IIIJ—Pivoted Lintel for Pass Type Doors

This lintel serves the same purpose as the one described in item IIA above. It is of the pivoted type and is fastened to the entrance buck near the top of the opening. It consists of a 14 ga. steel sheet shaped to form an angle and covers the space between the top of the opening and the top of the door for the full width of the opening. It is counterweighted to assure the lintel staying in the advanced position, unless acted upon, and is pivoted at each end through a spherical ball bearing which acts as a universal joint. This lintel may be used as an alternate to the lintel described in item IIA above or to the lintel originally approved.

A new handle and fire latch arrangement has been approved by the Underwriters Laboratories. It is similar in principle to the center latch in that it positively latches the upper door to the lower door when the doors are closed, but it differs in that the latching is done at both ends instead of at the center only. It may be used as an alternate for the center latch or for the latch described under IIIH above.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the amendment of the resolution of the Board of April 1, 1941 so that as amended it shall include the forgoing on condition that the resolution of April 1st, 1941 be complied with in all other respects.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 1, 1941 in accordance with the above report.

450-48-SM—Vol. II

APPLICANT—Great Lakes Carbon Corp., owner; Certified Industrial Products, Inc., licensee operator.

SUBJECT—Application reopened December 14, 1954 amendment to resolution as to transfer of approval—Permalite Gypsum Plaster (for fireproofing steel columns), previously approved.

APPEARANCES—

For Applicant: Dominic De Blasi.

ACTION OF BOARD—Resolution amended in accordance with report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connors 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 450-48-SM—Vol. II

Subject: Amendment to resolution as to transfer of approval.

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Great Lakes Carbon Corp., New York, requested by letter dated November 2, 1954 that the resolution adopted July 18, 1950 under Cal. No. 450-48-SM—Vol. I be amended so as to transfer the approval granted July 18, 1950 under Cal. No. 450-48-SM—Vol. I to the Certified Industrial Products, Inc., Hillside, New Jersey a licensed operator. The application was reopened by a vote of the Board on December 14, 1954.

Purpose

Permalite plaster is intended to provide fire protection when applied beneath steel ceilings and beams on suspended metal lath.

Description

The material is the same material process in the same manner as the material approved July 18, 1950 under Cal. No. 450-48-SM—Vol. I.

Inspection and Test

The plant of the Certified Industrial Products, Inc., at Hillside, New Jersey was inspected by Asst. Engr. J. A. Darts Committee on Test. Samples were identified and marked and the identified samples tested in accordance with the requirements of C26-466.2 Administrative Building Code. The material met the requirements of the above mentioned section of the Administrative Building Code.

Recommendation

The Committee on Test recommends that the resolution adopted July 18, 1950 be amended by adding thereto, "that as the owner has entered into an agreement with the Permalite-Perlite Division Certified Industrial Products, Inc., Hillside, New Jersey to manufacture the light weight aggregate Permalite Plaster Aggregate also known as Certified Brand Perlite Plaster Aggregate herein involved, such manufacture may be carried on by the said company in their factory in Hillside, New Jersey on condition that the requirements of the resolution adopted July 18, 1950 under Cal. No. 450-48-SM—Vol. I be complied with in all other respects and the said Permalite-Perlite Division Certified Industrial Products, Inc., may sell their product under the trade names Permalite Plaster Aggregate and Certified Brand Perlite Plaster Aggregate.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the application be and it hereby is *amended*, on condition that the requirements of the Board's resolution adopted under Cal. No. 450-48-SM—Vol. I, shall be complied with in all other respects.

737-48-SM

APPLICANT—Great Lakes Carbon Corp., owner; Certified Industrial Products, Inc., licensee operator.

SUBJECT—Application reopened December 14, 1954 amendment to resolution as to transfer of approval—Permalite Plaster (to protect structural I Beam and Steel Floor), previously approved.

APPEARANCES—

For Applicant: Dominic De Blasi.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connors 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 737-48-SM

Subject: Amendment to resolution as to transfer of approval.

Great Lakes Carbon Corp., New York requested by letter November 2, 1954 that the resolution adopted April 18, 1950 under Cal. No. 737-48-SM be amended so as to transfer the approval granted April 18, 1950 under Cal. No. 737-48-SA to the Certified Industrial Products, Inc., Hillside, New Jersey a licensed operator. The application was reopened by a vote of the Board on December 14, 1954.

Purpose

Permalite plaster is intended to provide fire protection when applied beneath steel ceilings and beams on suspended metal lath.

Description

The material is the same material processed in the same manner as the material approved April 18, 1950 under Cal. No. 737-48-SM.

Inspection and Test

The plant of the Certified Industrial Products, Inc., at Hillside, New Jersey was inspected by Asst. Engr. J. A. Darts Committee on Test. Samples were identified and marked and the identified samples tested in accordance with the requirements of C26-466.2 Administrative Building Code. The material met the requirements of the above mentioned section of the Administrative Building Code.

Recommendation

The Committee on Test recommends that the resolution adopted April 18, 1950 be amended by adding thereto, "that as the owner has entered into an agreement with the Permalite-Perlite Division Certified Industrial Products, Inc., Hillside, New Jersey to manufacture the light weight aggregate Permalite Plaster Aggregate, also known as Certified Brand Perlite Plaster Aggregate herein involved, such manufacture may be carried on by the said company in their factory in Hillside, New Jersey on condition that the requirements of the resolution adopted April 18, 1950 under Cal. No. 737-48-SM be complied with in all other respects and the said Permalite-Perlite Division Certified Industrial Products, Inc. may sell their product under the trade names Permalite Plaster Aggregate and Certified Brand Perlite Plaster Aggregate.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the application be and it hereby is *amended*, on condition that the requirements of the Board's resolution adopted under Cal. No. 450-48-SM—Vol. I, shall be complied with in all other respects.

776-49-SM

APPLICANT—Great Lakes Carbon Corp., owner; Certified Industrial Products, Inc., licensee operator.

SUBJECT—Application reopened December 14, 1954 amendment to resolution as to transfer of approval—Permalite (an aggregate taking the place of sand in gypsum plaster), previously approved.

APPEARANCES—

For Applicant: Dominic De Blasi.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connors 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 776-49-SM

Subject: Amendment to resolution as to transfer of approval.

Great Lakes Carbon Corp., New York requested by letter dated November 2, 1954 that the resolution adopted

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February 7, 1950 under Cal. No. 776-49-SM be amended so as to transfer the approval granted February 7, 1950 under Cal. No. 776-49-SM to the Certified Industrial Products, Inc., Hillside, New Jersey a licensed operator. The application was reopened by a vote of the Board on December 14, 1954.

Purpose

Permalite plaster is intended to provide fire protection when applied beneath steel ceilings and beams on suspended metal lath.

Description

The material is the same material processed in the same manner as the material approved February 7, 1950 under Cal. No. 776-49-SM.

Inspection and Test

The plant of the Certified Industrial Products, Inc., at Hillside, New Jersey was inspected by Asst. Engr. J. A. Darts Committee on Test. Samples were identified and marked and the identified samples tested in accordance with the requirements of C26-466.2 Administrative Building Code. The material met the requirements of the above mentioned section of the Administrative Building Code.

Recommendation

The Committee on Test recommends that the resolution adopted February 7, 1950 be amended by adding thereto, "that as the owner has entered into an agreement with the Permalite-Perlite Division Certified Industrial Products, Inc., Hillside, New Jersey to manufacture the light weight aggregate Permalite Plaster Aggregate, also known as Certified Brand Perlite Plaster Aggregate herein involved, such manufacture may be carried on by the said company in their factory in Hillside, New Jersey on condition that the requirements of the resolution adopted February 7, 1950 under Cal. No. 776-49-SM be complied with in all other respects and the said Permalite-Perlite Division Certified Industrial Products, Inc., may sell their product under the trade names Permalite Plaster Aggregate and Certified Brand Perlite Plaster Aggregate.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the application be and it hereby is *amended*, on condition that the requirements of the Board's resolution adopted under Cal. No. 450-48-SM—Vol. I, shall be complied with in all other respects.

360-50-SA

APPLICANT—Automatic Burner Corporation, owner-manufacturer.

SUBJECT—Application reopened December 13, 1955 amendment to resolution as to additional trade name—re Burnham Oil Burner, Model 55; Home Oil Burner, Model 55; Comfortzone Oil Burner, Model 55; Norge Heat Oil Burner, Model FOB-55; Radiation Oil Burner, Model 55; Richmond Oil Burner, Models P10A, P11A, and P12A; Rybolt Oil Burner Model 55, Certified Oil Burner, Model 55; Solar Flame Oil Burner, Model 55; Weil McLain Oil Burner, Model 55; Cities Service Oil Burner, Model CS-55; Kleen-Heat Oil Burner, Model 80 and Fitzgibbons Oil Burner, previously approved.

APPEARANCES—

For Applicant: W. A. Doermann.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connors 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 360-50-SA

Subject: Amendment to resolution as to additional trade names.

Automatic Burner Corporation, Chicago, Illinois, requested by letter dated November 21, 1955, that the resolution adopted October 17, 1950 and amended at various times through December 14, 1954 under Cal. No. 360-50-SA so as to permit the ABC Oil Burner Model 55A to be marketed under additional trade names. The application was reopened by a vote of the Board on December 13, 1955.

Recommendation

The Committee on Test recommends that the resolution adopted October 17, 1950 and as amended through July 7, 1954 under Cal. No. 360-50-SA be amended so as to permit the ABC Oil Burner Model 55A to be marketed under the following trade names; including those previously approved under Cal. No. 360-50-SA; Burnham Oil Burner, Model 55, Homer Oil Burner, Model 55, Comfortzone Oil Burner Model 55, Norge-Heat Oil Burner, Model FOB 55, Radiation Oil Burner, Model 55, Richmond Oil Burner, Model P10A, P11A and P12A, Rybolt Oil Burner, Model 55, Certified Oil Burner, Model 55, Solar Flame Oil Burner, Model 55, Weil-McLain Oil Burner, Model 55, Cities Service Oil Burner, Model CS55, Kleen-Heat Oil Burner, Model 80, Fitzgibbons Oil Burner, Model 50 and Kewanee Oil Burner, Model 55. The Hess Company, Hess Oil Burner, Model 55. Ingersoll Steel Division, Borg Warner Corporation, Ingersoll Oil Burner, Model 55. Ko-Z-Aire Company, Ko-A-Aire Oil Burner, Model 55, Kiske Products Incorporated, Kensico Oil Burner, Model 55. Utica Radiator Corporation, Utica Oil Burner, Model 55. Dunkirk Radiator Corporation, Dunkirk Oil Burner, Model 55, International Heater Company of Utica, New York, under the trade name of International Economy. The Coleman Company, Wichita, under the trade name Coleman Model 194-700, 194-705, 595-700, 592-700, 595-705 and 592-705 and by the Timken Silent Automatic Divisions of Timken Detroit Axle Company, under the trade name Silent Automatic Models 80-HOA, 996-HOA, 135-HOA, 148-HOA, 132-HOA and 90-HOA. The Crane Company, Chicago, Illinois, under the trade name of Crane Line Oil Burner, Models 4606, 4608, 4869, 4870 and 4871 and 4868. Jackson and Church under the trade name Jackson and Church Poweroil Model JC-55A and Power Oil Model 55-A. Rybolt Heater Company, under trade name of Rybolt Model 55A, Firewel Company under trade name of Firewel Burner Model 55A, Lycoming-Spencer under trade name of Spencer Heater Model 55A, National U. S. Oil Burner, Model 55A, Richmond Oil Burner, Models P10AA, P10AAE and P10AA3 and Carrier Oil Burner, Model 38N175K-101, 38N175K-201, 38M175K-101, 38M140K-101 and 38M140K-201, on condition that the requirements of the resolution adopted October 17, 1950 under Cal. No. 360-50-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engr.
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 17, 1950 in accordance with the above report.

464-54-SA

APPLICANT—Arthur A. Olson & Co., owner (Gale Engineering Co., Agent).

SUBJECT—Application June 1, 1954—Olson Oil-fired Space Heaters, Models HOU-300, 400, 500, 600, 750, 1000, 1250, 1500, 1750 and 2000, approval of.

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APPEARANCES—

For Applicant: Charles Scheuerman.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connors 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 464-54-SA

Subject: Olson Oil Fired Space Heaters, Models HOU, TU-HOU, TH-HO and SU-HO-300, 400, 500, 600, 750, 1000, 1250, 1500, 1750 and 2000.

Gale Engineering Company, New York for Arthur A. Olson & Company, Canfield, Ohio filed June 1, 1954 an application with the Board of Standards and Appeals for approval of the Olson Oil Fired Space Heaters, Models HOU, TU-HOU, TH-HO and SU-HO-300 through 2000, under the provisions of Article 12, Chapter 26 Administrative Building Code and the Oil Burner Rules of the Board.

Purpose

The appliance is an oil fired space heater intended for domestic and commercial installation.

Description

The appliance is a space heater that in operation is so constructed that the air being heated, has four passes through the furnace before it passes through the top duct heater.

The entire casing of the furnace is of 16 gauge steel, the radiation shields are of 18 gauge steel, the combustion chamber is 16 gauge stainless steel and the economizer section is of 12 gauge steel.

The oil burner used in conjunction with the heater is a Todd Rotary Oil Burner (approved by the Board).

The controls consist of thermostat, protectorelay flame failure control, selector switch and a delayed oil valve. The model designation refers to BTU input.

Inspection and Test

The appliance was examined by Asst. Engr. J. A. Darts, Committee on Test. The appliance operated as designed and controls as required.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Olson Oil Fired Space Heaters, Models HOU, TU-HOU, TH-HO, and SU-HO-300 through 2000, for use in New York City for domestic and commercial installation but the units shall not be installed in garages or places of explosive atmospheres on condition that the oil burner used in conjunction with the appliance shall be an oil burner approved by the Board for the service intended, that all installations shall comply with the requirements of Article 12, Chapter 26 administrative Building Code and the Oil Burner Rules of the Board and further the appliance shall bear a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 464-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

465-54-SA

APPLICANT—Arthur A. Olson & Co., owner (Gale Engineering Co., Agent).

SUBJECT—Application June 1, 1954—Olson Oil-fired Space Heaters, Models LOU-MOU 300, 400, 500, 600, 750, 1000, 1250, 1500, 1750 and 2000, approval of.

APPEARANCES—

For Applicant: Charles Scheuerman.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connors 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 465-54-SA

Subject: Olson Oil Fired Space Heater, Models LOU-MOU, 300, 400, 500, 600, 750, 1000, 1250, 1500, 1750 and 2000.

Gale Engineering Company, New York for Arthur A. Olson & Company, Canfield, Ohio filed June 1, 1954 an application with the Board of Standards and Appeals for approval of the Olson Oil Fired Space Heaters, Models LOU-MOU 300, 400, 500, 600, 750, 1000, 1250, 1500, 1750 and 2000, under the provisions of Article 12, Chapter 26 Administrative Building Code and the Oil Burner Rules of the Board.

Purpose

The appliance is an oil fired space heater for domestic and commercial installation.

Description

The model designation of the LOU-MOU series has been changed to the following TU-LO, TH-LO and TD-LO, 300 through 2000.

The construction of the furnace is similar to the construction of the furnace recommended for approval under Cal. No. 464-54-SA except that the oil burner used in conjunction with the furnace is of the pressure atomizing type used for light oil, approved by the Board for such use.

Among the controls are the following: Disconnect switch, fan starter, on-off switch, time delay, electronic safety relay, photocell, time delay oil valve, fan and limit control and thermostat. The model number designation refers to BTU input.

Inspection and Test

The appliance was examined by Asst. Engr. J. A. Darts, Committee on Test. The appliance operated as designed and the controls as required.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Olson Oil Fired Space Heaters, Models LOU-MOU 300 through 2000 also designated as TU-LO 300 through 2000, TH-LO 300 through 2000 and TD-LO 300 through 2000 for use in New York City for domestic and commercial installations but the units shall not be installed in garages or places of explosive atmospheres on condition that the oil burner used in conjunction with the appliance shall be an oil burner approved by the Board for the service intended, that all installations shall comply with the requirements of Article 12, Chapter 26 Administrative Building Code and the Oil Burner Rules of the Board and further that the appliance bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 465-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does

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hereby *approve* this appliance in accordance with the above report.

984-54-SM

APPLICANT—Inland Steel Products Co., owner.
SUBJECT—Application December 21, 1954—Cellufloor (cellular steel floor panels), approval of.

APPEARANCES—

For Applicant: George A. Campbell, Jr.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 984-54-SM

Subject: Cellufloor (cellular steel floor panels).

Inland Steel Products Company, Milwaukee, Wisconsin, filed December 21, 1954 an application with the Board of Standards and Appeals for approval of the material known as Cellufloor (cellular steel floor panels) under the provisions of C26-626.0 Administrative Building Code.

Purpose

The material is a steel structure sub-floor panel.

Description

The section of panel is designated as the B-B section. This section of panel is 2'-0" wide by 0'-3" deep and consists of four cells 0-3 $\frac{7}{8}$ " wide by 0-3" deep and the cells are spaced 0'-6" on centers and the end cells are 0'-1 $\frac{1}{16}$ " from the edge of panel. The panels are so constructed that there are on each panel a male and female lip. The gauge of metal throughout is 16 gauge.

The panels are coated before fabrication by the continuous strip hot galvanizing process, the coating has a zinc weight of not less than 0.5 oz. per square foot.

In erection, the panels have a 0"-3" bearing on supports and are welded to the support by means of two 0'- $\frac{3}{4}$ " welds. The longitudinal joints are also made by 0'- $\frac{3}{4}$ " welds spaced not more than 3'-0" on centers.

Inspection and Test

The section identified as a B-B section was load tested in accordance with the requirements of C26-626.0 Administrative Building Code.

Two sections, each 2'-0" wide by 12'-0" long giving an area under test of 48'-0" sq. feet, was loaded to failure.

The load, including tare weight, was 15480 lbs. Area under test was 48 sq. ft. The allowable load was allowed under C26-626.0 Administrative Building Code is 15480 $\div$ 48 = 322.5 lbs./sq. ft. The allowable safe carrying is 322.5 lb./sq. ft. $\div$ 4 = 80 $\frac{1}{2}$ lb./sq. ft.

It was also noted during the test that the deflection under load, was less than the computed deflection.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Cellufloor, as manufactured by Inland Steel Products Company, Inc., for use in New York City under the provisions of C26-619.0 and C26-575.0 Administrative Building Code.

The Committee further recommends that this recommendation for approval shall be for the section identified as the Section B-B of 16-16 gauge, only within the following limitations.

The maximum superimposed load shall not exceed 80 lbs./sq. ft. for a 12'-0" span, greater loads may be proportioned for shorter spans. The panels shall have a bearing of at least 0'-3" each panel shall have two 0'- $\frac{3}{4}$ " welds to supporting steel at each end, longitudinal joints to be

welded at not more than 3'-0" on centers; all welding to comply with the Fusion Welding Rules of the Board; all welds to be coated with sealing coat of paint.

Opening in any floor or roof construction greater than 30 sq. inches shall be reinforced with compensating steel.

It is further recommended that each set of plans filed with the Department of Buildings shall be tagged or stamped or marked as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 984-54-SM."

(Sgd.) HARRIS H. MURDOCK,

Chairman,

LESLIE V. HUBER,

Chief Engineer,

JOHN A. DARTS,

Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

481-55-SM

APPLICANT—Conver Steel and Wire Co., Inc., owner.
Subject—Application June 7, 1955—Swivel Toggle Hanger, (for suspended ceilings) approval of.

APPEARANCES—

For Applicant: T. A. Lenane.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 481-55-SM

Subject: Swivel Toggle Hanger (for suspended ceilings).

Fireproof Products Company, Inc., for Conver Steel and Wire Co., New York filed June 7, 1955 an application with the Board of Standards and Appeals for approval of the material known as Swivel Toggle Hanger under the provisions of C26-461. Administrative Building Code.

Purpose

The material is used in the construction of suspended ceilings.

Description

The swivel toggle is a device nailed to the upper side of the plywood forms in concrete work. The toggle hanger is a box of 24 gauge steel, 4 $\frac{1}{2}$ " long by 1 $\frac{1}{4}$ " high by 1" wide. Inside the box and pivoted on a $\frac{3}{8}$ " round rod, bent in the shape of a "U" with hooked ends is a 1" x 3/16" x 4" flat bar. When the concrete is poured in the box, all except the bottom face is embedded in concrete and when the forms are stripped the 1" x 3/16" x 4" flat bar pivots on the $\frac{3}{8}$ " rod and extends below the arch, to this flat then are attached the hangers or channels required for the suspension system.

Inspection and Test

The toggle was inspected by Asst. Engr. J. A. Darts Committee on Test and tests were conducted at Manhattan College.

Results are as follows:

Tension: (1) the jig holding the toggle failed at 6200 lbs. and the toggle was still intact.

(2) the toggle was imbedded in concrete as is the practice in construction; the concrete failed at 8600 lbs.

(3) similar to test (2), concrete failure at 8250 lbs.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the

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approval of the Swivel Toggle Hanger, as herein described, for voluntary use in New York City under the provisions of C26-461. Administrative Building Code on condition that no one toggle shall carry more than 75 lbs. concentrated load and that each carton in which the toggle is marked shall be tagged, stamped or marked as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 481-55-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Asst. Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

34-51-SA

APPLICANT—W. J. Linderman, for The Thermodyne Corporation, owner.

SUBJECT—Application for consideration—reopening for test and report as to additional similar model—re Carrier 26B5 Automatic Ice Cube Maker; previously approved.

APPEARANCES—

For Applicant: W. J. Linderman.

ACTION OF BOARD—Application reopened for test and report as to additional similar models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative: 0

512-55-SA

APPLICANT—Automatic Range Company, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment as to new model numbers—re Automatic Brookline, Royal Rose and Rose-Master and Flame Liberty Gas Ranges (various models); previously approved.

APPEARANCES—

For Applicant: Arthur Rose.

ACTION OF BOARD—Application reopened for test and report as to new model numbers as offered for sale during 1956, and also as to models previously approved in which it was proposed to remove the pilot light.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative: 0

545-55-SA

APPLICANT—Erich Loeb, for Samuel Stamping and Enameling Company, owner.

SUBJECT—Application for consideration—reopening for report as to additional models—re Samco or Chef's Delight High Broiler Gas Ranges Models 3636, 3636A, 3736 and 3736A; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and reports as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative: 0

612-55-SA

APPLICANT—J. B. Slattery and Brother, Inc., owner.

SUBJECT—Application for consideration—reopening for report as to additional models—re Slattery Gas Range (built-in type) Models 5556, and 22; previously approved.

APPEARANCES—

For Applicant: William G. Sheehan.

ACTION OF BOARD—Application reopened for test and report as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative: 0

676-48-SA

APPLICANT—National Foam System, Inc., owner.

SUBJECT—National Foam System, Inc. Foam Makers, Models SS-1½, A and B; SS-3, A and B; SS-6, and B; Dip Tank Deflectors, Models SD-1½; SD-3 and SD-6F and Overhead Suray Deflectors, Models SD-1½B, SD-3B and SD-6B, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn as the applicant has filed new application.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative: 0

677-48-SA

APPLICANT—National Foam System, Inc., owner.

SUBJECT—National Aer-O-Foam Chambers, Models MC-6, MC-12, MC-24 and MC-36, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn as the applicant has filed new application.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative: 0

678-48-SA

APPLICANT—National Foam System, Inc., owner.

SUBJECT—National Aer-O-Foam Nozzles, Models RP-1½; RP-3; and RP-6 and RP-13, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn as the applicant has filed new application.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative: 0

690-48-SA

APPLICANT—National Foam System, Inc., owner.

SUBJECT—National Aer-O-Foam Pump Proportioners, Models E-60-N, S-60-N, F60N, T60N, O60N, O30N O15N (foam solution for extinguishing flammable liquid fires), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn as the applicant has filed new application.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative: 0

258-51-A

APPLICANT—Geo. C. Tilyou's for Steeplechase Amusement Company, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—1701-1735 Riegelman, boardwalk, north side, from West 16th to West 19th streets, Block 7073, part of Lot 1, Borough of Brooklyn.

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APPEARANCES—

For Applicant: Michael Marlo.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 17, 1951, certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 17, 1951 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* to permit the continuance of the structure for a term of five years from the date of this *amended* resolution, to permit, that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained" (BN. 1213/40)

428-55-A

APPLICANT—Noah N. Sherman and Joseph Lau, for East End Temple, owner.

SUBJECT—Application May 27, 1955—re Appeal from a decision of the borough superintendent—re reconstruction.

PREMISES AFFECTED—341-343 East 19th street, north side, 240 ft. west of 1st avenue, Block 925, Lots 24 and 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Noah N. Sherman and Joseph Lau.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: Chairman Murdock and Commissioner Keating 2

Negative: Commissioner Kleinert and Deputy Chief Connors 2

THE RESOLUTION—

WHEREAS, the decision of the Borough superintendent dated May 4, 1955, on Alt. App. 1792/54 reads:

"1. Proposal to change the use of subject four story and basement bldg. from apartments to public bldg. namely synagogue and classrooms in basement to 3rd floor inclusive and caretaker's apt. on 4th floor, is contrary to 4.2.1 B.C. as bldg. is of class 3 (N.F.P.) construction."

and

WHEREAS, the applicant states that the building is three and four stories and basement, 43 and 58 ft. in height, 40 ft. by 50 and 76' 6" in depth, of class 3 construction, erected prior to 1880 on a lot 40 ft. by 92 ft. in area in a residence use, B area, Class 1½ height district and used and occupied since 1880,—cellar: boiler room and storage; basement to fourth floors inclusive—apartments, and proposed to be increased in area at basement and first floor and to be basement, one, three and four stories, 20, 43 and 58 ft. in height, 40 ft. front by 76 ft. 6 in. in depth at first floor, 40 ft. front by 50 ft. and 76 ft. 6 in. in depth at typical floor, of class 3 construction and used and occupied upon completion of the alteration and extension as follows: cellar—boiler room, storage, workshop, 25 persons; basement—community hall, meeting room, offices, kitchen, etc., 200 persons; 1st floor—synagogue and class rooms, 275 persons; 2nd floor—class rooms, 90 persons; 3rd floor—class rooms, 90 persons; 4th floor—caretaker's apartment; the building will be provided with two interior fireproof stairs from roof to street, 3 ft. 8 in. and 4 ft. in width, the existing stairs and fire escape will be removed; the proposed stairs will lead from roof bulkhead direct to street; and

WHEREAS, the applicant states that 341 East 19th Street is a four story and basement Old Law tenement, 20 ft. by 76 ft. 6 in. in area, located on Lot 24, that 343 East 19th Street is a three story and basement Old Law tenement on a lot 20 ft. by 50 ft. known as Lot No. 25; that both of these buildings were purchased by the present owners for alteration for use as a synagogue, community meeting hall and Hebrew school; and

WHEREAS, the applicant states that it is proposed to alter and combine the two buildings into one building for use as a synagogue, community meeting hall, offices and classrooms, to install two new fireproof stairways and stair enclosures from cellar to roof; that the ceilings of all floors except the caretaker's apartment will be fire retarded with one-inch Portland cement plaster over rock lath; that the public halls, connecting hallways on the upper floors to classrooms will be fire retarded with cement plaster over rock lath on stud partitions and all doors leading to public halls and corridors will be fireproof self-closing one-hour test assemblies; that it is further proposed to extend the cellar, basement and first floors of No. 343 East 19th Street to the same depth as 341 East 19th Street; and

WHEREAS, the applicant contends that although the total proposed occupancy will be approximately 855 persons, there will never be at any one time full occupancy of the building with the exception of the High Holy Days and that even then the upper floors will never be in use during these three High Holy Days as classes will not be taught during religious Holidays or on Sabbath; that the classrooms will be used only during the week days and on Sundays for Sunday school; and

WHEREAS, the applicant therefore requests that the Board permit the proposed use of the combined buildings in class 3 construction as a Synagogue, community meeting hall, classrooms, offices and caretaker's apartment as indicated on plans filed with is appeal; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant stated a complete examination had been made of the application in the Department of Buildings which was confirmed by the examiner.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Ap. 1792/54, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

677-55-A

APPLICANT—Louis Lieberman, for Rhea Berenbaum, owner.

SUBJECT—Application August 26, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sections 212 and 27 of the Multiple Dwelling Law re minimum requirements of rear yard.

PREMISES AFFECTED—269 Dumont avenue, north side, 24 ft. 6 in. west of Rockaway avenue, Block 3560, Lot 48, Borough of Brooklyn.

APPEARANCES—

Fr Applicant: Louis Lieberman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated August 25, 1955 on Alt. App. 510/55 reads:

"1. Provide a legal 13'-0" rear yard as per Sect. 212 and Sec. 27."

and

WHEREAS, the applicant states the building is 4 stories, 45 feet in height, 25 feet by 67 feet in area, of Class 3 construction, erected in 1905 on a lot 25 ft. front by 79 and 67 ft. 4 in. now in depth, in a local retail use, C area, Class 1 height district; used and occupied since 1905: Cellar—store and ordinary use; 1st, 2nd, 3rd and 4th floors—dwell-

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ing, two families each floor. Proposed to be used and occupied: Cellar—ordinary use; 1st floor—store; 2nd, 3rd and 4th floors—two families each floor. The building is provided with one 3 ft. wide interior wood stairs, enclosed with fire-retarded partitions, equipped with wood, self-closing doors; stairhall leads to roof bulkhead and direct to street. There is one fire escape in the rear yard extending to roof and yard by ladder, with egress to street through cellar; and

WHEREAS, the applicant states the building was erected in 1905 as a new law tenement. It is now proposed to alter it by removing the store occupancy in the cellar and changing the first floor occupancy from dwelling to store; and

WHEREAS, the applicant states that plans were filed under N.B. App. 688/04 and the plot diagram which was certified by the Tax Department at that time indicated the lot to be 25 ft. in width by 100 ft. in depth, the building to be 25 ft. in width by 67 ft. in depth, leaving a rear yard of 33 feet; that nowhere in this application was an indication of a street approximately 130 ft. wide, shown on the old tax map and atlases as Hunterfly Road and running diagonally through the lot and at the rear; that subsequent records reveal that the plot is 67 ft. 4 in. one side and 79 ft. in depth on the other, leaving a triangular rear yard 4 in. deep on one side and 12 in. on the other instead of the required 13 ft. rear yard; that the present owner in 1954 relying on the fact that a certificate of compliance had been issued by the Tenement House Department in 1905 and there were no violations against the building, purchased it with the intention of modernizing the building by removing the cellar store and altering the first floor to be adaptable for his own store use; and

WHEREAS, the applicant contends that in view of the fact this rear yard has been in existence for fifty years, that the Multiple Dwelling portion is being reduced from eight to six families and that the rear yard will now be required to light and ventilate only three instead of four floors, and that it would be a great financial hardship on the owner to be required to comply, it is requested that the Board grant a variance so as to accept the existing conditions; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 510/55, Objection No. One be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted*, to permit the continuance of the rear yard, part of which is in the former Hunterfly Road, as indicated on plans filed with this appeal marked, "Received August 26, 1955" (5 sheets) and "January 26, 1956" (one sheet), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

721-55-A

APPLICANT—Abraham Grossman, for 110 West 14th Street Corp., owner.

SUBJECT—Application September 21, 1955—re Appeal from a decision of the borough superintendent—egress from cellar and first floor as required by Section 271 of the Labor Law.

PREMISES AFFECTED—110 West 14th street, south side, 150 ft. west of Avenue of The Americas (6th), Block 609, Lot 33, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman and Oscar Schlesinger.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent

dated September 1, 1955 on Alt. App. 1143/55, reads:

"1. Provide a second lawful means of egress from cellar and first floor as per Sec. 271 of Labor Law."

and

WHEREAS, the applicant states the building is 10 stories, 115 ft. in height, 25 ft. by 106 ft. in area, of fireproof construction, erected in 1906, located in a residence and retail use, B area, class 2 and Class 1½ height district and used and occupied since 1906 as follows: cellar—boiler room and storage, one person; 1st floor—dress shop, 6 persons; 2nd floor—manufacturing trimmings, 4 persons; 3rd floor—manufacturing gloves, 20 persons; 4th floor—manufacturing wirework, 20 persons; 5th floor—printing, 5 persons; 6th floor—manufacturing metal specialties, 12 persons; 7th floor—printing, 4 persons; 8th floor—printing, 4 persons; 9th floor—manufacturing silk screens, 6 persons; 10th floor—manufacturing clothing, 6 persons; the building is provided with an approved interior fire alarm system and regular monthly fire drills are maintained; there is one 3 ft. wide interior fireproof stairs, fireproof enclosed, equipped with fireproof self-closing doors and leading from top story direct to street and provided with a ladder and scuttle to roof; and one exterior stairs at the rear extending to roof by stair and to yard by stair with egress to street through 3 ft. wide fireproof passage; window and doors on the course of the exterior stairs are fireproof self-closing; and

WHEREAS, violation was issued December 23, 1954, #7408 for failing to provide two legal exits from cellar to street as required by Section 271 of the Labor Law; and

WHEREAS, the applicant states that the building has an enclosed fireproof stairs and an exterior stairs complying with Section 268 of the Labor Law leading to the street through a fireproof passage; that the cellar has a 24 in. by 24 in. engineer's exit and ladder leading to the sidewalk and as a second means of egress an exterior iron stairs leading to a fireproof passage which in turn leads directly to the street; that this cellar contains a boiler room and is used for storage with only one occupant; that the store has a pair of exterior doors which is ample for the six occupants of the store; and

WHEREAS, the applicant contends that since there is no manufacturing in the cellar or on the first floor, it is requested that the Board grant a variance and waive the requirements of the Borough Superintendent's decision for a second means of egress from the cellar and first floor store; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the committee recommended that the conditions in the cellar as proposed were not safe and should not be approved.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 1143/55, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

851-55-A

APPLICANT—Harrison and Abramovitz, for Museum of Modern Art, owner (Theatre Guild, lessee).

SUBJECT—Application October 28, 1955—re Appeal from a decision of the borough superintendent—non-fireproof construction, re stairs, live load etc.

PREMISES AFFECTED—27 West 53rd street, north side, 385 ft. east of Avenue of Americas (6th), Block 1269, Lot 17, Borough of Manhattan.

APPEARANCES—

For Applicant: Wm. P. Clark, C. T. Keppel and T. A. Taylor.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-

ert and Commissioner Keating 3

Negative: Deputy Chief Connors 1

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THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 24, 1955, on Alt. App. 1214/55, reads:

"1. Bldg. should be of fireproof construction or the 4th floor should be left vacant due to change from dwelling to commercial use. Sect. C26-254.0 A.C.

"2. Stairs should be fireproof and enclosed in 2 hr. fire resistive material from cellar and roof to street."

and

WHEREAS, applicant states the building is 4 stories and basement, 53 ft. 5 in. in height, 25 ft. front by 92 ft. 5 in. in area at street level, 25 ft. by 60 ft. 5 in. in area at typical floor level, of Class 3 construction, erected prior to 1890, on a lot 25 ft. front by 100.05 ft. in depth, in a restricted retail use, B area, Class 1½ height district; used and occupied since 1939 as a rooming house. Now proposed to be used and occupied as follows: Cellar—Storage and heating, 0 persons; Basement to 4th floors, inclusive, offices, 11 persons on each floor except on 4th which will have occupancy of 8 persons. The building will be provided with a one-source sprinkler system; there is one 3 ft. 4 in. wide wood stairs, enclosed in partitions of wood stud plastered, equipped with wood doors which are not self-closing. Stairhall leads direct to street and is provided with ladder and scuttle to roof; and

WHEREAS, Certificate of Occupancy #25189 issued October 2, 1939, upon completion of Alteration 1240/39, permits the use of the building as a furnished room house and contains the statement that the sprinkler system was approved by the Fire Department September 14, 1939; and

WHEREAS, the applicant states the building is owned by the Museum of Modern Art, which will use this space for offices when the lease to the Theatre Guild expires; that the building exceeds its tabular height by 3 feet and the 4th story of a 4 story and basement building; that in lieu of fireproof construction it is proposed to continue stairs to roof with bulkhead to afford an escape to roof of adjoining building which is approximately the same height; and

WHEREAS, the applicant requests that in lieu of a fireproof stair and 2-hr. stair enclosure that it be permitted to retain the non-fireproof stair and hall enclosure as the hall and stair are equipped with sprinklers throughout; that the occupancy will be low on the 4th floor with a total of not over 8 persons and a total of not over 50 persons throughout the entire building; that the building will be used by one tenant throughout; and

WHEREAS, requirements are included in the Board's resolution applying to the existing adjoining building at 23-25 West 53rd street under the same ownership inasmuch as there is a proposed opening between such building and the building under appeal.

Resolved, that the decision of the Borough Superintendent be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the building to be occupied as proposed in connection with the adjoining building occupied by the Museum of Modern Art, *on condition* that the building shall not be increased in height or area and shall be maintained as indicated in letter filed with the Board marked "Received January 17, 1956, reading in part:

"We would like to take this opportunity to clear up several matters, the first of which relates to the communicating opening between 23-25 West 53rd street and 27 West 53rd street. The Museum intends to protect this opening with fire doors having a three hours' rating so as to give us standard fire insurance protection. The area reserved in 23-25 West 53rd street and for the Theatre Guild will be approximately 18 feet by 38 feet and would be separated from the rest of 23-25 West 53rd street with fireproof unpierced walls. When the Museum has possession of 23-25 West 53rd street they will file plans with the Department of Buildings for such alterations as are necessary and will secure the Department's approval before occupancy.

"With regard to the interior stairway of 27 West 53rd street, we will fire-retard with metal lath and cement plaster both sides of the enclosing partitions. The wood wainscoting will be removed throughout and the walls

replastered. All doors of the interior stairway enclosure will be fireproof, self-closing and have a three-quarter hour rating. A steel stairway from the basement to the first floor and from the fourth floor to the roof will be installed. Steel railing and ballustrade will be installed throughout. The bulkhead enclosure will be fireproof. We would ask your consideration to permit us to use the remaining undisturbed wood stairway. The sprinkler system in the interior stairway will remain in service."

and, as shown on plans marked "Received December 22, 1955," (8 sheets), showing proposed conditions; that the stairway shall be enclosed and extended as proposed and equipped with self-closing doors and sprinkler system as formerly approved when building was approved for occupancy as a multiple dwelling Class B; that the use of the building shall be as proposed, with a total occupancy of not over fifty persons throughout; that new fireproof partitions enclosing office rooms in adjoining building at 23-25 West 53rd street from the balance of that building shall be constructed and maintained; that there shall be a three-hour shutter or 2-1½ hour swing doors opening between such space in building at 23 West 53rd street and building at 27 West 53rd street; that a new ceiling and floor shall be constructed at the entrance to Office No. 1 in building at #23-25 West 53rd street, as shown; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

360-30-A—Vol. III

APPLICANT—Horn and Hardart Company, owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider the enlargement of system of refrigeration—re Appeal from a decision of the fire commissioner; previously granted on condition.

PREMISES AFFECTED—605-637 West 49th street, 600-634 West 50th street, 691-669 11th avenue, west side between West 49th and West 50th streets, Block 1097, Lots 11, 18, 27, 32½, 36 and 40, Borough of Manhattan.

APPEARANCES—

For Applicant: George E. Strehan, John F. Louv and Arthur S. Casella.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider enlargement of the refrigeration system.

THE VOTE—

Affirmative: Chairman, Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connors 4
Negative: 0

45-44-A—Vol. II

APPLICANT—Maurice R. Sale, for United Luth. Church in America, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of building and use—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—229-231 Madison avenue and 24 East 37th street, southwest corner, Block 866, Lot 58, Borough of Manhattan.

APPEARANCES—

For Applicant: Maurice R. Sale and Michael Skowron.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider extension of the building and use, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connors 4
Negative: 0

241-32-S—Vol. II

APPLICANT—Joseph Lau, for Harry Bura, owner.

SUBJECT—Application reopened April 19, 1955 as Vol. II

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—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—130 Greene street, east side, 125 ft. north of Prince street, Block 513, Lot 2, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 20, 1956, at 2 P. M., for inspection and decision; hearing closed.

147-49-A—Vol. II

APPLICANT—Frederick C. Genz, for Diller-Quaile Music School, Inc., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—construction.

PREMISES AFFECTED—24 East 95th street, south side, 81 ft. 9½ in. west of Madison avenue, Block 1506, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick C. Genz.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 20, 1956, at 2 P. M., for applicant to file revised plans showing proposed conditions on all floors; also for inspection and decision; hearing closed.

700-54-A

APPLICANT—Frank Braun, for Alabama Realities, Inc., owner (Canarsie Unit Jehovah's Witnesses, lessee).

SUBJECT—Application September 14, 1954—re Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—568-574 Sutter avenue, south-east corner of Alabama avenue, Block 3769, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank Braun.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 6, 1956, at 2 P. M., for applicant to file revised plans and a new decision of the borough superintendent showing present occupancy, etc.; hearing previously closed.

708-54-A

APPLICANT—United States Gypsum Co., owner.

SUBJECT—Application August 20, 1954—re Appeal from a decision of the fire commissioner—smoking in factory.

PREMISES AFFECTED—561 Richmond terrace, north side, 400 ft. west of Jersey street, Buildings 2, 4, 5, 6, 7, 8, 10 and 11, Block 4, Lot 21, New Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: None.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to February 28, 1956, at 2 P. M., for inspection by the Fire Department and for decision by the Board; applicant to be notified.

760-54-A

APPLICANT—Maxfield Blaubeux, for Eugenia O. Kilpatrick, owner (Burke Oldsmobile, Inc., lessee).

SUBJECT—Application October 6, 1954—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—315-323 West 69th street, north side, 225 ft. 3 in. west of West End avenue, Block 1181, Lot 19, Borough of Manhattan.

APPEARANCES—

For Applicant: Maxfield Blaubeux and Max Ramel.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 21, 1956, at 2 P. M., for applicant to correct his plans, showing which floors repair shop is located on, etc.

28-55-A

APPLICANT—Continental Baking Co., owner.

SUBJECT—Application January 11, 1955—Appeal from an

order and a decision of the fire commissioner—re direct method of refrigeration.

PREMISES AFFECTED—87-105 Heyward street, north side, 100 ft. east of Belford avenue and 128 Rutledge street, Block 2225, Lot 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edwin N. Thorner and Louis J. Rimmelin.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to February 21, 1956, at 2 P. M., for inspection by the Fire Department and for decision; hearing closed.

369-55-A

APPLICANT—Larry Meltzer, for 161 Washington Street Corp., owner.

SUBJECT—Application May 2, 1955—re Appeal from a decision of the borough superintendent—egress, stairs, etc.

PREMISES AFFECTED—161 Washington street, east side, 77 ft. north of Liberty street, Block 58, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Larry Meltzer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 20, 1956, at 2 P. M., for inspection and decision; hearing closed.

370-55-A

APPLICANT—Larry Meltzer, for Meliberty Realty Corp., owner.

SUBJECT—Application May 2, 1955—re Appeal from a decision of the borough superintendent—egress, stairs, etc.

PREMISES AFFECTED—131 Liberty street, north side, 90 ft. 7½ in. east of Washington street, Block 58, Lot 30, Borough of Manhattan.

APPEARANCES—

For Applicant—Larry Meltzer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 20, 1956, at 2 P. M., for inspection and decision; hearing closed.

911-26-BZ—Vol. II

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application for consideration—reopening as to amendment as to additional gasoline tanks—re Application (decision of the borough of superintendents); previously granted on condition, under sections 7c, 7i and 7A of the zoning resolution, permitting in the business use district portion of a plot located in a residence and business use district, the extension in area and use of existing gasoline service station (previously granted by the Board for lot 70), to include lubricatorium, auto laundry, (non automatic), motor vehicle repairs and permitting the parking of cars waiting to be serviced with a business entrance (curb cut) nearer the residence use than is permitted.

PREMISES AFFECTED—3550 Boston road, southeast corner of Kingsland avenue, Block 4728, Lots 70 and 76, Borough of the Bronx.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 1, 1955, certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 1, 1955, only

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as to the number of gasoline storage tanks, so that as amended that portion of the resolution shall read:

"that in addition to such gasoline storage tanks as permitted there may also be installed two 550 gallon approved tanks for the storage of diesel oil and one oil dispensing pump, located where indicated on revised plan, marked 'Received January 24, 1956' (1 sheet), on condition that in all other respects the requirements of the resolution above cited shall be complied with." (N.B. 1352/54)

249-29-BZ—Vol. III

APPLICANT—Henry Nordheim, for Rose L. Fierstone, owner (4 Corner Service Station, Inc., lessee).

SUBJECT—Application for consideration—reopening as to amendment as to changes in arrangement and design of building—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7e and 21 of the zoning resolution, permitting in a local retail use district, the change in occupancy from parking and storage of motor vehicles, to the erection and maintenance of a structure to be used as an automatic automobile laundry with an additional curb cut in conjunction with existing gasoline service station and permitting the installation of four additional gasoline storage tanks.

PREMISES AFFECTED—3094-3112 Avenue U, south side, from Bringham street to Gerritsen avenue, 2119-2131 Bringham street and 2228-2232 Gerritsen avenue, Block 7370, Lot 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended, and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on June 6, 1955, certain conditions; and

WHEREAS, the applicant requested a further amendment of the resolution and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution February 28, 1950, as thereafter amended by resolutions adopted through July 6, 1955, by adding thereto:

"that in the event the owner desires to make minor changes in connection with the proposed building as indicated on revised plans marked, 'Received January 24, 1956' (2 sheets) such changes may be permitted on condition that in all other respects the requirements of the resolution above cited shall be complied with, and to extend the time for obtaining permits and completion of the work so that as amended that portion of the resolution shall read:

'that all permits required shall be obtained and all work completed and a Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution.'" (Alt. 1554/49)

92-31-BZ—Vol. III

APPLICANT—Abraham N. Horwitz, for Louis Raskin, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting partly in a business and partly in an unrestricted use district, the maintenance of a building occupied as a garage for more than five motor vehicles and a motor vehicle repair shop and the alteration and maintenance of a gasoline service station.

PREMISES AFFECTED—8401-8411 Flatlands avenue and

761-775 East 84th Street northeast corner, Block 8005, Lots 6 and 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Abraham N. Horwitz.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connors 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on April 15, 1941, certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on February 3, 1948; and

WHEREAS, the resolution was amended from time to time and last amended on May 25, 1954; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 23, 1931, as thereafter amended by resolutions adopted through May 25, 1954 only so far as it refers to the terms of the variance, so that as amended this portion of the resolution shall read:

"... granted under Section 7, subdivision f for a term of ten years from the date of this amended resolution, to permit; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this amended resolution." (N.B. 2460/40.)

285-31-BZ

APPLICANT—Roe and Kramer, for Niacol Realty Corporation, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, for a term of five years.

PREMISES AFFECTED—Northwest corner of Jamaica avenue, and Nolins (165th avenue) (also known as 164-50 Cross Bay boulevard); Block 4153, Lot 146, Shellbank Basin, Borough of Queens.

APPEARANCES—

For Applicant: I. Milchman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connors 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 15, 1931, certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on April 3, 1951; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 15, 1931, as thereafter amended by resolutions adopted through April 3, 1951, only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under Section 7, subdivision f for a term of five years from the date of this amended resolution, to permit; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a

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new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (N.B. App. 863/31)

51-36-BZ

APPLICANT—Seymour L. Mantell, for Margaret Kennedy, new owner; Isabel V. Booth, former owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under Sections 7e and 21 of the zoning resolution, for a term of ten years, permitting in a business use district, the erection and maintenance of a garage for more than five motor vehicles and also a gasoline service station.

PREMISES AFFECTED—153-02 Hillside avenue and 87-61 153rd street, southeast corner, Block 838, Lot 13, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Seymour L. Mantell.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert, Commissioner Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 9, 1936, certain conditions; and

WHEREAS, the resolution was amended on September 29, 1936; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 9, 1936, as hereafter *amended* by resolutions adopted through March 26, 1946, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision f for a term of ten years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (N.B. App. 262/36)

89-38-BZ—Vol. III

APPLICANT—I. T. Flatto, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 21 and 7A of the zoning resolution, permitting in the business use district of a plot located in a residence and business use, C area district, the extension and conversion of existing arena, using more than the area permitted, to garage for more than five motor vehicles, with business entrances nearer the residence use district than is permitted (previously granted by the Board, never completed).

PREMISES AFFECTED—1656-1682 Palmetto street and 714 Cypress avenue southeast corner, Block 3449, Lot 6, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as

Vol. III, on July 27, 1954, certain conditions; and

WHEREAS, the applicant stated that the present stadium is tenanted and no work would be done for the present; and

WHEREAS, the applicant requested an extension of time to complete relating solely to the proposed construction of a garage building facing Cypress Avenue as filed under N.B. Applic. 1158/51.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 27, 1954, only so far as it relates to the time within which to obtain permits and complete the work as relating to proposed construction of the garage building facing Cypress avenue, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution." (N.B. 1158/51.)

248-39-BZ

APPLICANT—Lester L. Callan, for Jansen Dairy Corp., owner (Richmond Body, Repair Co., lessee).

SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the conversion of occupancy of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—41 Barker street, east side, 700 ft. north of Castleton avenue, Block 197, Lot 34, West New Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Lester L. Callan.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 27, 1939, certain conditions; and

WHEREAS, the resolution was amended on November 13, 1945 and June 26, 1951; and

WHEREAS, the term of variance was extended on November 13, 1945 and June 26, 1951; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 27, 1939, as thereafter *amended* by resolution adopted June 26, 1951 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision i for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained." (Alt. App. 1459/39)

68-40-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for 81 East 116th Realty Corporation, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubricatorium and permitting the parking of more than five motor vehicles and the sale of used motor vehicles.

PREMISES AFFECTED—75-85 East 116th street, north side, 110 ft. east of Madison avenue, Block 1622, Lots 25, 27, 28 and 127, Borough of Manhattan.

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APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board as Vol. II, on January 25, 1955, certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 25, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings and contracts have been awarded, that all permits required shall be obtained and all work completed, within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 57/54.)

705-41-BZ

APPLICANT—Thomas Fitzpatrick, lessee, Anthony DeFeo, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting for a term of years, in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—170 Beach 105th street, northeast corner of Shore Front parkway, Block 643, Lots 10, 17 and 18, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Thomas A. Fitzpatrick.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance and time extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 21, 1942, certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on March 9, 1954; and

WHEREAS, the resolution was amended on March 9, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance and time to complete.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 21, 1942, as thereafter *amended* through March 9, 1954, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h for a term of two years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects and that all permits including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." Misc. Applications 6142/42; 4551/48)

249-47-BZ

APPLICANT—Gloster and Gloster, for Dominick Lamacchia, owner.

SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Application (decision

of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the change in occupancy from storage and office, to office, storage and baling of waste paper.

PREMISES AFFECTED—596 Water street and 80 Montgomery street, northwest corner, Block 245, Lot 47, Borough of Manhattan.

APPEARANCES—

For Applicant: J. J. Gloster and Peter Dunadee.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 1, 1947, certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 7, 1949; and

WHEREAS, the term of variance was extended from time to time and last extended on February 24, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 1, 1947, as thereafter *amended* by resolutions adopted through February 24, 1954, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision e for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 1085/46)

1067-47-BZ—Vol. II

APPLICANT—Charles M. Spindler, for New York Lerner Co., Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 19-A(j) and 21 of the zoning resolution, permitting in a residence and business use, C area district, the demolition of frame buildings and the upper floors of loft building fronting on 53rd street and the alteration and extension of existing buildings fronting on 5th avenue, using more than the area permitted and without the required read yard and without the required loading berth.

PREMISES AFFECTED—5308-5310 5th avenue, north side, 25 ft. west of 53rd street and 466-472 53rd street, west side, 100 ft. north of 5th avenue, Block 815, Lots 35, and 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connors. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on January 25, 1955, certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 25, 1955, by adding thereto:

"that in the event the owner desires to reduce the size

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of the building as now proposed and as indicated on plans marked 'Received January 8, 1956,' (4 sheets), consisting of; omitting the new rear extension at the second floor level on lot #40; maintaining the existing cellars of the two demolished buildings fronting on 53rd street and a slight change as to the height of the one-story extension on lot 35 may be permitted as shown on such plans and as acted on by the Borough Superintendent under amendment to Alt. App. 4013/55, objection dated December 16, 1955, *on condition* that in all other respects the requirements of the resolution above cited shall be complied with; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this *amended* resolution."

82-50-BZ

APPLICANT—Colshor Realty Corp., Bennett S. Colier, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance which expired February 14, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and unrestricted use district, the parking of motor vehicles waiting to be serviced in conjunction with existing storage garage and motor vehicle repair shop.

REMISES AFFECTED—846-852 Atlantic avenue, south side, 70 ft. east of Vanderbilt avenue and 853-857 Pacific street, north side, 95 ft. east of Vanderbilt avenue, Block 1122, Lots 5, 7 and 68, Borough of Brooklyn.

APPEARANCES—

For Applicant: Bernard Bernstein.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connors. 4

Negative: 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board on February 14, 1951, certain conditions; and

WHEREAS, the resolution was amended on April 3, 1951 and March 18, 1952; and

WHEREAS, the applicant requested an extension of the term variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 22, 1952 only far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a term of two years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited including the resolution of February 14, 1951 shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 2385/50)

82-52-BZ

APPLICANT—Ingram S. Carner, for Harold Foley, owner.

SUBJECT—Application for consideration—reopening as to amendment as to pump arrangement—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in a business and restricted use district, the reconstruction and extension of existing gasoline service station to include adjoining existing lot used for parking and storage of motor vehicles to include gasoline service station, motor vehicle repairs and office; and permitting the parking and storage of more than five motor vehicles.

REMISES AFFECTED—86-10 Whitney avenue, south-

west corner of 88th street, Block 1579, Lot 20, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connors. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 9, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on November 10, 1953; and

WHEREAS, the resolution was amended on January 4, 1955; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 9, 1952, as thereafter *amended* by resolutions adopted through January 4, 1955, by adding thereto:

"that the rearrangement of pump islands may be permitted, as indicated on revised plan marked 'Received January 24, 1956,' (1 sheet), and as passed on by the Borough Superintendent under amendment to N.B. App. 1729-52, dated January 20, 1956, *on condition* that in all other respects the requirements of the resolutions above cited shall be complied with; and that all permits required shall be obtained within six months from the date of this *amended* resolution."

691-53-BZ

APPLICANT—Otto W. Kritz, for Ben Levee, owner.

SUBJECT—Application for consideration—reopening as to approve working plans—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e, 7h and 21 of the zoning resolution, permitting in a residence use district, the extension to existing structure (restaurant, bar and cabaret) with a canopy projecting into setback area and permitting the off-street parking of motor vehicles on unbuilt upon portion for patrons and employees, and permitting the erection of a business sign.

PREMISES AFFECTED—3333 Hylan boulevard, northwest corner of Spratt avenue, Block 4987, Lot 1, Bay Terrace, Borough of Richmond.

APPEARANCES—

For Applicant: Otto W. Kritz.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connors. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board, on June 29, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working drawings, for approval by the board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *approve* working drawings as in substantial accord with the requirements of the resolution adopted by the Board on June 29, 1954; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution. (Alt. App. 137/53)

(Remaining Minutes of the Meeting of February 15, 1956 will be printed in the Bulletin of February 28, 1956.)

PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES RELATIVE TO SUBMERGED INLETS AND PROTECTIVE METHODS TO BE APPLIED TO PREVENT CONTAMINATION OF WATER SUPPLY

Adopted by the Board of Standards and Appeals February 3, 1939, effective in accordance with Section 666, Paragraph 2, of the New York City Charter, February 27, 1939, as amended December 4, 1942, effective December 28, 1942, as amended September 10, 1946, effective October 7, 1946 and as amended on February 10, 1948, effective March 8, 1948.

(Cal. No. 835-38-SR)

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2 of the New York City Charter pertaining to Sections C-26-1268.0,c,4 and C26-1277.0h. of the Administrative Building Code.

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Board of Standards and Appeals on Friday, March 2, 1956 at 10 A.M. in Room 1013 Municipal Building, Manhattan, on the following Proposed Amendments to the Rules Relative to Submerged Inlets and Protective Methods to be Applied to Prevent Contamination of Water Supply.

Note: It is proposed to amend Rule 1 as indicated. New matter appears in *Italics*; old matter to be deleted appears in brackets [].

Rule 1. Vacuum Breakers.

All vacuum breakers prescribed under these rules shall be set at least four inches above the flood level rim of fixtures or as otherwise specifically provided for in these rules. Each fixture with submerged inlets shall be independently controlled by an approved vacuum breaker or breakers the full size of supply pipe, as set forth in these rules. All hose coupling outlets and serrated tip outlets for hose connections [within buildings] are deemed to be submerged inlets, and shall be independently protected with an approved vacuum breaker. [Outside hose coupling outlets for garden or sidewalk use, drain] *Drain* cocks for hot water and steam boilers and hose connections on fire fighting equipment are excepted. *Vacuum breakers for outside hose bibs shall be placed 24 inches above the surface of the ground near the hose bib and at least 12 inches above the top of the highest submerged lawn sprinkler.*

Rule 2. Submerged Inlets.

Water supply inlets to fixtures shall be located at least one inch above the flood level rim of the fixture, except when submerged inlets are absolutely essential for the proper functioning of a fixture, or as otherwise provided for in these rules.

Water supply lines to water preheating apparatus utilizing waste water shall be equipped with an approved vacuum breaker located at least four feet above the highest elevation of the preheating apparatus or coil with a check valve between the vacuum breaker and the preheating apparatus. Any hot water boiler supplied through such preheating device and having an independent cold water supply line shall have the cold water supply line equipped with a vacuum breaker and check valve located at least four inches above the highest elevation of the boiler.

Rule 3. Flush-Valve Fixtures.

Flush-valve controlled fixtures, with submerged inlets supplied directly or indirectly from the City Water Supply System, shall be equipped with an approved vacuum

breaker in the supply line not less than four inches above the flood level rim of the fixture.

Rule 4. Ballcocks.

All flush tanks operated by ballcocks shall have an approved vacuum breaker located not less than three-quarters inch above the overflow outlet of the flush tank.

Ballcocks controlling water supply to suction, roof or other intermediate tanks shall be located at least one inch above the flood level rim of the tank excepting that in roof tanks equipped with an overflow of a size at least one commercial diameter larger than the water supply pipe, the ballcock may be located two inches above the highest elevation of the overflow pipe. The overflow and emptying pipes of roof, suction and intermediate tanks shall not be directly connected to a drainage system, notwithstanding the permissive provisions of Section C26-1273.0,d of the Administrative Building Code for connection to a leader.

Rule 5. Sterilizers.

Direct water supply connections to all sterilizers are prohibited, except such equipment as is approved by the Board. When approved sterilizers are used, the waste piping from sterilizers shall not connect directly with any drainage system.

Rule 6. Aspirators—Water Siphons.

Direct water supply connections to aspirators, water siphons or similar apparatus is prohibited except when approved by the Board. The waste pipe for this type of apparatus shall not connect directly with any drainage system.

Rule 7. Bidets—Bed Pan Washers.

Direct water supply connections to a bidet is prohibited. Water supply connection to bed pan washer or similar apparatus shall be equipped with an approved vacuum breaker and check valve, the latter located between the fixture and the vacuum breaker. Water supply to bed pan washers equipped with an approved flush valve shall be governed by Rule 3.

Bed pan washers may be equipped with steam connections only when such equipment has been approved by the Board.

Rule 8. Sump or Well Pumps.

Direct water supply connections for priming purposes to sump, well or similar type pumps when permitted by the Department of Water Supply, Gas and Electricity shall be connected to the inlet side of the pump and be equipped with an approved vacuum breaker and check valve, the check valve to be located between the pump and the vacuum breaker.

Rule 9. Condensers.

Direct water connections to refrigeration unit for cooling purposes shall be equipped with an approved check valve to prevent possible back flow of ammonia or other refrigerant from defective condenser coils or jackets, except in such installations where the water supply piping is entirely outside of the piping or tank containing the refrigerant and two independent wall thicknesses of metal separate the refrigerant from the city water supply. Refrigeration units containing mo

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than twenty pounds of refrigerant shall be provided with an additional safeguard in the form of an approved relief valve installed at the outlet side of the check valve, such relief valve being set at five pounds above the maximum water pressure at the point of installation. Direct water connection is prohibited under Section C26-1223.0 Administrative Building Code.

Rule 10. Mortuary, Dissection, Operating and Embalming Tables or Equipment.

Mortuary, dissection, operating and embalming tables or equipment shall have no direct water supply connection. Hose used with such equipment shall terminate at least 12 inches at any point from the table or attachments.

Rule 11. Dishwashing and Laundry Machines.

Direct water supply to dishwashing and laundry machines shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker, and the fixture. The vacuum breaker shall be located at least 4" above the highest elevation of the machine.

Rule 12. Chemical Solution Tanks or Apparatus

Direct water supply connections, when permitted by the Department of Water Supply, Gas and Electricity, to any tank or apparatus containing any chemical shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker and the tank or apparatus.

Rule 13. Steam Tables.

Steam tables used exclusively for the warming of food stuffs and provided with a water supply inlet elevation at least one inch above the overflow outlet, the area of which is at least four times that of the water supply piping, shall be equipped with an approved horizontal swing check valve in the water supply piping.

Where elevation of the water supply piping inlet is less than one inch above the overflow outlet, or when the area of the overflow outlet is less than four times that of water supply piping, the water supply piping shall be equipped with an approved vacuum breaker located at least four inches above the maximum overflow level of the fixture.

(Continued from page 213)

proof as it deems necessary. No authority exists for a reply (Davis Engineering Corp'n v. Murdock, N. Y., L. J., June 11, 1946, p. 2314). Respondent's motion to strike out the reply, therefore is granted. ¶We come now to a consideration of the merits of petitioner's application to review the determination of the Board of Standards and Appeals. Petitioner's application was denied on the ground that section 9, subdivision 9, of the Multiple Dwelling Law is not applicable because the structure was not "erected" prior to October 15, 1952, and was not a legally erected and approved two-story building on that date. ¶The record indicates, as previously stated, that petitioner obtained approval of the plans and specifications on September 25, 1951, for the erection on the aforesaid premises of a brick building for the occupancy of one family, a doctor's office and a garage. Petitioner then apparently proceeded to erect a building on the premises not in accordance with the approved plans and specifications for a one-family, but for a three-family house arranged to be occupied by one family in the basement and two families on the first floor, completing the same on June 15, 1952. This change of occupancy was made contrary to the approved plans and specifications without any approval of the Department of Housing and Buildings at any time prior to said June 15, 1952, nor at any time thereafter. The brick building was not only not built or completed in accordance with the approved plans, but no application for a certificate of occupancy was applied for; and no certificate of occupancy was ever issued to the petitioner. ¶Section 646 of the Charter of the City of New York provides: "Certificate of occupancy. a. No building or structure hereafter constructed may be occupied or used in whole or in part for any purpose until a certificate of occupancy has been issued." Section C 26-181.0 of the Administrative Code provides: "Certificate of occupancy for new structures: a. It shall be unlawful to occupy or use any structure erected after January first nineteen hundred thirty-eight, in violation of section six hundred forty six, subdivision a of the charter * * *." ¶The term "erected" as used in section 9, subdivision 9, of the Multiple Dwelling Law which permits the conversion of a one or two-family dwelling to a multiple dwelling, must be construed to mean a "legally erected" building. In such respect section 9, subdivision 9, provides: "Excepting a frame dwelling, and dwelling three stories or less in height erected after April eighteenth, nineteen hundred twenty-nine and before October fifteenth, nineteen hundred fifty-two, as a one or two family dwelling may be converted to a multiple dwelling to be occupied by not more than one family on each floor or three families in all by complying with the provisions of article six." ¶It follows that the occupancy by the petitioner of the subject premises without a certificate of occupancy does not bring the building within the requirements of section 9. It also appears that the application does not come within that section for the additional reason that the building is presently occupied by two families on the second floor and is to be occupied by two families after the proposed change, which is contrary to the provisions of section 9, which limits the occupancy of any of the floors to one family only. ¶The further direction of the department of housing and buildings to remove the present bathroom and sink in the cellar, and the plumbing fixtures on the first floor in the rear dining room of premises No. 224 Avenue N, was made to prevent the possible use of such space as an additional unit for the occupancy of another tenant and thus change the legal occupancy by two tenants to an illegal occupancy by three families. ¶In the circumstances, the action of the Board of Standards and Appeals, in denying petitioner's above application is not arbitrary, capricious or unreasonable. Accordingly, the certiorari order is vacated, the petition dismissed, and the determination of the Board of Standards and

Appeals affirmed. ¶That leaves for determination petitioner's further application for an order directing the borough superintendent and commissioner of housing and buildings to issue a certificate of occupancy for premises No. 1494-1496 East Third street, Brooklyn, nunc pro tunc as of June 20, 1952, the date of petitioner's application for said certificate. ¶Petitioner alleges that she made application for said certificate of occupancy and that the same was refused by the Department of Housing and Buildings. It appears, however, that petitioner failed to appeal to the Board of Standards and Appeals from the determination made by the borough superintendent. The present application is, therefore, premature and was improperly instituted for the reason that petitioner has not exhausted other legal and appropriate remedies (New York City Charter, sec. 666(6); Breuel v. Rohan, 181 Misc., 635; Built by Glick v. Slatzman, N. Y. L. J., August 19, 1946 p. 292, aff'd 272, App. Div. 1020). ¶Mandamus will not issue where another remedy is available or provided by law (Matter of Towers Management Corp'n v. Thatcher, 271 N. Y., 94, 97). ¶This application is denied. ¶Settle orders on notice.

* * *

Matter of Jacob Nathanson vs. Board:—On March 15, 1955, the Board denied an application under Section 7, subdivisions f, e, i and A of the Zoning Resolution to permit in a residence and retail use district for a term of 21 years, the erection and maintenance of more than one building on a lot, a supermarket and gasoline service station, lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories and an office, with an entrance, show window and sign nearer the residence use district than is permitted; Cal. No. 614-54-BZ; Premises 1101-1111 — 63rd Street and 6209-6223 — 11th Avenue, northeast corner, Borough of Brooklyn. At Special Term, Supreme Court, Mr. Justice Beckinella sustained the Board in the following decision: (New York Law Journal of January 23, 1956, page 10) —

"—These are two applications, one by petitioner to annul a determination of the Board of Standards and Appeals and the other by the respondents Board of Standards and Appeals to vacate the order of certiorari and to dismiss the petition and sustain the determination of the board in denying the application for a variance. ¶The subject premises Nos. 1101-1111 Sixty-third street and Nos. 6209-6223 Eleventh avenue, Brooklyn, N. Y., consist of a plot 125.4½ and 132.8 frontage by 125.4 in depth, irregular, presently vacant except for a 10x12 one-story vacant building. The use district maps show that Sixty-third street is in a residence use and retail district. Eleventh avenue in a retail use district, and that the site is in a retail and residence use district. The proceeding was commenced by petitioner for a variance to permit in a retail and residence use district, the erection of a super market, gasoline service station, lubricatorium, car washing section, motor vehicle repairs, storage and sales of accessories, with an entrance and show window near the residence use district. ¶The board denied petitioner's application for a variance after a hearing and an inspection of the premises and the surrounding area. The board's determination was based upon the ground that there was no justification for the exercise of its discretion to grant a zoning variance, under section 7 (c), 7 (f) and 7-A of the Zoning Resolution. In reaching its determination the board apparently took into consideration the fact that the premises are located in a retail and residence use district, that the people residing in the area have made a substantial investment in the purchase and construction of their homes for residence use relying upon the restrictions of the district, that numerous property owners adjacent to the premises have voiced their objection to a variance, and that the variance would change the character of the use district. ¶In Reed v. Board of Standards and Appeals (255 N. Y., 126), the Court of Appeals in upholding

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the determination made by the Board of Standards and Appeals under section 7 of the Building Zone Resolution stated (at p. 136): "The Board has a wide scope in the exercise of its discretion whenever the discretion to make variances is granted to it (Matter of Goldenberg v. Walsh, 242 N. Y., 576; People ex rel. Fordham M. R. Church v. Walsh, 244 N. Y., 280, 289). If such an application is denied the only question for the court is whether the petitioner has been illegally oppressed (Matter of Larkin Co. v. Schwab, supra, p. 336; 242 N. Y., 330)." ¶Here the record is barren of any proof establishing that the petitioner has been illegally oppressed or that there was any abuse of discretion on the part of the Board of Standards and Appeals. ¶Since the determination of the board is an administrative function which should not be interfered with by the courts in the absence of proof that the board abused its discretion, the petitioner's application is denied, the order of certiorari is vacated, the petition dismissed and the determination of the Board of Standards and Appeals affirmed. Submit orders."

* * * *

Matter of Hazel Brainard, et al, vs. Board of Standards and Appeals:—On May 3, 1955, the Board granted an application under Section 7, subdivisions f and i, of the Zoning Resolution, to permit in the business use portion of a plot located in a residence and business use district, for a term of fifteen years, the erection of a gasoline service station, auto showroom and service building, lubricatorium, motor vehicle repairs, car washing, brake testing, wheel alignment, painting and spraying, welding, storage and sale of accessories and an office, and to permit on the unbuilt-upon portion of plot the sale and display of new and used cars and the parking and storage of motor vehicles; Cal. No. 887-54-BZ; premises 218-01 to 218-19 Northern Boulevard, north side, from 218th to 219th Street, 43-31 to 43-39 — 218th Street and 43-32 to 43-40 — 219th Street, Bayside, Borough of Queens.

At Special Term, Supreme Court, Queens County, Mr. Justice Pette sustained the Board in a decision, part of which is as follows: (New York Law Journal, February 9, 1956, page 12)

".....There is no proof that the board exercised its discretion in excess of the power expressly conferred upon it by section 7 (f) and (i) of the Zoning Resolution. The present case is distinguishable from those which arise under section 21 of the Zoning Resolution in which a unique hardship must be established (Matter of Thomas v. Board of Standards and Appeals, 290 N. Y., 109, 115; Matter of Reed v. Board of Standards and Appeals 255 N. Y., 126, 135). Under the circumstances the determination of the board is not arbitrary, capricious or illegal and, consequently, may not be set aside. The petition is accordingly dismissed on the merits and the determination under review confirmed. Submit order."

* * * *

Matter of North Shore Building Company vs. Board of Standards and Appeals:—On December 7, 1954, Copy of Petition and Order of Certiorari was served on the Board by Isidore Ginsburg, attorney for North Shore Building Company, owner, seeking a review of the Board's denial of their application on October 26, 1954, to permit in a residence and retail use district the erection and maintenance of a gasoline service and selling station, lubricatorium, motor vehicle repairs and office, with a curb cut nearer the residence use district than is permitted, and to permit the erection of a sign and a sign standard above level of first story and projecting beyond the building line, and to permit the parking of motor vehicles waiting to be serviced (previously denied by the Board under Section 21 and later under Sections 7e, 7h and 7i, when site was in residence and business use district); Cal. No. 1446-39-BZ, Vol. III; Premises 34-67 Francis Lewis Boulevard, Bayside, Borough of Queens.

At Supreme Court, Queens County, the above entitled proceeding was discontinued, without costs to either party, on February 10, 1956

NOTICE

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

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BULLETIN

OF THE

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DIRECTORY

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Remaining Minutes of the Meeting of February 21, 1956
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Proposed Amendments to the Rules Relative to Sub-
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to Prevent Contamination of Water Supply.

COURT DECISION

Matter of Berk Bros. Realty Corp'n. vs. Board:—On January 18, 1955, the Board denied an application under Section 7, subdivisions c and i, of the Zoning Resolution, to permit in a business use district the addition of an automobile laundry (automatic type) to existing gasoline service station in portion of site where stores were permitted by Board but never built; Cal. No. 872-39-BZ, Volume VII; premises 7001-7019 Bay Parkway, south west corner of West 10th street, Borough of Brooklyn.

At Special Term, Supreme Court, Mr. Justice Beckinella sustained the Board in the following decision: (N.Y.L.J. August 16, 1955).

"—These are two applications, one by petitioner to annul a determination of the Board of Standards and Appeals, and the other by the respondents, the Board of Standards and Appeals, to vacate the order of certiorari and to dismiss the petition and sustain the determination of the board in denying petitioner's application for a variance. ¶The premises which are the subject of this proceeding are located at No. 7001-7019 Bay Parkway, southwest corner of West Tenth street and No. 1-21 Avenue O, Brooklyn, City of New York. The premises are improved with a modern gasoline service station with eight gasoline dispensing pumps and with an "L" shaped accessory building housing the automotive uses of store, storage of accessories, automobile laundry, tires and batteries, motor repairs, lubricatorium, brake service and office. The use district maps which accompany and constitute a part of the Zoning Resolution show that the site involved is in a business use, C area, Class 1½ height district. ¶Prior to the current application the premises under consideration have been favored with two variances and the present application, the denial of which is now up for review in this proceeding, seeks a third variation to permit the addition of an automatic type automobile laundry to the already twice extended gaso- line service station, on the portion of the site where stores were permitted by the Board of Standards and Appeals under the previous variance, but which were never built. ¶The board denied petitioner's application for a variance after a hearing and inspection of the premises and surrounding area. The board's determination was based upon the ground that there was no justification for the exercise of its discretion to grant a zoning variance under section 7 (c) and section 7 (i) of the Zoning Resolution. In reaching its determination the board apparently took into consideration the fact that the petitioner did not offer any proof to show that there was a need for an automatic type automobile laundry either upon the site involved or in the affected area. The board itself found that there was no need for an additional automobile laundry since there was an existing automobile laundry upon the site involved, another automobile laundry upon a gasoline service station abutting the site under consideration, and a third automobile laundry upon a gasoline station located at Bay Parkway and Sixty-Fifth street, about four blocks north of the site involved. It also appears that the board found that the unused portion of the site under consider- ation would be inadequate to house an automatic type of auto- mobile laundry with adequate facilities for parking space for waiting automobiles. ¶In *Reed v. Board of Standards and Appeals* (255 N. Y., 126), the Court of Appeals in upholding a determination made by the Board of Standards and Appeals, under section 7 of the Building Zone Resolutions, stated at page 136: "The Board has a wide scope in the exercise of its discretion whenever the discretion to make variances is granted to it (*Matter of Goldenberg v. Walsh*, 242 N. Y., 576; *People ex rel. Fordham M. R. Church v. Walsh*, 244 N. Y., 280, 289). If such an application is denied the only question for the court is whether the petitioner has been illegally oppressed." ¶In the light of the rule laid down in the *Reed* case (*supra*), quoted above, it is evident that the record here is barren of any proof establishing that the petitioner has been illegally oppressed or that there was any abuse of discretion on the part of the board of standards and appeals. While it is possible that this court might have arrived at a different conclusion if the ap- plication for a variance had been submitted to it in the first instance, this court may not substitute its judgment for that of the board (*Matter of Cornwall Realty Corp'n v. Murdock*, 285 App. Div., 951). It is also clear that petitioner has not shown any facts warranting a remission of the application to the board for reconsideration. ¶The order of certiorari is vacated, the petition dismissed and the determination of the board of standards and appeals is affirmed. Submit orders.

CALENDAR

DOCKET

New Cases filed up to February 21, 1956

Cal. No. Dept. Premises Affected

86-56-BZ—B.B.—88-18 4th avenue, west side, 40 ft. north of 89th street, Block 6062, Lot 40, Borough of Brooklyn, Alt. 68-56—re change in use from store and storage to auto repairing in retail use district.

87-56-A—B.B.—8615 (8613 displayed) 18th avenue, east side, 120 ft. south of 86th street, Block 6369, Lot 40, Borough of Brooklyn, Alt. 4248-55—re factory occupancy in frame building—egress; live load.

88-56-BZ—B.M.—400 Park avenue, northwest corner of East 54th street, Block 1290, Lot 36, Borough of Manhattan, Amendment to N.B. 86-55—re loading berth.

89-56-A—F.D.—3536 Peartree avenue, north side, 145 ft. east of Boston road, Block 5282, Lot 48, Borough of The Bronx, Decision re Order No. 98712-LC—resprinkler system.

90-56-A—D.H.—767 5th avenue, southeast corner of East 59th street, Block 1294, Lot 1, Borough of Manhattan, decision #4399-55—re cellar bakery.

91-56-SM—Knight-Ware Acidproof Pipe and Fittings, manufactured by Maurice A. Knight, Material.

92-56-SM—Sealuxe Aluminum Windows, Model 42-A, manufactured by Universal Corp., Material.

93-56-BZ—B.B.—4002-4012 Avenue U and 2001 and 2011 Kimball street, southeast corner, Block 8557, Lot 39, Borough of Brooklyn, Alt. 4631-55—re gasoline service station, auto washing, lubrication, office, parking of cars awaiting servicing, etc; sign and show windows, etc.—residence use district.

94-56-BZ—B.R.—1970 Victory boulevard and 5 Perry avenue, southeast corner, Block 722, Lot 1, Castleton Corners, Borough of Richmond, N.B. 69-56—re gasoline service station, lubritorium, car washing, parking of vehicles awaiting service—retail use district.

95-56-BZ—B.M.—111 Madison street, north side, 85 ft. west of Market street, Block 277, Lot 19, Borough of Manhattan, N.B. 144-55—re garage for five trucks; area excessive—residence use, C area district.

96-56-A—B.Bx.—1440 Williamsbridge road, north side, 100 ft. west of Halpern avenue, Block 4075, Lot 5, Borough of The Bronx, Amendment to Alt. 17-56—re extension of commercial occupancy in frame structure.

97-56-SM—J. H. Thorp and Co., Inc. 48 Inch Saran Net Drapery Fabric, Model 2915-2918, manufactured by J. H. Thorp and Co., Inc., Material.

99-56-A—B.B.—2691-2699 Nostrand avenue, east side, 220 ft. south of Avenue M, Block 7666, Lot 32, Borough of Brooklyn, Alt. 162-56—re review of borough supintendent decision—proposed extension will exceed area permitted for D area district.

100-56-A—B.B.—1048-1072 Ocean parkway, west side, 380 ft. south of Avenue J and 1151-1167 East 5th street, Block 5495, Lot 870, Borough of Brooklyn, Alt. 3112-51—re exits.

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32-41-SM—Sprayed "Limpet" Asbestos (acoustical treatment); (reopened for test and report as to extension of uses), manufactured by Keasbey and Mattison Company, Material.

942-38-SA—Scovill M.V.B. 21, 22 and 23-VB Ballcocks (reopened for test and report as to new model—16—VB, manufactured by Scovill Manufacturing Co., Appliance.

880-50-SA—Sec-O-Matic Dry Cleaning Systems, Models AH, AHR, AR and AJ (reopened for test and report as to additional models—BJ and CJ systems), manufactured by International Projector Corp., Appliance.

863-41-SM Vol. II—Dereka Metal Paint Red No. 505, manufactured by The Debevoise Co., Material.

143-54-SM—Weldwood 1 hour door (weldcore core); (reopened for test and report as to lock blocks), manufactured by the United States Plywood Corp., Material.

826-53-BZ Vol. II—B.Q.—260-02 to 260-22 Union Turnpike, southeast corner of 260th street, Block 8677, Lot 61, Bellerose, Borough of Queens, N.B. 3958-53—re gasoline service station, auto washing, lubrication, office, parking and storage of cars awaiting service—residence use district.

1130-48-BZ Vol. II—B.Q.—231-05 Northern boulevard, northeast corner of 231st street, Blocks 8086, 8087, 8088, 8089 and 8084, Lots 1, 50, 122, 112, 102, 105, 111, 92, 71, 20, 25, 30, 50, 85, 7, 63, 64, 1, 9, 34, 45, 76, and 84, Douglaston, Borough of Queens, N.B. 6319-48—re increase in use to include miniature golf course; increase size of plot—residence and local retail use district.

421-49-BZ—Vol. III—B.Q. 46-11 108th street and 108-01 47th avenue, northeast corner, Block 2002, Lot 18, Corona, Borough of Queens, N.B. 4051-55—re 27 individual garages (2 sections each) in a business and residence use district.

695-49-BZ—Vol. III—B.Bx.—198-306 East 140th street, south side, 104.30 ft. east of 3rd avenue, Block 2314, Lot 58, Borough of The Bronx, Amendment to Alt. 358-54—reopened for extension of time to complete—expired May 30, 1955; parking and storage of motor vehicles.

232-55-BZ—Vol. II—B.Q.—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972, Lot 50, Laurelton, Borough of Queens, N.B. 642-55—re super-market; loading berth, parking of more than 5 cars; area excessive—residence and local retail use district.

233-55-BZ—Vol. II—B.Q.—133-25 233rd street, east side, 97.25 ft. north of Merrick boulevard, Block 12973, Lots 6 and 9, Laurelton, Borough of Queens, Alt. 330-55—re curb cut and driveway entrance.

493-41-BZ—Vol. II—B.M.—2322 1st avenue, northeast corner of East 119th street, Block 1807, Lot 1 and part of

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Lot 48 Borough of Manhattan, N.B. 188-55—re reconstruction and extension in area of existing gasoline service station, auto laundry, etc. to include minor auto repairing, parking of motor vehicles awaiting service; curb cut—business use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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Carbon Dioxide Liquefier, Rules...Mar.	18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of...April	12, 1955.
Cements, Blended, Rules for Testing and Use of.....Mar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form.....Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules.....July	13, 1937—Vol. 22, No. 28
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Concrete Rules (Hydrated Lime)...Aug.	3, 1937—Vol. 22, No. 31
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Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations.....April	22, 1952—Vol. 37, No. 17
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Insulating Fibre Board Rules.....Mar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems...Feb.	11, 1947—Vol. 32, No. 6
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Smoking in Factories, Rules for...Mar.	4, 1952—Vol. 37, No. 10A
Straying and Drying of Paints, Varnishes, Lacquers, etc.....Mar.	22, 1955.
Sprinkler, Rules.....June	29, 1937—Vol. 22, No. 26
and Pipe Fireline Rules.....June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting...June	7, 1932—Vol. 17, No. 23
Fire Glass Rules (Amendment to Rule 505 of Industrial Code)...Sept.	3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—\$1.25; 7 Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

FEBRUARY 28, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 28, 1956, at 10 o'clock in Room

1013, Municipal Building, Manhattan, on the following matters:

313-33-BZ—Vol. II

APPLICANT—Samuel Carr, for Digama Realty Company, owner.

SUBJECT—Application reopened October 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit partly in a residence and partly in a business use district the erection and maintenance of a gasoline service station, lubricatorium, sales space, service parking, car wash, and motor vehicle repairs, with a curb cut less than 75 ft. from residence use district.

PREMISES AFFECTED—38-06 Greenpoint avenue, southwest corner of 50th avenue, Block 212, Lot 23, Woodside, Borough of Queens.

Laid over from January 10, 1956 to February 28, 1956, for inspection and decision; hearing closed.

576-37-BZ—Vol. II

APPLICANT—William A. Giesen, for B. J. Denihan, Inc., and Deborah E. Dumont, owners (B. J. Denihan, Inc., and Shamrock Cleaners, Inc., lessees).

SUBJECT—Application reopened October 19, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, to change the use of part of the combined structure from residence to commercial use and other parts of the combined structure from one commercial use to another commercial use.

PREMISES AFFECTED—215-221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

Laid over from January 10, 1956, to February 28, 1956, for inspection and decision; hearing closed.

809-54-A

APPLICANT—William A. Giesen, for B. J. Denihan, Inc., and Deborah E. Dumont, owners (B. J. Denihan, Inc., and Shamrock Cleaners, Inc., lessees).

SUBJECT—Application September 28, 1954—re Appeal from a decision of the borough superintendent—non fireproof construction, area excessive.

PREMISES AFFECTED—215-221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

531-55-BZ

APPLICANT—Charles M. Spindler, for Frank and Catherine Ruzek, owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7c, 7h and 7i of the zoning resolution, to permit in a business use district the extension in area of an existing gasoline service station to include gasoline service, auto washing, lubrication, parking and storage for more than 5 motor vehicles, office, accessory, sales, sale of used cars, 2 car garage, garage for less than 5 cars, brake and ignition service and auto repairs with hand tools only.

PREMISES AFFECTED—34-15 to 34-25 58th street, east side, 131.25 ft. south of Broadway, Block 1197, Lot 25, Woodside, Borough of Queens.

Laid over from January 10, 1956 to February 28, 1956, for inspection and decision; hearing closed.

434-16-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Marjorie E. Hart, owner (J. J. Hart, Inc., lessee).

SUBJECT—Application reopened March 3, 1953 as Vol. IV—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business and unrestricted use district proposed addition of garage for more than 5 motor vehicles to proposed occupancy as granted by the Board of Standards and Appeals under Cal. 434-16-BZ. Proposed driveway on Bed-

CALENDAR

ford place is contrary to original and amended resolution of the Board.

PREMISES AFFECTED—1095-1107 Atlantic avenue and 14-36 Bedford place, northwest corner, Block 2021, Lot 20, Borough of Brooklyn.

Laid over from January 24, 1956 to February 28, 1956, for inspection and decision; hearing closed; applicant to file stipulation as to discontinuance of parking of cars.

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed; then to September 27, 1955, at request of the applicant for information as to possible acquisition on subject site for approach to Throggs Neck Bridge; then to December 13, 1955, for further information as to the acquisition of land, including the subject site in connection with approaches for the proposed Throggs Neck Bridge; then to January 31, 1956, for consideration in relation to proposed Throggs Neck Housing Project; then laid over from January 31, 1956 to February 28, 1956, for further information from the Triborough Bridge Authority as to future roadway.

1170-22-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Shapiro, owner.

SUBJECT—Application reopened June 21, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed change in occupancy from public storage garage to public storage garage, minor auto repairs, brake testing, wheel alignment, car washing, office and sales and addition of parking and storage on open portion of lot (previously approved as separate occupancy), also rearrangement of gasoline tanks and pumps are not in accordance with original Board of Standards and Appeals approval Cal. No. 1170-22-BZ.

PREMISES AFFECTED—259-267 Pacific street, north side, 75 ft. west of Smith street and 280 Atlantic avenue, Block 181, Lots 20, 31 and 32, Borough of Brooklyn.

Laid over from January 31, 1956, to February 28, 1956, for inspection and decision; hearing closed.

825-23-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Shapiro, owner.

SUBJECT—Application reopened June 21, 1955 as Vol. II—re Appeal from a decision of the borough superintendent relating to egress.

PREMISES AFFECTED—259-267 Pacific street, north side, 75 ft. west of Smith street and 280 Atlantic avenue, Block 181, Lots 20, 31 and 32, Borough of Brooklyn.

206-47-BZ—Vol. II

APPLICANT—Joshua Brown, for Antonino Coppola, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and local retail district the extension to accessory building on existing gasoline service station (pre-

viously granted by the Board for a term of years, to expire September 1958).

PREMISES AFFECTED—167 Olympia boulevard and 265 Kensington avenue, northeast corner, Block 3255, Lot 32 South Beach, Borough of Richmond.

Laid over from January 31, 1956, to February 28, 1956, for inspection and decision; hearing closed.

788-49-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Herman Flyer, owner. (Murray M. Garren, lessee).

SUBJECT—Application reopened April 26, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the change of occupancy from auto laundry, to auto laundry, gasoline service station, motor vehicle repair shop, auto safety inspection station, lubrication, wheel alignment, brake testing and lining, electrical system, adjustment and repair, and sale of auto accessories.

PREMISES AFFECTED—88-12 to 88-20 Northern boulevard, southwest corner of 89th street, Block 1436, Lot 6, Jackson Heights, Borough of Queens.

Laid over from January 31, 1956, to February 28, 1956, for inspection and decision; hearing closed.

104-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Potter Brothers, Inc., owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the continued use of an existing factory and storage building for a term of 5 years.

PREMISES AFFECTED—150-18 to 150-22 Tahoe street, west side, 170.07 ft. south of Albert road, Block 11556, Lot 23, Ozone Park, Borough of Queens.

Laid over from January 10, 1956, to February 7, 1956, for applicant to submit information as to amount of manufacturing, if any, any machinery, drainage from roof and whether owner has complied with the Board's original resolution; hearing closed; then to February 28, 1956, for inspection and decision.

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

Laid over from May 3, 1955 to June 7, 1955, to permit the applicant to obtain a decision from the Building Department as to structural conditions to comply with the Labor Law and to permit the filing of a companion administrative appeal to be heard with the zoning application on the laid over date; laid over, date to be set for hearing when companion "A" appeal has been examined and set for hearing the "A" and "BZ" cases to be heard on the same date; then set for hearing January 10, 1956; then February 15, 1956 for inspection and decision; hearing closed; then to February 28, 1956, for applicant to file revised plans.

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

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290-55-BZ

APPLICANT—Reginald S. Hardy, for Land Buyers, Inc., owner.

SUBJECT—Application April 12, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the demolition of existing structures, and the erection and maintenance, for a term of 15 years) a gasoline service station, lubritorium, auto laundry (non-automatic) motor vehicle repair shop and office, and to permit the parking of motor vehicles awaiting service.

PREMISES AFFECTED—134-15 Rockaway boulevard, northwest corner of 135th street, Block 11701, Lot 1, South Ozone Park, Borough of Queens.

Laid over from January 17, 1956 to February 15, 1956, for inspection and decision; hearing closed; then to February 28, 1956, for further consideration of additional plans to be filed by applicant.

375-55-BZ

APPLICANT—Michael Alfano, for Max Sakow, owner.

SUBJECT—Application May 5, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a local retail use district the erection of a gasoline service station, lubritorium, auto repair shop, salesroom, car washing and storage.

PREMISES AFFECTED—950-970 Allerton avenue, south side, from Paulding avenue to Williamsbridge road, Block 4447, Lots 62, 64 and 66, Borough of The Bronx.

Laid over from January 17, 1956 to January 24, 1956, for continued hearing; then to February 15, 1956, for inspection and decision; hearing closed; then to February 28, 1956, for applicant to file authorization of present owner of record.

756-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.

SUBJECT—Application September 6, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the extension of an existing building used for restaurant, storage and cabaret and to permit parking of patrons' cars.

PREMISES AFFECTED—2640-2660 Ocean parkway and 63-73 Nixon Court, northwest corner and 64-70 Murdock Court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

Laid over from January 17, 1956, to February 7, 1956, for inspection and decision; hearing closed; applicant to revise plans and file new decision of the borough superintendent; then to February 21, 1956, for applicant to file revised plans showing reorientation of the kitchen and no cabaret or dancing; hearing previously closed; then to February 28, 1956, for further inspection and decision.

57-55-A

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.

SUBJECT—Application September 6, 1955—re Appeal from a decision of the borough superintendent—relating to the proposed use of a portion of a plot within the 30 ft. Ocean parkway setback for the parking of patrons cars and the construction of a driveway entrance accessory thereto.

PREMISES AFFECTED—2640-2660 Ocean parkway and 63-73 Nixon court, northwest corner and 64-70 Murdock court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

5-55-BZ

APPLICANT—Goldwater and Flynn, for The Montefiore Hospital for Chronic Diseases, owner.

SUBJECT—Application July 13, 1955—re (decision of the borough superintendent) under sections 7e, 7h and 7i of the zoning resolution, to permit in a residence use district

the erection and maintenance of a gasoline service station, lubritorium, car washing, office, motor repairs, storage and parking of motor vehicles.

PREMISES AFFECTED—Block bounded by South side of Gun Hill road, from Tryon avenue to Wayne avenue, Block 3343C, Lot 245, Borough of The Bronx.

Laid over from December 6, 1955, to January 24, 1956, for inspection and decision; hearing closed; then to January 31, 1956, for inspection and decision; then to February 7, 1956, for applicant to file revised plans showing compliance with Section 21A of the Zoning Resolution; hearing previously closed; then to February 21, 1956, for applicant to file working drawings showing a different design and complete compliance with Section 21A of the Zoning Resolution; then laid over to February 28, 1956, for complete vote of the Board.

1085-38-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Loha Realty Corp., owner.

SUBJECT—Application reopened February 8, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—5307-5315 21st avenue and 1072-1082 Dahill road, southeast corner, Block 5495, Lot 465, Borough of Brooklyn.

Laid over from February 21, 1956 to February 28, 1956, at request of objector, applicant concurring; no further requests for adjournment to be considered.

459-55-BZ

APPLICANT—Frederick A. Ketcher, for Mary A. Antony, owner (William Penny and Angie Serret, lessees).

SUBJECT—Application June 8, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the maintenance in connection with an existing gasoline service station an existing metal building for motor vehicle repairs for a term of 3 years.

PREMISES AFFECTED—5945 Broadway, west side, 811 ft. north of West 240th street, Block 3414, Lot 628, Borough of The Bronx.

Laid over from February 21, 1956 to February 28, 1956, for applicant to submit records as to whether the entire 100 ft. area is included in the present certificate of occupancy issued in 1922 and the 10-car garage and metal building.

715-47-BZ

APPLICANT—Gustave Goldman, for Albert Panerallo, owner.

SUBJECT—Application reopened January 10, 1956 for consideration as to extension of term of variance—expired October 20, 1955—re (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change of occupancy from private garage to motor vehicle repair shop, with school yard between intersecting streets, for a term of years.

PREMISES AFFECTED—966 4th avenue and 367-369 37th street, northwest corner, Block 696, Lot 39, Borough of Brooklyn.

576-23-BZ—Vol. III

APPLICANT—Henry C. Brucker, for Louis Schneider, owner (Central Garage and Service Station, lessee).

SUBJECT—Application reopened May 25, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district, the change in use of an existing non conforming use as garage, motor vehicle repair

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shop, auto laundry, sale and display of used cars, welding, painting and spraying, to include additional uses of baling and storage of old clothes for export and storage of 7,000 gals of lubricating oil.
PREMISES AFFECTED—64-01 to 64-25 Central avenue and 64-02 to 64-24 Otto road, northeast corner, Block 3641, Lot 1, Ridgewood, Borough of Queens.

311-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobile Oil Company, owner.

SUBJECT—Application reopened July 12, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district the extension of existing gasoline service station, lubritorium, auto laundry, minor repairs, office and sale of accessories and boiler room, to include gasoline service station, lubritorium, auto laundry, minor repairs, office and sale of accessories, boiler room, dealers' training room, storage, heater room and parking as accessory to training room.

PREMISES AFFECTED—165-01 to 165-09 Hillside avenue and 87-45 to 87-55 165th street, northeast corner, Block 9837, Lot 13, Jamaica, Borough of Queens.

882-54-BZ

APPLICANT—Gustave Goldman, for John D'Emic, owner.

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under sections 7e, 7i and 7c of the zoning resolution, to permit in a business and residence use district, the proposed change in occupancy from parking lot to automobile testing room, cleaning of cars and storing of equipment, and minor repairs with hand tools only.

PREMISES AFFECTED—867-873 4th avenue and 168-190A 32nd street, southeast corner, Block 681, Lot 6, Borough of Brooklyn.

110-55-BZ

APPLICANT—Philip Freshman and Joseph Platzker, for Harry Field, owner.

SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—635-637 East 12th street, north side, 183 ft. west of Avenue C, Block 395, Lots 43 and 44, Borough of Manhattan.

292-55-BZ

APPLICANT—Burke, Green and Groh, for Karl Schneider, owner.

SUBJECT—Application April 15, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, and minor repairs (hand tools only).

PREMISES AFFECTED—239-11 to 239-19 Jamaica avenue, northwest corner of 240th street, Block 8001, Lot 1, Bellerose, Borough of Queens.

500-55-BZ

APPLICANT—Rudolph C. P. Boehler, for Webb and Knapp Inc., owner.

SUBJECT—Application June 17, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, a drive-in restaurant, kitchen service area, storage room and parking of more than 5 motor vehicles.

PREMISES AFFECTED—80-11 Parsons boulevard, southeast corner of Union turnpike, Block 6853, Lot 20, Jamaica, Borough of Queens.

706-55-BZ

APPLICANT—Charles M. Spindler, for Michael Bove, owner.

SUBJECT—Application September 9, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the proposed use of gasoline service station, auto safety inspection station, minor repairs (hand tools only), lubrication, auto washing, storage, office and sales, and storage of more than 5 motor vehicles.

PREMISES AFFECTED—8825-8911 5th avenue, east side, 108 ft. 7 in. north of 90th street, Block 6067, Lots 7 and 10, Borough of Brooklyn.

746-55-BZ

APPLICANT—Paul Friedman, for Queens Beer Sales, Inc., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), office, storage and sale of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—259-02 to 259-16 Hillside avenue and 84-01 to 84-09 259th street, southeast corner, Block 8789, Lot 31, Floral Park, Borough of Queens.

739-39-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Cromwell Avenue Garage Corp., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto repairs, car washing, storage, offices, parking and storage of motor vehicles upon unbuilt upon portion of the plot.

PREMISES AFFECTED—1722-1730 Lexington avenue and 128-130 East 108th street, southwest corner, Block 1635, Lot 56, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 28, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 28, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

943-54-A

APPLICANT—Topps Chewing Gum, Inc., lessee, for Bush Terminal Buildings, Co., owner.

SUBJECT—Application December 1, 1954—re Appeal from a decision of the fire commissioner—panic bolts.

PREMISES AFFECTED—203-269 37th street, north side, 300 ft. west of 3rd avenue, Bush Building No. 1, 4th floor Sec. A and 5th floor Sec. A and B, Block 695, Lot 1, Borough of Brooklyn.

708-54-A

APPLICANT—United States Gypsum Co., owner.

SUBJECT—Application August 20, 1954—re Appeal from a decision of the fire commissioner—smoking in factory.

PREMISES AFFECTED—561 Richmond terrace, north side, 400 ft. west of Jersey street, Buildings 2, 4, 5, 6, 7, 8, 10 and 11, Block 4, Lot 21, New Brighton, Borough of Richmond.

475-55-A

APPLICANT—Lama, Proskauer and Prober, for Samuel Harris, owner.

SUBJECT—Application June 6, 1955—re Appeal from a decision of the borough superintendent—re change in use from lodge rooms to nursing home of three story Class III building; exit stairs.

PREMISES AFFECTED—957 Putnam avenue, north side, 100 ft. east of Ralph avenue, Block 1483, Lot 64, Borough of Brooklyn.

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858-54-A

APPLICANT—Samuel Cohen, for Boris Feinberg, owner.
SUBJECT—Application November 8, 1954—Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—74-76 Laight street and 413 Washington street, northeast corner, Block 218, Lot 2, Borough of Manhattan.

54-56-A

APPLICANT—Elias K. Herzog, for Murray H. Weinkrantz, owner.
SUBJECT—Application January 12, 1956—Appeal from a decision of the borough superintendent—re exterior stairway.
PREMISES AFFECTED—591 Broadway, west side, 176 ft. 10 in. south of West Houston street and 164 Mercer street, east side, 176 ft. 8 in. south of West Houston street, Block 512, Lot 16, Borough of Manhattan.

382-43-A—Vol. VI

Applicant—Henry Z. Harrison, for Caton Nursing Home (Pearl Horowitz, owner).
SUBJECT—Application reopened January 10, 1956 as Vol. VI—re Appeal from a decision of the borough superintendent—relating to the rearrangement of kitchen etc. in a nursing home.
PREMISES AFFECTED—150 Ocean parkway, west side, 395 ft. south of Caton avenue, Block 5328, Lot 30, Borough of Brooklyn.

637-55-A

APPLICANT—Minnie Trachtenberg, owner.
SUBJECT—Application July 28, 1955—re Appeal from a decision of the borough superintendent—review of Borough Superintendent's decision—new law tenement.
PREMISES AFFECTED—2939-2410 Ocean parkway, east side, 238 ft. 6 in. south of Neptune avenue, Block 7284, Lot 85, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 2, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Friday morning, March 2, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

835-38-SR—Proposed Amendments Relative to Submerged Inlets and Protective Methods to Be Applied to Prevent Contamination of Water Supply.

HARRIS H. MURDOCK, *Chairman.*

MARCH 6, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 6, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

535-37-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Nost-Mont Garage, Inc., owner.
SUBJECT—Application reopened October 18, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7c, 7i, 7h and 7e of the zoning resolution, to permit in a business and residence use district the proposed change of use from a public garage for more than 5 cars, parking of not more than 30 cars, to gasoline service station, public garage, motor vehicle repairs, lubritorium, automatic auto laundry, office and sales, parking and storage of motor vehicles.
PREMISES AFFECTED—958-990 Nostrand avenue and 412-416 Montgomery street, southwest corner and 291-

301 Sullivan place, Block 1305, Lot 40, Borough of Brooklyn.

Laid over from January 24, 1956 to March 6, 1956, for inspection and decision; hearing closed.

446-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Fulton Reid Realty and Holding Corporation, owner.
SUBJECT—Application reopened September 20, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a local retail use district, the extension of the existing structure for use as meat processing, cooler, storage plant, offices and dressing rooms. The proposed extension exceeds the area permitted in a C area district.
PREMISES AFFECTED—70-76 Marion street and 349-359 Reid avenue, southeast corner and 1755-1763 Fulton street, Block 1695, Lots 1 and 4, Borough of Brooklyn.
Laid over from January 24, 1956, to March 6, 1956, for inspection and decision; hearing closed.

285-55-BZ

APPLICANT—John J. Tricarico, for Nick Pizaaz, owner.
SUBJECT—Application April 7, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, motor vehicle repair shop and to permit the parking and storage of more than 5 motor vehicles.
PREMISES AFFECTED—1777-1783 McDonald avenue, east side, 170 ft. 8½ in. north of Avenue P, Block 6608, Lot 64, Borough of Brooklyn.
Laid over from January 24, 1956 to March 6, 1956, for inspection and decision; hearing closed.

260-55-BZ

APPLICANT—Abraham Grossman, for Leonard J. Swanson, owner.
SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from 4 car private garage on first floor to plumbing shop, office and private garage for 2 cars.
PREMISES AFFECTED—37-39 Perry street, north side, 215 ft. 4 in. west of Waverly place, Block 613, Lot 38, Borough of Manhattan.
Laid over from January 31, 1956, to March 6, 1956, for inspection and decision; hearing closed.

457-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Morton Linzer and Irving Perelstein, owners.
SUBJECT—Application June 8, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7e of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage office and sales, parking and storage of motor vehicles.
PREMISES AFFECTED—163-01 to 163-19 (163-05 official) Rockaway boulevard, 165-01 to 165-15 146th avenue, northeast corner and 165-02 to 165-10 145th drive, Block 13295, Lot 1, Springfield, Borough of Queens.
Laid over from January 31, 1956, to March 6, 1956, for inspection and decision; hearing closed.

572-55-BZ

APPLICANT—Ingram S. Carner, for John Chianello and Guido Mastroianni, owners.
SUBJECT—Application July 12, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the proposed conversion from a private dwelling to a class A multiple dwelling of class 3 construction.

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PREMISES AFFECTED—39-19 222nd street, east side, 137.33 ft. south of 39th avenue, Block 6340, Lot 127, Bayside, Borough of Queens.

Laid over from January 31, 1956, to March 6, 1956, for inspection and decision; hearing closed.

802-55-BZ

APPLICANT—Paul Friedman, for Edna Greiner, owner.
SUBJECT—Application October 13, 1955—re (decision of the borough superintendent) under sections 7f, 7A and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs (hand tools only), car washing (non-automatic), office, storage and sale of auto accessories, parking of more than 5 cars waiting to be serviced, with proposed show window less than 75 ft. from a residence use district, for a term of 15 years.

PREMISES AFFECTED—219-11 to 219-19 Northern boulevard and 43-32 to 43-38 220th street, northwest corner, Block 6322, Lot 24, Bayside, Borough of Queens.

Laid over from January 31, 1956, to March 6, 1956, for inspection and decision; hearing closed.

1069-27-BZ—Vol. III

APPLICANT—Larry Meltzer, for Anna Pillitteri, owner.
SUBJECT—Application reopened June 7, 1955 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the erection and maintenance of an automatic auto laundry, simonize room, boiler room and offices.

PREMISES AFFECTED—6702-6724 New Utrecht avenue and 1501-1511 Ovington avenue (68th street), northwest corner and 6703-6725 15th avenue, Block 5565, Lot 1, Borough of Brooklyn.

Laid over from February 7, 1956, to March 6, 1956, for inspection and decision; hearing closed.

512-29-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Merry Twins, Inc., owner.

SUBJECT—Application reopened May 17, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a business and residence use district the proposed extension of present gasoline service station and use of premises as gasoline service station, lubritorium, auto washing, office and sale of accessories, minor repairs (hand tools only) and parking and storage of more than 5 motor vehicles, with curb cuts and sign closer to the residence use district than permitted.

PREMISES AFFECTED—173-02 to 173-16 64th avenue, southeast corner of Fresh Meadow lane, Block 6902, Lot 26, Flushing, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed; applicant to file additional information and engineer to check plan as to actual amount of land taken by the city.

21-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Minnie Berkowitz, owner.

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit in a business and residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only) auto laundry (non-automatic) office, storage and sale of auto accessories, parking for more than 5 cars waiting to be serviced for a term of 15 years.

PREMISES AFFECTED—379-389 Kings highway and 1753-1763 West 3rd street, northeast corner, Block 6654, Lots 37, 39 and 40, Borough of Brooklyn.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed.

416-54-BZ

APPLICANT—Siegel and Green, for Kollsman Instrument Corp., lessee (Leator Corp., owner).

SUBJECT—Application May 26, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles for patrons and employees (no fee to be charged).

PREMISES AFFECTED—42-61 81st street, west side, 100 ft. north of 45th avenue, Block 1527, Lot 6, Elmhurst, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed.

423-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Epstein, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, high speed auto laundry, lubritorium, body and fender work, welding, incidental repairs, brake testing, wheel alignment, incidental painting and spraying, office and sales, parking of motor vehicles awaiting service with entrances closer to the residence use district than permitted.

PREMISES AFFECTED—70-11 to 70-19 Northern boulevard, and 32-62 to 32-70 71st street, northwest corner, Block 1166, Lot 37, Woodside, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed.

657-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Pietro Ventola, owner.

SUBJECT—Application August 8, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use D area district the extension of restaurant, bar, cabaret, parking of more than 5 cars, and 1 family residence into the residence use district exceeding permissible coverage and without the required rear yard.

PREMISES AFFECTED—1012-1022 Ralph avenue, west side, 80 ft. south of Snyder Avenue, Block 4731, Lot 42, Borough of Brooklyn.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed.

135-55-BZ

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail and retail use C area district the extension of existing structure on first story, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. $\frac{1}{8}$ in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

Laid over from December 13, 1955, to January 31, 1956, for inspection and decision; hearing closed; then to February 15, 1956, at the request of applicant for redesign of rear exit; then to March 6, 1956, at the request of applicant to furnish new arrangement for rear exit.

136-55-A

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

SUBJECT—Application February 18, 1955—re Appeal from a decision of the borough superintendent re exits.

PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. $\frac{1}{8}$ in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

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714-55-BZ

APPLICANT—Henry George Greene, for Joseph Eisner and Joseph I. Lubin, co-partners, owners (Bres Realty Co., lessee).

SUBJECT—Application September 15, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a manufacturing and restricted retail use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—329-331 East 46th street, north side, 275 ft. west of 1st avenue, Block 1339, Lots 14, 15 and 36, Borough of Manhattan.

Laid over from February 15, 1956, to March 6, 1956, for inspection and decision; hearing closed.

480-55-BZ

APPLICANT—George W. Swiller, for Tivoli Realty Corp., owner.

SUBJECT—Application June 15, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed alteration of existing 4 apartments, with a total of 11 rooms, into stores at the first story of the 4 story class A multiple dwelling, new law tenement, the extension from 2 stores and 5 apartments to 7 stores and 1 apartment.

PREMISES AFFECTED—1090-1098 Croes avenue and 1700-1712 Watson avenue, southeast corner, Block 3723, Lot 48, Borough of The Bronx.

Laid over from February 21, 1956, to March 6, 1956, for applicant to file proof of service of notice to affected property owners.

118-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Paul Keller, owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, parking of cars waiting to be serviced, office and sales, storage.

PREMISES AFFECTED—2269-2281 8th avenue and 301 West 122nd street, northwest corner and 242-252 St. Nicholas avenue, Block 1949, Lot 29, Borough of Manhattan.

54-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Mary Gianos, Marie Colonna and Theodore Sagliocca, owners.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), car washing (non automatic), office, storage and sale of auto accessories, and parking of cars waiting to be serviced all for a term of 15 years.

PREMISES AFFECTED—76-31 to 76-45 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

00-54-BZ

APPLICANT—Enzo Gaspari, for Consiglia Aufiero, owner.

SUBJECT—Application April 16, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use, C area district, the extension of existing commercial building, using more than the area permitted, without the required rear yard.

PREMISES AFFECTED—3222 Ely avenue, east side, 170 ft. north of Burke avenue, Block 4755, Lot 50, Borough of The Bronx.

888-54-BZ

APPLICANT—Abraham Grossman, for 87-25 108th Street Corp., owner.

SUBJECT—Application November 24, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from stable, garage and apartment to existing use of refrigerator storage, servicing and testing.

PREMISES AFFECTED—87-25 108th street, east side, 229.17 ft. south of Jamaica avenue, Block 9298, Lot 62, Richmond Hill, Borough of Queens.

291-55-BZ

APPLICANT—Herman Kron, for L. B. Oil Co., Inc., owner.

SUBJECT—Application April 13, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit partly in an unrestricted and partly in a business use district the erection and maintenance of a storage garage for more than 5 motor vehicles, auto repairs, and gasoline service station.

PREMISES AFFECTED—335-343 Bowery and 2-4 East 3rd street, southeast corner, Block 458, Lot 6, Borough of Manhattan.

513-55-BZ

APPLICANT—Irving P. Marks, for Frank and William Marx, owners (o/u/c—Joseph Skolnik).

SUBJECT—Application June 23, 1955—re (decision of the borough superintendent) under section 7A of the zoning resolution, to permit in an unrestricted use district, the change in occupancy from garage and factory for the manufacture of wooden station wagon bodies, dwelling and stores to gasoline service station, lubritorium, washing, repair shops, office, parking and storage of more than 5 motor vehicles, with curb cuts and signs less than 75 ft. from the residence use district.

PREMISES AFFECTED—163-171 Clifton place and 314 Franklin avenue, northwest corner, Block 1949, Lot 44, Borough of Brooklyn.

709-55-BZ

APPLICANT—Henry Kohler, for Louis L. Rosenberg, owner.

SUBJECT—Application September 12, 1955—re (decision of the borough superintendent) under sections 21, 7e and 7h of the zoning resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a gasoline service station, sales office, lubritorium, storage and parking of more than 5 motor vehicles, within the required setback, also the erection of signs within the required setback.

PREMISES AFFECTED—1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 8299, Lots 63-68 inclusive, Borough of Brooklyn.

732-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Tiron Management Corp., owner.

SUBJECT—Application September 19, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—1829-1835 Caton avenue, north side, 105 ft. west of Ocean avenue, Block 5061, Lots 49 and 51, Borough of Brooklyn.

777-55-BZ

APPLICANT—Charles M. Spindler, for Milber Realty Corp., owner.

SUBJECT—Application September 30, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, garage for more than 5 motor vehicles, motor vehicle re-

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pair shop, auto safety inspection station, office, sale of auto accessories, lubrication, auto washing.
PREMISES AFFECTED—858-870 Gates avenue, south side, 72 ft. 5 in. east of Reid avenue, Block 1637, Lot 5, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 6, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon* March 6, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

685-54-A

APPLICANT—Samuel Rosenblum, for Falstaff Realty Inc., owner.
SUBJECT—Application August 12, 1954—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—64-66 Nassau street, east side, 52 ft. 6 in. south of John street, Block 67, Lot 25, Borough of Manhattan.

834-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Finkel Umbrella Frame Company, owner.
SUBJECT—Application reopened April 26, 1955 as Vol. II—re Appeal from a decision re an order of the fire commissioner—re dip tank covers, etc.
PREMISES AFFECTED—890-914 Brush avenue, east side, 551.16 ft. south of Bruckner boulevard 2nd floor, Block 5541, Lot 130, Borough of The Bronx.

700-54-A

APPLICANT—Frank Braun, for Alabama Realities, Inc., owner (Canarsie Unit Jehovah's Witnesses, lessees).
SUBJECT—Application September 14, 1954—re Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—568-574 Sutter avenue, southeast corner of Alabama avenue, Block 3769, Lot 21, Borough of Brooklyn.

442-55-A

APPLICANT—Harry L. Alper, for 1913 3rd Avenue, Inc., owner (Bess Mile Shoe Co., Inc., lessee).
SUBJECT—Application June 3, 1955—Appeal from a decision of the borough superintendent—re cellar stairs.
PREMISES AFFECTED—1911-1913 3rd avenue, east side, 60 ft. 7 in. north of East 105th street, Block 1655, Lot 3, Borough of Manhattan.

37-55-A

APPLICANT—Mayflower Doughnut Corp., lessee, for Irving Maidman, owner.
SUBJECT—Application January 19, 1955—Appeal from a decision of the Commissioner of Health—re cellar bakery.
PREMISES AFFECTED—565 Lexington avenue, northeast corner of East 50th street, Block 1305, Lot 20, Borough of Manhattan.

157-55-A

APPLICANT—Nassau Smelting and Refining Co., Inc., owner.
SUBJECT—Application February 25, 1955—Appeal from a decision of the fire commissioner—re permit for smoking.
PREMISES AFFECTED—1 Nassau place, northeast corner of Arthur Kill road, Block 7971, Lot 125, Tottenville, Borough of Richmond.

872-55-A

APPLICANT—Jacob Jancourtz, for Bessie and Frances Schwartz, owners.
SUBJECT—Application November 4, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation

of sections 212 and 27 of the Multiple Dwelling Law re legal yard.

PREMISES AFFECTED—700 Columbus avenue, northwest corner of West 94th street, Block 1225, Lot 29, Borough of Manhattan.

1030-55-A

APPLICANT—National Carbon Co., Division of Union Carbide and Carbon Co., owner.
SUBJECT—Application December 21, 1955—re storage and sale of combustible mixture known as "Prestone Brand 10 Minute Radiator Flush" in Metal Containers (caps on containers not in accordance with Administrative Code requirements).

2-56-A

APPLICANT—Leonard F. Rothkrug, for Robert L. Graham and Ross F. Eadie, Executor u/w of Clement M. Ogden, owner (Skidmore and Mason, lessees).
SUBJECT—Application January 3, 1956—Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—551-553 West 22nd street, north side, 125 ft. east of 11th avenue, Block 694, Lot 7, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 13, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March* 13, 1956, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

361-52-BZ—Vol. II

APPLICANT—Ingram S. Carner, for LMJ Realty Corporation, owner.
SUBJECT—Application reopened October 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs, sales and storage of auto accessories, storage of more than 5 cars waiting to be serviced with show windows and curb cuts and signs less than 75 ft. from the residence district.
PREMISES AFFECTED—9609-9625 Ditmas avenue and 732-742 Rockaway parkway, northwest corner, Block 8114, Lots 1, 6, 63 and 64, Borough of Brooklyn.
 Laid over from January 24, 1956, to March 13, 1956, for inspection and decision; hearing closed; applicant to file revised plan showing the route for the auto laundry, space for cars, etc.

73-55-BZ

APPLICANT—Henry Nordheim, for Rubenstein and Tutanauer, owners.
SUBJECT—Application February 3, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, and office and the parking of motor vehicles waiting to be serviced.
PREMISES AFFECTED—1680 Gun Hill road and 1674 Allerton avenue, intersection of Gun Hill road, Allerton avenue and Lodovick avenue, Block 4539, Lot 1, Borough of The Bronx.
 Laid over from February 7, 1956, to March 13, 1956, for inspection and decision; hearing closed.

573-55-BZ

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.
SUBJECT—Application July 13, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the

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erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto wrecking (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner and 1727 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

Laid over for inspection and decision; hearing closed; date to be set, awaiting information as to action of Board of Education and the Board of Estimate as to proposed adjacent school; then set for January 17, 1956; then to February 15, 1956, for information from the Board of Education; then to March 13, 1956, at 10 a.m.; hearing previously closed.

1044-55-A

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application December 27, 1955—filed pursuant to section 35, General City Law re part of premises located in bed of mapped street—Clintonville street.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner, and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

950-54-BZ

APPLICANT—Herman Kron, for L. B. Oil Co., Inc., owner.

SUBJECT—Application December 14, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the proposed erection of gasoline service station, auto repairs, office, store, parking and storage of more than 5 cars and sale of used cars. Proposed driveway is more than 25 ft. from the intersection of Bruckner boulevard and Evergreen avenue.

PREMISES AFFECTED—1475 Bruckner boulevard, northwest corner of Evergreen avenue, Block 3711, Lot 1, Borough of The Bronx.

Laid over from February 15, 1956, to March 13, 1956, for inspection and decision; hearing closed; applicant to file revised plans.

83-55-BZ

APPLICANT—A. M. and F. P. Luongo, for Frank Dolansky, owner.

SUBJECT—Application February 4, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit the proposed exit through kitchen of a restaurant located in a retail use district, through adjoining property located in a residence use district.

PREMISES AFFECTED—345 Myrtle avenue, north side, 74 ft. 10¾ in. east of Carlton avenue, Block 2044, Lots 80 and 88, Borough of Brooklyn.

Laid over from February 15, 1956, to March 13, 1956, for inspection and decision; hearing closed.

445-55-BZ

APPLICANT—Burke, Green and Groh, for Joseph T. King, owner.

SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the proposed erection of a 1 family residence of class 4 construction, and garage with a setback of less than 15 ft. from the street line, and including a side yard of less than the minimum five feet as required.

PREMISES AFFECTED—219-44 89th avenue, southwest corner of 220th street, Block 10665, Lot 51, Bellerose, Borough of Queens.

Laid over from February 15, 1956, to March 13, 1956, for inspection and decision; hearing closed; applicant to

file plan of first two or three adjoining houses and show in what respect they do not comply with G-1 requirements.

246-55-BZ

APPLICANT—Burke, Green and Groh, for Joseph T. King, owner.

SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the proposed erection of a 1 family residence of class 4 construction and garage with a setback of less than 15 ft. from the street line and including a side yard of less than the minimum five feet as required.

PREMISES AFFECTED—220-02 89th avenue, southeast corner of 220th street, Block 10666, Lot 46, Bellerose, Borough of Queens.

Laid over from February 15, 1956, to March 13, 1956, for inspection and decision; hearing closed; applicant to file plan of first two or three adjoining houses and show in what respect they do not comply with G-1 requirements.

530-55-BZ

APPLICANT—Abraham N. Horowitz and Herbert Glabman, for Silver Castelli, owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication and accessory sales and minor repairs with hand tools only, with proposed show window less than 75 ft. from the residence use district, all for a term of 15 years.

PREMISES AFFECTED—144-11 to 144-21 Rockaway boulevard and 123-32 to 123-42 145th street, northeast corner, Block 12047, Lot 32, South Ozone Park, Borough of Queens.

Laid over from February 15, 1956, to March 13, 1956, for inspection and decision; hearing closed.

594-29-BZ—Vol. IV

APPLICANT—Kitzler and Nurick, for Jeanne Frischling, owner (Morey Motors, lessee).

SUBJECT—Application reopened June 7, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a business and residence use district the proposed change in occupancy from auto showroom, simonizing, greasing, washing, auto repairs for more than 5 cars (hand tools only), office and dressing room to auto showroom, simonizing, greasing, washing and auto repairs (hand tools only) for more than 5 cars, and gasoline service station.

PREMISES AFFECTED—5810-5824 Bay parkway and 2177-2183 59th street, northwest corner, Block 5508, Lot 44, Borough of Brooklyn.

550-32-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Anita Albanese, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the proposed change of use from office, parking and storage lot for more than 5 motor vehicles and area 20 ft. x 65 ft. to be used for selling used motor vehicles, to gasoline service station, lubritorium, minor repairs, car washing, office and sales, storage parking, and storage of motor vehicles, with proposed show window and sign less than 75 ft. from residence use district.

PREMISES AFFECTED—9902-9912 4th avenue and 352-360 99th street, southwest corner, Block 6134, Lot 22, Borough of Brooklyn.

463-50-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Patrick Filomio, owner.

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SUBJECT—Application reopened June 1, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the proposed erection and maintenance of an auto laundry.

PREMISES AFFECTED—3221-3225 Boston road and 3250-3254 Laconia avenue, northeast corner, Block 4614, Lot 22, Borough of The Bronx.

162-53-BZ

APPLICANT—The Horn and Hardart Co., owner.

SUBJECT—Application February 10, 1953—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district the maintenance of 2 existing electric signs at right angle to building projecting more than the permitted distance.

PREMISES AFFECTED—451-457 Lexington avenue and 124-130 East 45th street, southeast corner, Block 1299, Lot 51, Borough of Manhattan.

499-55-BZ

APPLICANT—Robert Gottlieb, for Jacob and Gussie Furman, owners.

SUBJECT—Application June 17, 1955—re (decision of the borough superintendent) under sections 19A and 21 of the zoning resolution, to permit in a business and residence use district the proposed conversion of the existing building from garage to factory use, without the required loading berth, using more than the area permitted.

PREMISES AFFECTED—2927 White Plains road, west side, 125 ft. north of Arnov avenue, Block 4542, Lot 20, Borough of The Bronx.

514-55-BZ

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application June 22, 1955—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a residence and retail use district, the proposed extension of gasoline service station, auto repairs, accessory store, office and dwelling to be used for gasoline station, motor vehicle repair, shop, car washing, greasing, office, accessory store, boiler room and dwelling, with curb cut closer to residence use district than permitted.

PREMISES AFFECTED—78-08 51st avenue and 51-02 Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

515-55-A

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application June 22, 1955—re Appeal from a decision of the borough superintendent—non-fireproof construction—gasoline service station.

PREMISES AFFECTED—78-08 51st avenue and 51-02 Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

624-55-BZ

APPLICANT—Herman Kron, for Oscar and Ethel Gordon, owners.

SUBJECT—Application July 26, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline station, lubricatorium, office, auto laundry, minor repairs, parking of cars waiting to be serviced, with ground signs, curb cuts and show windows closer to the residence use district than is permitted.

PREMISES AFFECTED—202-15 Northern boulevard and 43-22 to 43-30 203rd street, northwest corner, Block 6263, Lot 17, Bayside, Borough of Queens.

725-55-BZ

APPLICANT—William Lescaze and Matthew Del Gaudio,

for Department of Public Works, City of New York, owner.

SUBJECT—Application September 19, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use district, B area, class 2 height district, the erection of a class 1, 12 story and penthouse building, with proposed building widths outside of the setback lines above the height limit, in excess of permissible dormer widths.

PREMISES AFFECTED—71-83 Lafayette street, east side, 111-131 Centre street, west side, 20-38 Franklin street, north side and 101-113 White street, south side, entire block, Block 169, Lot 10, Borough of Manhattan.

737-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Weinstein and Abraham Saperstein, owners.

SUBJECT—Application September 20, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a unrestricted and business use district, the proposed change of use from storage of used tires to auto wrecking, buying, selling, processing, sorting and storage of scrap ferrous and no ferrous metals, metal products, used auto parts, torch, truck scale, storage of motor vehicles in open area and one gasoline pump and tank (for accessory use).

PREMISES AFFECTED—289-309 Dewitt avenue and 814-834 Van Sinderen avenue, northwest corner and 709-747 Bank street, Block 3872, Lots 1, 46 and 47, Borough of Brooklyn.

812-55-BZ

APPLICANT—Ingram S. Carner, for LMJ Realty Corp., owner (Shell Oil Company, proposed lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs (hand tools only), auto washing (non automatic), office, sales and storage of auto accessories, parking of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—4011-4029 New Utrecht avenue and 4002-4024 10th avenue, northeast corner, and 972-982 40th street, Block 5586, Lots 70, 71, 72, 73 and 75, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 13, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 13, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

196-55-SA

APPLICANT—Ingersoll Conditioned Air Division of Borg-Warner Corp., owner.

SUBJECT—Application March 7, 1955—Ingersoll Suspended Oil-fired Warm Air Furnaces, approval of.

297-55-SA

APPLICANT—Besser Metal Products Corp., owner.

SUBJECT—Application March 30 1955—Besser Horizontal Oil Burning Furnaces, Models Z-90, Z-125, Z190, Z-250, and Z-400, approval of.

866-53-SM

APPLICANT—Suspended Ceiling Division of Sanymetal Products Company, Inc., owner.

SUBJECT—Application November 29, 1953—Sanymetal Ceiling Suspension Systems Nailock Channel Screwlock Channel and Accessories, approval of.

486-55-SM

APPLICANT—Universal Atlas Cement Company; owner

SUBJECT—Application June 7, 1955—Atlas Duraplastic

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Air Entraining Portland Cement, Type IA and IIA and Atlas White Duraplastic Air Entraining Portland Cement, approval of.

547-55-SA

APPLICANT—Erich Loeb, for Samuel Stamping and Enameling Company, owner.

SUBJECT—Application June 27, 1955—Samco or Chef's Delight Lower Oven Apartment Size Gas Ranges, Models 3120 and 3220, approval of.

333-39-SM Vol. II

APPLICANT—Joseph Platzker, for De Yorgi Bros., Inc., owner-manufacturer.

SUBJECT—Application for consideration reopened November 15 1955—re amendment to resolution as to cinder brick—re Double V. Cinder Block (cinder concrete construction) sizes various: 4 x 8 x 18, 8 x 8 x 18, 12 x 8 x 16, 6 x 8 x 10, 10 x 8 x 16, 12 x 8 x 18 and 8 x 9 x 18, previously approved.

99-53-SM

APPLICANT—Luminous Ceilings, Inc., owner.

SUBJECT—Application for consideration reopened December 20, 1955—re amendment to resolution as to installation in sprinkled locations—re Acousti-Luminous Ceilings; previously approved.

79-51-SM

APPLICANT—California Flameproofing and Processing Company, owner.

SUBJECT—Application for consideration reopened September 20, 1955—re amendment to resolution as to change of name of ownership and trade name of flameproofing compound—re QRS DeLuxe Fabric Flame Retardent Interior; previously approved.

588-48-SM

APPLICANT—Stanley G. Flagg and Company, Inc., owner.

SUBJECT—Application for consideration reopened May 10, 1949—re amendment to resolution to include larger sizes of Flagg-Flow Threadless Bronze Fittings; previously approved.

540-55-A

APPLICANT—Leonard F. Rothkrug, for 864 Pennsylvania Avenue Corp., owner.

SUBJECT—Application July 1, 1955—re Appeal from a decision of the borough superintendent—review of Borough Superintendent decision re zoning matter.

PREMISES AFFECTED—864-880 Pennsylvania avenue, west side, 95 ft. south of Stanley avenue, Block 4368, Lot 11, Borough of Brooklyn.

2-54-A

APPLICANT—Elias K. Herzog, for Maseral Realty Corp., owner.

SUBJECT—Application January 4, 1954—re Appeal from an order of the fire commissioner and a decision of the borough superintendent—egress.

PREMISES AFFECTED—422-426 East 89th street, south side, 256 ft. east of 1st avenue, Block 1568, Lot 37, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 20, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 20, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

421-55-BZ

APPLICANT—Robert Gottlieb, for David Berman, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and un-

restricted use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sale of accessories and parts, motor vehicle repairs (hand tools only), parking and storage of more than 5 motor vehicles. PREMISES AFFECTED—547 Westchester avenue and 618 Hegney place, northeast corner, Block 2358, Lots 1 and 5, Borough of The Bronx.

Laid over from February 15, 1956, to March 20, 1956, for inspection and decision; hearing closed.

433-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rentways, Inc., owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a unrestricted and residence use district the proposed extension of a storage garage for more than 5 motor vehicles, parking and storage for more than 5 motor vehicles and the installation of one 550 gallon gasoline storage tank and one pump in open area for owners use only.

PREMISES AFFECTED—701-711 East 139th street and 275-295 Jackson avenue, northwest corner and 698-710 East 140th street, Block 2568, Lots 14, 17, 20 and 30, Borough of The Bronx.

Laid over from February 15, 1956, to March 20, 1956 for inspection and decision; hearing closed.

448-55-BZ

APPLICANT—Patrick D. Concagh, for Beretta Realty Corp., owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, F area district the proposed structure to be occupied as stores, with setback less than 15 ft. from the street line, with coverage in excess of that permitted.

PREMISES AFFECTED—5600-5610B Riverdale avenue, northeast corner of West 256th street, Block 3423, Lots 91 and 95, Borough of The Bronx.

Laid over from February 15, 1956 to March 20, 1956, for inspection and decision; hearing closed.

406-55-BZ

APPLICANT—Gabriel Nathan, for Edwin and Edna Hernly, owners.

SUBJECT—Application May 13, 1955—re (decision of the Commissioner Marine and Aviation) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the construction of a timber bulkhead wall along the property, and the use of the property for boat landing and parking of patrons cars.

PREMISES AFFECTED—225-229 Beach 3rd street, west side, 240 ft. north of Seagirt avenue and 224-230 Beach 4th street, Block 103, Lot 14, Far Rockaway, Borough of Queens.

Laid over from January 24, 1956 to February 21, 1956, for inspection and decision; hearing closed; applicant to file plan showing pierhead and bulkhead lines and small scale plan showing distance to boats and where they are moored; then to March 20, 1956, for inspection and decision.

119-29-BZ—Vol. II

APPLICANT—John J. Tricarico, for Elizabeth Stevens, owner.

SUBJECT—Application reopened February 15, 1955 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the proposed change of occupancy from garage to garage and parking and storage of more than 5 motor vehicles, on open portion of the plot.

PREMISES AFFECTED—625 Halsey street, north side, 200 ft. west of Patchen avenue, Block 1662, Lots 59 and 61, Borough of Brooklyn.

Laid over from January 31, 1956 to February 15, 1956, at the request of objectants; then to February 21, 1956,

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at the request of an objector; then to March 20, 1956, for inspection and decision; applicant to check Building Department records as to the basis of the Certificate of Occupancy; hearing closed.

414-55-BZ

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner.

SUBJECT—Application May 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the proposed parking and storage of motor vehicles for a term of 5 years.

PREMISES AFFECTED—361-371 89th street, north side, 100 ft. west of 4th avenue, Block 6062, Lots 45 and 48, Borough of Brooklyn.

Laid over from February 21, 1956 to March 20, 1956, for inspection and decision; and for statement from applicant as to use of plot; hearing closed.

463-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Cody and Marie Ingenito, owners.

SUBJECT—Application June 2, 1955—re (decision of the borough superintendent) under sections 7i, 7e and 7h of the zoning resolution, to permit in a business and residence use district, the proposed change of use of store and dwelling to body and fender repairs, welding, painting and spraying, parking of cars waiting to be serviced on unbuilt upon portion of the plot.

PREMISES AFFECTED—208-20 Northern boulevard, south side, 125 ft. west of Oceania street and 206-63 45th road, Block 7305, Lot 29, Bayside, Borough of Queens.

Laid over from February 21, 1956 to March 20, 1956, for inspection and decision; hearing closed; also for applicant to file a revised plan showing entrance and gate proposed.

464-55-A

APPLICANT—Lama, Proskauer and Prober, for Cody and Marie Ingenito, owners.

SUBJECT—Application June 2, 1955—re Appeal from a decision of the borough superintendent, Class 3 construction—repair shop.

PREMISES AFFECTED—208-20 Northern boulevard, south side, 125 ft. west of Oceania street and 206-63 45th road, Block 7305, Lot 29, Bayside, Borough of Queens.

846-26-BZ—Vol. II

APPLICANT—Joseph Schafran, for Grace Battaglino and Angela Modello, owners.

SUBJECT—Application reopened May 24, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the extension of existing gasoline service station and the relocation of gasoline pumps, and to include lubritorium and motor vehicle repairs.

PREMISES AFFECTED—3156 Boston road, southwest corner of Burke avenue, Block 4579, Lot 35, Borough of The Bronx.

263-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Thomas Amari, owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a refreshment building, and parking of patrons cars, no fee to be charged.

PREMISES AFFECTED—2003-2013 Rockaway parkway and 9705-9711 Sea View avenue, northeast corner, Block 8300, Lots 8 and 13, Borough of Brooklyn.

233-54-BZ—Vol. II

APPLICANT—Arthur S. Hirsch, for Joseph Lubin and Joseph Eisner, owners (Car Wholesalers, Inc., lessee).

SUBJECT—Application reopened November 15, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, the proposed extension in use and area of an existing parking lot for more than 5 motor vehicles and the erection of a 10 ft. x 10 ft. attendant's shelter on a plot presently occupied as parking lot, gasoline service station and garage.

PREMISES AFFECTED—Franklin D. Roosevelt drive, west side, from East 48th to East 49th street, 403-435 East 48th street and 410-430 East 49th street, Block 1360, Lots 1, 2, 3, 4, 5, 6, 8, 11, 14, 15, 16, 26, 34, 35, 37, 38 and 50, Borough of Manhattan.

418-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Vincenzo Delia, owner.

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7c, 7A and 7i of the zoning resolution, to permit in a business use district the proposed reconstruction and rearrangement of an existing gasoline service station, lubritorium, minor auto repairs, car washing, with proposed business entrance, sign and show window closer to the residence use district than is permitted.

PREMISES AFFECTED—1318-1324 Avenue X and 2402-2412 East 14th street, southwest corner, Block 7415, Lot 6, Borough of Brooklyn.

598-55-BZ

APPLICANT—Leonard F. Rothkrug and Samuel Gardstein, for Kayan Realty Corp., owner (Packer's Supermarket, lessee).

SUBJECT—Application July 6, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed extension of existing parking lot and the installation of a new curb cut, to be used for the parking of motor vehicles, accessory to a supermarket (no fees to be charged).

PREMISES AFFECTED—4601-4613 New Utrecht avenue and 1118-1138 46th street, southeast corner, Block 5621, Lot 23, Borough of Brooklyn.

753-55-BZ

APPLICANT—Fred C. Dahlem, for All Estates, Inc., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the use of premises for the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—112-114 Bennett avenue, west side, 108.64 ft. north of West 186th street, Block 2180, Lot 196, Borough of Manhattan.

871-55-BZ

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (United Cerebral Palsy of Queens, Inc., contract vendee).

SUBJECT—Application November 4, 1955—re (decision of the borough superintendent) under sections 7e and 2 of zoning resolution, to permit in a residence use, E area district, the erection and maintenance of a building for therapy, vocational rehabilitation (to include instruction on machines, recreation, administration), the building to exceed permissible coverage.

PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

61-56-A

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (United Cerebral Palsy of Queens, Inc., contract vendee).

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SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—stairways.
PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

892-55-BZ

APPLICANT—Samuel Rosenblum, for Tak Realty Corp., owner.

SUBJECT—Application November 10, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, B area district, the erection of a basement 15 story and penthouse, class A, multiple dwelling, stores and garage, with less than the required rear yard.

PREMISES AFFECTED—1227-1231 Madison avenue and 48 East 89th street, southeast corner, Block 1500, Lots 51, 52 and 53, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 20, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 20, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

369-55-A

APPLICANT—Larry Meltzer, for 161 Washington Street Corp., owner.

SUBJECT—Application May 2, 1955—re Appeal from a decision of the borough superintendent—egress, stairs, etc.

PREMISES AFFECTED—161 Washington street, east side, 77 ft. north of Liberty street, Block 58, Lot 11, Borough of Manhattan.

370-55-A

APPLICANT—Larry Meltzer, for Meliberty Realty Corp., owner.

SUBJECT—Application May 2, 1955—re Appeal from a decision of the borough superintendent—egress, stairs, etc.

PREMISES AFFECTED—131 Liberty street, north side, 90 ft. 7½ in. east of Washington street, Block 58, Lot 30, Borough of Manhattan.

147-49-A—Vol. II

APPLICANT—Frederick C. Genz, for Diller-Quaile Music School, Inc., owner.

SUBJECT—Application reopened December 6, 1955 as Vol II—re Appeal from a decision of the borough superintendent—construction.

PREMISES AFFECTED—24 East 95th street, south side, 81 ft. 9½ in. west of Madison avenue, Block 1506, Lot 60, Borough of Manhattan.

241-32-S—Vol. II

APPLICANT—Joseph Lau, for Harry Bura, owner.

SUBJECT—Application reopened April 19, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—130 Green street, east side, 125 ft. north of Prince street, Block 513, Lot 2, Borough of Manhattan.

28-55-A

APPLICANT—Continental Baking Co., owner.

SUBJECT—Application January 11, 1955—Appeal from an order and a decision of the fire commissioner—re direct method of refrigeration.

PREMISES AFFECTED—87-105 Heyward street, north side, 100 ft. east of Bedford avenue and 128 Rutledge street, Block 2225, Lot 10, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

APRIL 3, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 3, 1956*, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

453-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Francis Formica, owner.

SUBJECT—Application June 6, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, sales and storage room, parking and storage of motor vehicles with proposed curb cuts and show windows closer to the residence use district than is permitted.

PREMISES AFFECTED—1003-1013 Utica avenue and 5001-5009 Tilden avenue, northeast corner, Block 4722, Lots 40, 43 and 44, Borough of Brooklyn.

Laid over from February 15, 1956 to April 3, 1956, for inspection and decision; hearing closed.

561-55-BZ

APPLICANT—Herman E. Horwood, for Mary Francomano, owner.

SUBJECT—Application July 8, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection of a 2 family dwelling with less than the 10 ft. setback required on each street front.

PREMISES AFFECTED—2894 Roebling avenue, southwest corner of Edison avenue, Block 5388, Lot 27, Borough of The Bronx.

Laid over from February 21, 1956 to April 3, 1956, for inspection and decision; hearing closed.

808-55-BZ

APPLICANT—Paul Friedman, for Hans J. Heckmann and R. Harold Paltrow, owners.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under sections 7h, 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto repairs (hand tools only), auto washing (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—35-02 to 35-08 (35-04 official) Bell boulevard and 213-12 to 213-20 35th avenue, southwest corner, Block 6169, Lot 6, Bayside, Borough of Queens.

Laid over from February 21, 1956 to April 3, 1956, for inspection and decision; hearing closed.

695-49-BZ Vol. III

APPLICANT—Siegel and Green, for Pauline Schulson, owner.

SUBJECT—Application reopened February 21, 1956 re extension of time to complete—expired May 30, 1955—re (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, permitting for a term of 5 years in a residence use district the parking and storage of motor vehicles (previously granted for the erection and maintenance of a business building).

PREMISES AFFECTED—298-306 East 140th street, south side, 104.30 ft. east of 3rd avenue, Block 2314, Lot 58, Borough of The Bronx.

130-21-BZ Vol. III

APPLICANT—Seymour W. Gage, for Paramount Distillate Co., owner.

SUBJECT—Application reopened October 11, 1955 as Vol. 111—re (decision of the borough superintendent) under

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section 7h of the zoning resolution, to permit in a residence use district, a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—94 Monroe street, west side, 36.2 ft. south of Pelham street, Block 255, Lot 48, Borough of Manhattan.

910-49-BZ Vol. II

APPLICANT—M. Martin Elkind, for Irene Meehan, Anita Pederson and Anne E. Loewer, owners (White Castle System, Inc., Lessee).

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under section 7f and 7e of the zoning resolution, to permit in a retail and residence use district, the proposed extension of the parking area into the residence use district.

PREMISES AFFECTED—972 Castle Hill avenue and 2200 Bruckner boulevard, southeast corner and 2201 Houghton avenue, Block 3695, Lots 1 and 9, Borough of The Bronx.

417-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Lucky Star Realty Corp., owner.

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, office, auto repair shop, restaurant and kitchen, and parking for more than 5 cars.

PREMISES AFFECTED—183-02 to 183-20 (183-10 official) South Conduit avenue, 144-01 to 144-13 183rd street, southeast corner and 144-02 to 144-18 184th street, southwest corner of South Conduit avenue, Block 13326, Lot 16, Springfield Gardens, Borough of Queens.

395-55-BZ

APPLICANT—Vincent J. Tortorelli, for Edward Veldor-anlo, owner.

SUBJECT—Application May 18, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking of more than 5 motor vehicles.

PREMISES AFFECTED—329-331 East 150th street, north side, 200 ft. west of Courtlandt avenue, Block 2410, Lot 56, Borough of The Bronx.

441-55-BZ

APPLICANT—Hurley, Kearney Lane and Mattison, for St. Joseph's Hospital, owner.

SUBJECT—Application June 2, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the use of premises as a parking lot.

PREMISES AFFECTED—330 Beach 19th street, east side,

49.27 ft. south of Brookhaven avenue, Block 131, Lot 34, Far Rockaway, Borough of Queens.

528-55-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Gaiti, owner.

SUBJECT—Application June 29, 1955—re (decision of the borough superintendent) under sections 7i and 7e of the zoning resolution, to permit in a business and residence use district, proposed building to be used for motor vehicle repair shop.

PREMISES AFFECTED—518 Coney Island avenue, west side, 60 ft. 1¼ in. south of Turner place, Block 5342, Lot 17, Borough of Brooklyn.

673-55-BZ

APPLICANT—Kitzler and Murick, for Bertha Sherain, owner (92 car Wash Corp., lessee).

SUBJECT—Application August 2, 1955—re (decision of the borough superintendent) under sections 7c, 7f, 7A and 7i of the zoning resolution, to permit in a business use district automatic auto laundry, gasoline service station, office, lubritorium, motor vehicle repair shop (with hand tools only) and parking cars awaiting service.

PREMISES AFFECTED—5802-5824 Church avenue and 119-129 East 58th street, southeast corner and 74-84 East 59th street, Block 4706, Lot 36, Borough of Brooklyn.

734-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 19, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in retail use district proposed use of premises for high speed auto laundry, office, waiting area and simonizing, with ground signs closer to residence use district than is permitted.

PREMISES AFFECTED—14-59 150th place, east side, 44.66 ft. north of Cross Island parkway and 14-54 Clintonville street, Block 4697, Lot 8, Whitestone, Borough of Queens.

801-55-BZ

APPLICANT—Seymour W. Gage, for Paramount Distill-ate Co., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking of more than 5 motor vehicles.

PREMISES AFFECTED—307 Pelham street, south side, 45.0 ft. east of Monroe street, Block 255, Lots 43 and 45, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining minutes of Meeting of February 15, 1956).

774-54-BZ

APPLICANT—Robert C. Salkind, for 227 Mulberry Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the change in occu-

pancy from machine storage to storage garage for more than five motor vehicles.

PREMISES AFFECTED—227-229 Mulberry street, west side, 141 ft. 9½ in. north of Spring street, Block 495, Lot 35, Borough of Manhattan.

APPEARANCES—

For Applicant: Jacob Lerner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connors. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 18, 1955, certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 21, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 18, 1955, as *amended* by resolution adopted June 21, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within six months the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 1350/54)

775-54-BZ

APPLICANT—Robert C. Salkind, for 227 Mulberry Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the change in occupancy from machine storage to storage garage for more than five motor vehicles.

PREMISES AFFECTED—231-233 Mulberry street, west side, 191 ft. 8½ in. north of Spring street, Block 495, Lot 33, Borough of Manhattan.

APPEARANCES—

For Applicant: Jacob Lerner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 18, 1955, certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 21, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 18, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 1351/54.)

852-54-BZ

APPLICANT—Henry Nordheim, for Frank Pfeiffer, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a soccer and athletic field, comfort station, refreshment building and ticket office, for a term of five years.

PREMISES AFFECTED—1264 Zerega avenue, east side, from Newbold avenue to Waterbury avenue, 2401 Newbold avenue and 2400 Waterbury avenue, Block 3843, Lot 1, Borough of the Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board on June 28, 1955, certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 28, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings and additional time is required to obtain a Certificate of Occupancy that all permits required shall be obtained and all work completed and a certificate of occupancy obtained within six months the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 1242/54.)

Adjourned: 4:10 P. M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 21, 1956, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, February 7, 1956, were approved as printed in the Bulletin of February 14, 1956, Vol. 41, No. 7.

119-29-BZ—Vol. II

APPLICANT—John J. Tricarico, for Elizabeth Stevens, owner.

SUBJECT—Application reopened February 15, 1955 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the proposed change of occupancy from garage to garage and parking and storage of more than 5 motor vehicles, on open portion of the plot.

PREMISES AFFECTED—625 Halsey street, north side, 200 ft. west of Patchen avenue, Block 1662, Lots 59 and 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Tricarico.

For Opposition: Thomas R. Jones, F. A. Beckles, Lillian Wood, Gladys Duggins, Ruth Leach, Albert Leach, Estella Johnson, Arthur Johnson, Joseph Bromie, Nettie Chesson, Hettie Daniels, Zara Brinkley, E. Beckles, Dorothy Ferguson, Zenobia Dixon and Samuel D. Quaxterman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 20, 1956, at 10 A.M. for inspection and decision; applicant to check Building Department records as to the basis of the Certificate of Occupancy; hearing closed.

1085-38-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Loha Realty Corp., owner.

MINUTES

SUBJECT—Application reopened February 8, 1955 as Vol. 11—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—5307-5315 21st avenue and 1072-1082 Dahill road, southeast corner, Block 5495, Lot 465, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Joseph Bruno.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 28, 1956, at 10 A.M. at request of objector, applicant concurring; no further requests for adjournment to be considered.

406-55-BZ

APPLICANT—Gabriel Nathan, for Edwin and Edna Hernly, owners.

SUBJECT—Application May 13, 1955—(decision of the commissioner of Marine and Aviation) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the construction of a timber bulkhead wall along the property, and the use of the property for boat landing and parking of patrons cars.

PREMISES AFFECTED—225-229 Beach 3rd street, west side, 240 ft. north of Seagirt avenue and 224-230 Beach 4th street, Block 103, Lot 14, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan, Edna Hernly and Edwin Hernly, Jr.

For Opposition: N. A. Pompan.

ACTION OF BOARD—Laid over to March 20, 1956, at 10 A. M. for inspection and decision; hearing previously closed.

414-55-BZ

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner.

SUBJECT—Application May 20, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the proposed parking and storage of motor vehicles for a term of 5 years.

PREMISES AFFECTED—361-371 89th street, north side, 100 ft. west of 4th avenue, Block 6062, Lots 45 and 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew DiCamillo.

For Opposition: John Rigan, Catherine Bergmann, Filomeno Quarato, Agnes V. Parks, Natalie Balabushka, Margaret Sullivan, Mary B. Wedlock, Donato Palmi-atto, E. A. Kuinge, France Denard, Sarah McLeavy, W. Gikas, Frank Nagel and R. Lewis.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 20, 1956, at 10 A.M. for inspection and decision; and for statement from applicant as to use of plot; hearing closed.

459-55-BZ

APPLICANT—Frederick A. Ketcher, for Mary A. Antony, owner (William Penny and Angie Serret, lessees).

SUBJECT—Application June 8, 1955—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the maintenance in connection with an existing gasoline service station, an existing metal building for motor vehicle repairs for a term of 3 years.

PREMISES AFFECTED—5945 Broadway, west side, 811 ft. north of West 240th street, Block 3414, Lot 628, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 28, 1956, at 10 A.M. for applicant to submit records as to whether the entire 100 ft. area is included in the present certificate of occupancy issued in 1922 and the 10-car garage and metal building.

463-55-BZ

APPLICANTS—Lama, Proskauer and Prober, for Cody and Marie Ingenito, owners.

SUBJECT—Application June 2, 1955 — (decision of the borough superintendent) under sections 7i, 7e and 7h of the zoning resolution, to permit in a business and residence use district, the proposed change of use of store and dwelling to body and fender repairs, welding, painting and spraying, parking of cars waiting to be serviced on unbuilt upon portion of the plot.

PREMISES AFFECTED—208-20 Northern boulevard, southside, 125 ft. west of Oceania street and 206-63 45th road, Block 7305, Lot 29, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Julian Webb.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 20, 1956, at 10 A.M. for inspection and decision; hearing closed; also for applicant to file a revised plan showing entrance and gate proposed.

464-55-A

APPLICANT—Lama, Proskauer and Prober, for Cody and Marie Ingenito, owners.

SUBJECT—Application June 2, 1955 — re Appeal from a decision of the borough superintendent — class 3 construction — repair shop.

PREMISES AFFECTED—208-20 Northern boulevard, southside, 125 ft. west of Oceania street and 206-63 45th road, Block 7305, Lot 29, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 20, 1956, at 10 A.M. for inspection and decision and for revised plan to be filed in conjunction with Cal. 463-55-BZ; hearing closed.

480-55-BZ

APPLICANTS—George W. Swiller, for Tivoli Realty Corp., owner.

SUBJECT—Application June 15, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed alteration of existing 4 apartments, with a total of 11 rooms, into stores at the first story of the 4 story class A multiple dwelling, new law tenement, the extension from 2 stores and 5 apartments to 7 stores and 1 apartment.

PREMISES AFFECTED—1090-1098 Croes avenue, and 1700-1712 Watson avenue, southeast corner, Block 3723, Lot 48, Borough of The Bronx.

APPEARANCES—

For Applicant: George W. Swiller and Adolph Tenen.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 6, 1956, at 10 A.M., applicant to file proof of service of notice to affected property owners.

561-55-BZ

APPLICANT—Herman E. Horwood, for Mary Franco-mano, owner.

SUBJECT—Application July 8, 1955 — (decision of the borough superintendent) under section 21 of the zoning resolution to permit in a residence use, E area district,

MINUTES

the erection of a 2 family dwelling with less than 10 ft. setback required on each street front.

PREMISES AFFECTED—2894 Roebling avenue, southwest corner of Edison avenue, Block 5388, Lot 27, Borough of The Bronx.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Opposition: Louis M. Fribourg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 3, 1956, at 10 A. M. for inspection and decision; hearing closed.

756-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.

SUBJECT—Application September 6, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the extension of an existing building used for restaurant, storage and cabaret and to permit parking of patrons' cars.

PREMISES AFFECTED—2640-2660 Ocean Parkway and 63-73 Nixon Court, northwest corner and 64-70 Murdock Court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti and Max Schultz.

For Opposition: Edward Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 28, 1956, at 10 A. M. for further inspection and decision; hearing previously closed.

757-55-A

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.

SUBJECT—Application September 6, 1955—re Appeal from a decision of the borough superintendent—relating to the proposed use of a portion of a plot within the 30 ft. Ocean parkway setback for the parking of patrons cars and the construction of a driveway entrance accessory thereto.

PREMISES AFFECTED—2640-2660 Ocean parkway and 63-73 Nixon court, northwest corner and 64-70 Murdock court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 28, 1956, at 10 A.M. for further inspection and decision in conjunction with Cal. No. 756-55-BZ; hearing previously closed.

808-55-BZ

APPLICANT—Paul Friedman, for Hans J. Heckmann and R. Harold Paltrow, owners.

SUBJECT—Application October 17, 1955—(decision of the borough superintendent) under sections 7h, 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto repairs (hand tools only), auto washing (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—35-02 to 35-08 (35-04 official) Bell boulevard and 213-12 to 213-20 35th avenue, southwest corner, Block 6169, Lot 6, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Harvey Berlin, Dudley Gregory, Charles Tempestar, E. Magunnis, Anthony Sazo, John Sazo and Joseph A. MacDonnoll.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 3, 1956, at 10 A.M. for inspection and decision; hearing closed.

575-55-BZ

APPLICANT—Goldwater and Flynn, for The Montefiore Hospital for Chronic Diseases, owner.

SUBJECT—Application July 13, 1955—re (decision of the borough superintendent) under sections 7e, 7h and 7i of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office, motor repairs, storage and parking of motor vehicles.

PREMISES AFFECTED—Block bounded by South side of Gun Hill road, from Tryon avenue to Wayne avenue, Block 3343C, Lot 245, Borough of The Bronx.

APPEARANCES—

For Applicant: Monroe Goldwater, Louis Colman and Robert J. McDermott.

For Opposition: Edna Wiener and Esther Aaronson.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to February 28, 1956, at 10 A.M. for complete vote of the Board on the resolution offered for adoption; hearing previously closed.

THE VOTE—

Affirmative: Chairman Murdock and Commissioner Kleinert

Negative: Deputy Chief Connors

Not Voting: Commissioner Keating

281-55-BZ

APPLICANT—Kenneth W. Milnes, for James Melfi, owner.

SUBJECT—Application April 7, 1955—(decision of the borough superintendent) under sections 7i and 21 of the zoning resolution, to permit in a retail use, D area district, the change in occupancy from garage for not more than five motor vehicles to motor vehicle repair shop, and extension of an existing building using more than the area permitted.

PREMISES AFFECTED—2041 Victory boulevard, north side, 151 ft. east of Bradley avenue, Block 462, Lot 6, Meirs Corners, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth Milnes and James Melfi.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connors 4

Negative:

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 21, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Victory boulevard and Bradley avenue are in a retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 6, 1956 acting on Alt. Applic. 35-55, reads:

"1. Conversion of a garage to a motor vehicle repair shop in a retail use district is contrary to Art. II, Sect. 4A of the Zoning Resolution.

2. Proposed extension and existing building exceeds the area limit of a D area; Art. IV, Sect. 14(c) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50.40 ft. frontage by 113 ft. in depth, irregular, on which is located a building 40 ft. front by 80 ft. in depth, one story, 18 ft. in height, of class 3 construction, used as a garage for more than five motor vehicles and for motor vehicle repairs; that certificate of occupancy No. 5518-47 filed is for garage for not more than five motor vehicles; that it is proposed to change occupancy from garage for not more than five motor vehicles, to motor vehicle repair shop, and extension of existing building; and

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WHEREAS, the applicant states that the premises in this application, of class 3 construction, was built in 1947 in conjunction with the gasoline service station next door at 2035 Victory boulevard, at that time under a single lot and ownership and for which certificate of occupancy No. 5518 was issued on September 22, 1947 as a garage for not more than five motor vehicles and office; that the owner of the entire premises at that time is the father of the owner in this application and in 1946 sold it to the present owner separated from the gas station; that the owner in recent years has been doing repairs to vehicles, in apparant ignorance of the fact that such was prohibited by law, but feeling that a certificate of occupancy as a garage gave him such right; that however, in this particular neighborhood this type work, done completely inside the building, has never been objected to by any neighbors and has not caused any depreciation of the neighborhood; that besides doing his own regular repair work, the owner feels that his building is ideally situated, both as to location on a highly traveled main thoroughfare, his own excellent reputation as a mechanic and the expected demand for such facilities by the new state law as an inspection station, for which he has filed an application; that if the inspection station permit is granted, in order to make such a station pay for itself, it will be necessary sometimes to do more than minor repairs, to include motor overhaul, brake repair, etc.; that all repair work if permitted, would be confined to the interior of the building, but permission is asked to park on the Watchogue road side of the premises, cars waiting to be repaired, serviced or inspected; and

WHEREAS, the applicant further states that previous zoning was as follows: business use—1916 to 1942; business 1—1942 to 1952; retail—1952 to present time; and

WHEREAS, the applicant contends as to objection No. 2 issued by the borough superintendent, that the proposed extension makes the entire structure exceed the permissible coverage of a D area zone by 259 sq. ft. if figured from the proposed widening line, but if figured from the present record line it does not exceed the area of coverage permitted; that no part of the building will be within the proposed widened area when done; that therefore, in conjunction with objection No. 1 issued by the borough superintendent permission is asked to construct the addition at the rear of the building and such addition to be constructed only if the application is granted over objection No. 1; that by use of this addition private passenger cars could be repaired while larger vehicles such as trucks would be repaired in the main building; that at no time will any repair work be done in the open areas; and

WHEREAS, the applicant states that the total area of the lot is 5650 sq. ft.; total area permitted, D area, 3107 sq. ft.; total area of building, 3366 sq. ft.; total area in excess, 259 sq. ft.; and

WHEREAS, the applicant states that the present owner has held title to the property since February 9, 1946; that the assessed valuation of land is \$4,000 and of the building \$9,000 making a total of \$13,000; that the building was erected in 1946; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board prior to the hearing; and

WHEREAS, the decision of the Borough Superintendent does not include open parking for which permission is requested; and

WHEREAS, no variance is required as to area coverage, as the portion of the lot shown for street widening may be included in area coverage; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7i as to use, to permit the proposed extension to the existing building substantially as proposed and as indicated on plans filed with this application marked, "Received April 7, 1955"

(7 sheets) and "January 11, 1956" (3 sheets) *on condition* that the building shall not be further increased in height or area; that the proposed extension shall be used as proposed as a two-car garage and shall comply with the requirements of the Building Code as to construction; that repairing shall be carried on entirely within the building mainly with hand tools; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed and a Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

378-55-BZ

APPLICANT—Leonard F. Rothkrug, for Private Garages, Inc., owner.

SUBJECT—Application May 10, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking lot.

PREMISES AFFECTED—2139-2143 65th street, north side, 325 ft. west of Bay parkway, Block 5550, Lot 50, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Raymond Nahem.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Kleinert..... 1

Negative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors..... 3

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 17, 1956 after due notice by publication in the Bulletin; laid over to February 21, 1956 for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 65th street and 21st avenue are in residence use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 27, 1955 acting on Alt. applic. 1313-55 reads:

"1. Proposed parking lot for motor vehicles in a Residence zone is contrary to Article II, Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 89 ft. 2 in frontage by 100 ft. in depth, irregular, presently vacant; that it is proposed to maintain a parking lot in a residence use district; and

WHEREAS, the applicant states that there has been no change in use, or area designations affecting this plot since July 25, 1916 and there is no petition pending at this time for any change; that the premises consist of an irregular plot 89 ft. 2 in. front on 65th street by 100 ft. in depth, presently vacant; that the owner of record hold title to part of the premises, an irregular plot 15 ft 2 in front on 65th street by 100 ft in depth, and has a lease from the Board of Transportation for the balance of the premises; and

WHEREAS, the applicant contends that it is proposed to occupy the entire premises as a parking lot for pleasure-type passenger cars; that there is a pressing need for off-street parking space in this neighborhood; that the area was developed approximately 35 years ago, principally with one family, semi-attached dwellings, without private garage facilities; that there are only about ten 1-car private garages within the entire 500 ft. radius from the site and there are no public garages in the near vicinity; that the only parking available is street parking; that 65th street is a heavily trafficked street across Brooklyn and Bay parkway; that the proposed parking will be nontransient in nature and will be a service to the community; that there is no vacant property in the neighborhood except adjoining the tracks across the Sea Beach subway line of the B.M.T. system; that the west side lot line of the premises is along

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the open subway cut in the block and has a protective wall about 5 ft. in height; that the existence of this subway running across the subject tax block and the one opposite explains why this adjoining land has remained vacant; that the property cannot reasonably be developed with a conforming use and there is no property in a conforming use district available for parking; that the property owner adjoining to the east, block 5550, lot 49, has 4 ft. driveway easement to provide access to his garage at the rear of his lot; that it is therefore proposed to erect a 6 ft. high woven wire fence 4 ft. away from the side lot line so that the proposed parking lot will not interfere with his easement; and

WHEREAS, the applicant states that the present owner has held title to the property since February 1, 1955 and that the assessed valuation of land is \$4,700; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 1313/55, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

394-55-BZ

APPLICANT—Patrick D. Concagh, for Bome Realty Corp., owner (The Texas Co., Lessee).

SUBJECT—Application May 17, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, storage and sale of auto accessories.

PREMISES AFFECTED—329-335 Morris avenue and 266-268 East 140th street, northwest corner, Block 2333, Lot 70, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

For administration: Samuel L. Becker, Dep't of Housing and Lebar, N. Y. C. Housing Authority.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connors 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 17, 1956 after due notice by publication in the Bulletin; laid over to February 21, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a retail use, A area, class 1½ height district; Morris avenue is in retail and residence use, A area, class 1½ height districts; East 140th street is in retail, manufacturing and unrestricted use, A area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 9, 1955 acting on N.B. Applic. 759-55, reads:

"1. In a retail district the proposed "Gasoline station, lubritorium, car wash, salesroom, stockroom" is contrary to Art. II Sect. 4-A of the Zon. Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 125.02 ft. frontage by 100.01 ft. in depth, presently vacant; that it is proposed to erect a one story building of class 3 construction, 48 ft. front, 27 ft. in depth, 13.50 in height, to include gasoline service station, lubritorium, car wash, minor auto repairs, storage and sale of accessories; that the accessory building will be located on the rear of the lot with the dispensing pumps at the front, thus providing sufficient space within the site for the accommodation of cars awaiting service; that the site will be enclosed with a fence of the chain link type; that the open and unoccupied

portion of the plot will be properly graded and drained and surfaced with asphaltic paving; and

WHEREAS, the applicant states that as of July 25, 1916 the subject plot was placed in an unrestricted use, A area and 1½ times height district; that on July 31, 1947, Morris avenue on its westerly side to a depth of 100 ft., from 138th street to 144th street, was placed in a retail use district, its present designation; that except for this strip, the entire area west of Morris avenue, between the Harlem river and 149th street, is zoned for either manufacturing or unrestricted use; and

WHEREAS, the applicant contends that except for a housing authority project to the east of the site, there has been no building improvement in the neighborhood over the years; that antiquated, dilapidated and generally run down buildings and sheds, storage yards for various forms of junk, scrap metal, second hand plumbing supplies, etc., surround the site and, dominate this whole area; that there are two existing service stations in the vicinity, one on East 141st street, the other on East 142nd street corner of Morris avenue; that both, however, are very small stations and insufficient to meet the public needs in this locality under present day conditions; that the addition of a larger service station, fully equipped to furnish gasoline, and accessory services to modern automobile traffic will improve the general appearance of the neighborhood, fill the needs of the ever increasing amount of auto traffic on Morris avenue and will at the same time be in harmony with the general purposes and intents of the zoning resolution; that the assessed valuation of the property amounts to \$115,000, which includes not only the subject site but also that part of block 2333, designated on the block diagram as "Pt. of 70"; that the subject site has not been separately assessed as yet; and

WHEREAS, the applicant states that the present owner has held title to the property since February 17, 1949; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the premises to be occupied as a gasoline service station, substantially as proposed and indicated on plans filed with this application marked "Received May 17, 1955", 3 sheets, and "January 13, 1956", 1 sheet, *on condition* that all buildings and uses shall be removed from the site and the premises shall be leveled substantially to the grade of the abutting streets, constructed and arranged substantially as shown on such plans; that the accessory building shall be of face brick, shall have no cellar and in all other respects shall comply with the requirements of the Building Code; that the toilets shall be arranged so that doors will not be contiguous; that pumps shall be of an approved low type and erected not nearer than 15 feet to the street building line of Morris avenue; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that curb cuts shall be restricted to three to Morris avenue, each 25 ft. in width and one curb cut on 140th street within the first 25 feet of the intersection; that the sidewalks and curbs around the premises shall be reconstructed or restored to the satisfaction of the borough president; that there shall be erected on the interior lot lines where walls of adjoining buildings do not occur a woven wire fence of the chain link type erected on a masonry base to a total height of not less than 5 ft. 6 in; that a similar fence shall be constructed on the street building line of 140th street for a distance of approximately 75 feet, with suitable terminating posts; that where not occupied by accessory building and pumps the premises shall be paved with concrete or asphaltic paving; that signs shall be restricted to a permanent sign attached to the front of the accessory building facing on Morris avenue and to the illuminated globes of the pumps, excluding all roof

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signs and temporary signs, but permitting the erection at the intersection of a post standard to support a sign, which may be illuminated, advertising only the brand of gasoline on sale, which sign may extend beyond the building line for a distance of not over 4 feet; that at such intersection there shall be erected a block of concrete not less than 12 in. in height and extending for 5 feet along each building line; that under section 7i there may be minor repairing with hand tools only maintained entirely within the accessory building; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

451-55-BZ

APPLICANT—Carl H. Salminen, for Hause Building Corp., owner.

SUBJECT—Application June 7, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the maintenance of a two family dwelling of class 4 construction without the required side yards.

PREMISES AFFECTED—137-34 Negundo avenue, south side, 267.78 ft. east of Colden street, Block 5153, Lot 20, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen, Louis C. Hause and Milton Kuslansky.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connors..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 21, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Negundo avenue and Kissena boulevard are in a residence use, E-1 area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 11, 1955 acting on N.B. Applic. 3319-53, reads:

"1. Side yards for a two family dwelling must comply with Sec. 15-A and 18 of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot 38 ft. frontage by 85.82 ft. in depth, irregular, on which is illegally located a two family residence of class 4 construction, 24 ft. front, 39 ft. 6 in. in depth, 1½ stories; that it is proposed to maintain a two family residence of class 4 construction without the required side yards; and

WHEREAS, the applicant states that the property is situated in a residence E-1 use district, class 1 height district; that the change from residence D to residence E-1 was made on May 13, 1954; that there are no changes pending before the city planning commission at the present time; and

WHEREAS, the applicant states that the premises are improved with a story and a half frame dwelling with one car garage attached erected under permit No. 6098-53 issued on October 16, 1953; that no certificate of occupancy has been issued; that the dwelling in question is one of a development of 52 homes constructed by the Hause Building Corporation wherein the builder took out construction permits when he had received enough orders to proceed with a group of dwellings; and

WHEREAS, the applicant contends that apparently a misunderstanding occurred between the builder and the architect in that the plans for this particular dwelling were filed as a one family house instead of a two family; that one and two family houses were being constructed in the development and the discrepancy was not discovered until the

builder received a violation directing him to make the work conform to approved plans; that an amendment was filed on January 14, 1955 requested that the plans be approved as a two family dwelling, which was turned down by the building department in that a two family dwelling could not be erected in an E-1 area district unless the side yard requirements complied with section 15-A and 18 of the zoning resolution; that the sum of the widths of the side yards in this dwelling amount to 3 ft. 6 in. which is in violation to the zoning resolution; that the zoning resolution requires an aggregate sum of 15 ft. for side yards and the difference is 11 ft. 6 in.; that it is now requested that this structure be permitted to remain as a two family dwelling in view of the extreme hardship that would be encountered by the owner in reverting the dwelling to a one family, which would involve a great deal of expense; that the builder received a deposit on May 23, 1953 for a two family dwelling; that this contract was later voided due to a delay caused by a concrete strike; that at present the house is being used as a model house; and

WHEREAS, the applicant states that the present owner has held title to the property since August 12, 1953; that the assessed valuation of land is \$1,000 and of the building \$10,000 making a total of \$11,000; that the building was erected in September, 1953; and

WHEREAS, it was stated that other houses in the area recently constructed and completed prior to the change of zoning, were approved for two family occupancy; and

WHEREAS, in the opinion of the Board, the record indicates that the building was substantially complete before the change of zoning to E-1 on May 13, 1954, and complied as to yards and courts with the requirements of the prior D zoning; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 to permit the building to be occupied as proposed as a two-family dwelling *on condition* that the building comply in all other respects with the requirements of all laws, rules and regulations applicable at the time of the issuance of the permit and the substantial completion of the dwelling; and that all permits, including a Certificate of Occupancy, shall be obtained and all work completed within six months from the date of this resolution.

452-55-BZ

APPLICANT—Carl H. Salminen, for Gunter Jung, owner.

SUBJECT—Application June 7, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the maintenance of a 2 family dwelling of class 4 construction, without the required side yards.

PREMISES AFFECTED—140-29 Negundo avenue, north side, 74 ft. west of Union street, Block 5216, Lot 24, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen, Milton Kuslansky and Ursula Jung.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connors..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 21, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning

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show that the site, Negundo avenue and Union street are in a residence use, E-1 area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 11, 1955 acting on N.B. Applic. 4613-53, reads:

"1. In an E-1 zone the sum of the side yards for a 2 family house must be 15 ft., and min. size side yard for ventilation must be 5 ft. Sec. 15-A and 18 Z.R."

and
WHEREAS, the applicant states that the premises consist of a plot, 38 ft. frontage by 100 ft. in depth, on which is illegally located a two family residence of class 4 construction, 24 ft. front, 39 ft. 6 in. in depth, 1½ stories; that it is proposed to maintain a two family residence of class 4 construction, without the required side yards; and

WHEREAS, the applicant states that the property is situated in a residence, E-1 use district, class 1 height district; that the change from residence D to residence E-1 was made on May 13, 1954; that there are no changes pending before the city planning commission at the present time; and

WHEREAS, the applicant states that the premises are improved with a story and a half frame dwelling with a one car garage attached, erected under permit No. 641-54 issued February 3, 1954; that no certificate of occupancy has been issued; and

WHEREAS, the applicant contends that the dwelling in question is one of a development of 52 homes constructed by the Hause Building Corporation wherein the builder took out construction permits when he had received enough orders to proceed with a group of dwellings; that apparently a misunderstanding occurred between the builder and the architect in that the plans for this particular dwelling were filed as a one family house instead of a two family; that both one family and two family houses were being constructed in this development and the discrepancy was not discovered until the builder received two violations; that violation No. 4957-54 issued December 1, 1954 states that "contrary to approved plans—new one family dwelling changed to two family", and directed the builder to make the work conform to the approved plans; that violation No. 4958-54 issued December 1, 1954 states that "1 family dwelling being occupied by 2 families without a certificate of occupancy for same", and directed the use of the premises to be discontinued until a certificate of occupancy has been issued; that an amendment was filed on October 18, 1954 requesting that plans be approved as a two family dwelling, which was turned down by the building department in that a two family dwelling could not be erected in an E-1 area district unless the side yard requirements complied with section 15-A and 18 of the zoning resolution; that the sum of the widths of the side yards in this dwelling amount to 3 ft. 6 in., which is in violation of the zoning resolution; that the zoning resolution requires an aggregate sum of 15 ft. for side yards; that the sum of the side yards amount to 3 ft. 6 in., the difference being 11 ft. 6 in.; that the zone was changed from residence D to E-1 on May 13, 1954, after plans had been approved as a one family dwelling, permit issued and work started; that the builder was unaware that the zone had been changed; that the builder received a deposit from the present owner on May 5, 1953 for a two family dwelling; that title on this property was closed on December 2, 1954 and \$1,500 was held in escrow by the Astoria Federal Bank pending delivery of certificates of occupancy; that the present owner moved into the dwelling in the latter part of July, 1954; that it is now requested that this structure be permitted to remain as a two family dwelling in view of the extreme hardship that would be encountered by the owner in reverting the house back to a one family; that this would involve a great deal of expense and also deprive him of the income he now receives from the rental of the other apartment; that the owner made the purchase of this dwelling primarily with the thought in mind that the other apartment would help him to meet the carrying charges; that he is an innocent party in this case and made the purchase in good faith that he would receive a two family dwelling; that the owner appeals to the Board to exercise its authority and find a favorable decision in his

behalf in allowing this structure to remain as a two family house; and

WHEREAS, the applicant states that the present owner has held title to the property since December 2, 1954; that the assessed valuation of land is \$1,000 and of the building \$10,000 making a total of \$11,000; that the building was erected in May, 1953; and

WHEREAS, it was stated that other houses in the area recently constructed and completed prior to the change of zoning, were approved for two family occupancy; and

WHEREAS, in the opinion of the Board, the record indicates that the building was substantially complete before the change of zoning to E-1 on May 13, 1954, and compiled as to yards and courts with the requirements of the prior D zoning; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that application be and it hereby is *granted* under Section 21 to permit the building to be occupied as proposed as a two-family dwelling *on condition* that the building comply in all other respects with the requirements of all laws, rules and regulations applicable at the time of the issuance of the permit and the substantial completion of the dwelling; and that all permits, including a Certificate of Occupancy, shall be obtained and all work completed within six months from the date of this resolution.

538-55-BZ

APPLICANT—Leonard F. Rothkrug, for Anne Brown, owner.

SUBJECT—Application July 1, 1955—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, non-automatic laundry, office, sales area, utility room and lubricatorium.

PREMISES AFFECTED—995-1007 McDonald avenue and 47-57 Lawrence avenue, northeast corner, Block 5419, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Norman E. Henkin.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Keating 3

Negative: 0

Not Voting: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 24, 1956 after due notice by publication in the Bulletin; laid over to February 21, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and McDonald avenue are in a business use, C area, class 1 height district; Lawrence avenue is in business and residence use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 17, 1955 acting on N.B. Applic. 1541-55, reads:

"1. Proposed building and premises to be used for gasoline service station, non-automatic auto laundry, offices, sales area, utility room and lubricatorium, in a Business zone is contrary to article II, P. 4a, subsection 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 109 ft. 8¼ in. frontage by 103 ft. 3 in. in depth, irregular, presently vacant; that it is proposed to

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erect a modern gasoline service station, consisting of ten 550 gallon tanks and six outside pumps; that the proposed accessory building will be a modern, one story, class 3 building containing the conjunctive uses of office and sales, lubritorium, non-automatic auto laundry and utility room; that the use district maps show the premises to be located entirely within a business use, C area, class 1 height district; that both Lawrence and McDonald avenues are in business use districts; that no change has been made in the use district designation affecting this plot since the passage of the zoning resolution on July 25, 1916; and

WHEREAS, the applicant contends that the premises fronts on McDonald avenue; that the elevated line of the New York City transit system runs along McDonald avenue, making the premises dark and unattractive and the presence of the supporting columns all add to make this property undesirable for development with a conforming use; that the proposed gas station was a conforming use at the time of the passage of the zoning resolution in this use district; that when the use district regulations were amended to prohibit the proposed use, the responsible authorities failed to rezone those areas in which development with conforming uses would be impractical and not economical and as a result, land which would be valuable for development with manufacturing and unrestricted uses remains vacant, non-income producing and accumulation places for garbage and debris; that all along McDonald avenue under the shadow of the elevated transit line there is vacant, non-income producing property, except near the heavily trafficked intersections; that block 5440, lots 35 and 37, block 5441, lots 22, 28 and 31 (entire street frontage) and block 5426, lot 7, are all vacant; that this condition exists for a considerable distance north of 18th avenue to Ft. Hamilton parkway and south of Parkville avenue (out of the affected area); that there are no gas stations along the east side of McDonald avenue within this neighborhood; that there is a gas station, out of the affected area, on the west side of McDonald avenue believed to have been erected when the zoning resolution permitted such use; and

WHEREAS, the applicant states that the present owner has held title to the property since June 22, 1955 and that the assessed valuation of land is \$11,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and accessory uses, substantially as proposed and shown on plans filed with this application, marked "Received July 1, 1955", 3 sheets and "February 17, 1956", 1 sheet, *on condition* that all buildings and uses shall be removed from the site and the premises leveled substantially to the grade of the abutting streets; that the accessory building shall be of face brick on all sides, shall have no cellar and be removed from the rear lot line for a distance of 4 feet and shall comply in all other respects with the requirements of the Building Code; that pumps shall be of a low approved type, erected not nearer than 15 ft. to the street building line of McDonald avenue; that on the northerly lot line there shall be erected a masonry wall not less than 5 ft. 6 in. in height, of brick agreeing with that of the accessory building; that a similar wall shall be erected on the easterly lot line to the street building line of similar height except it may be reduced to 4 ft. 6 in. within ten feet of the street building line; that the wall above specified on the easterly building line shall be moved westerly so that such wall shall be located on a line with the accessory building 4 feet from the lot line; that curb cuts shall be restricted to two on McDonald avenue, each not over 30 feet in width, and one to Lawrence avenue

of similar width, within the first 25 feet from the intersection; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the intersection of a post standard to support a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 feet; that no curb cut shall be nearer than 5 feet to a side lot line as prolonged; that at the intersection there shall be erected a block of concrete not less than 12 in. in height and extending 5 feet along each side of the intersection; that there may be installed ten 550 gallon approved gasoline storage tanks; that the sidewalk and curbing abutting the premises shall be constructed or restored to the satisfaction of the borough president; that the balance of the premises where not occupied by accessory building or pumps shall be paved with concrete or asphaltic paving; that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

691-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Tony and Marie Lanza, Frank Mascali and Sons, Inc., and A. Wollheim and Sons, Inc., owners.

SUBJECT—Application August 2, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, store, utility room, paring and storage of motor vehicles; proposed curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—1774-1798 Nereid avenue and 4400-4406 Barnes avenue, south east corner, 4385-4389 Wickham avenue and 4386-4390 Gunther avenue, Block 5051, Lots 44, 50, 45 and 51, Borough of The Bronx.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Harry Lesser and Edwin J. Buehler.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connors ... 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 17, 1956, after due notice by publication in the Bulletin; laid over to February 21, 1956, for inspection and decision; hearing closed; applicant to file revised plans in meantime; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, C area, class 1 height district; Nereid avenue is in a business use, C area, class 1 height district; Wickham avenue is in business and residence use, C area, class 1 height districts; Gunther avenue is in business and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated July 20, 1955 acting on N.B. Applic. 551-55, reads:

"1. In a business use district the proposed "Gasoline service Station, Lubritorium, minor auto repairs, car washing, store, utility room, parking and storage of motor vehicles" is contrary to Art. II, Sect. 4 of the Zon. Res.

2. Curb cuts must comply with restrictions of Sect. 7-A of the Zon. Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 164.59 ft. frontage by 90 ft. in depth, irregular, on which are located 12 one-car garages; that it is proposed to secure a variance for a period of 15 years in order to

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demolish the present structure and erect a modern gasoline service station consisting of seven 550 gallon gasoline storage tanks and 4 dispensing pumps; that the contemplated accessory building will be one story in height, of class 3 construction, having a frontage of 44 ft., a depth of 27 ft. 8 in. and will contain the conjunctive uses of lubritorium, car wash, minor auto repairs, store and utility room; that the open area will be used for the parking and storage of motor vehicles; and

WHEREAS, the applicant further states that the premises are presently developed with 12 one-car garages, one story in height, of class 3 construction having a frontage of 97 ft. and a depth of 18 ft. 10 in.; that department of buildings records show that permit No. 2745-1927 was issued for a two car garage on lot No. 45, but no records were found for the balance of the garages and no certificate of occupancy was issued; and

WHEREAS, the applicant contends that Barnes avenue and Nereid avenue are main and busy auto lanes leading across the Bronx; that there are no other gasoline stations within the affected area and the large home development in the area has created a vital need for said service; that there are sufficient stores now in the area for public requirements so that it would be unfeasible to erect additional stores and the high assessed value of the land makes it mandatory that it be developed as proposed; that the building will be modern in design and improve the appearance of the community; that the clean and efficient manner in which the business will be conducted will also improve conditions in this area; that the curb cut as indicated on Gunther avenue is required for efficient operation of the station and will not affect the residential aspect of this street to any greater extent than all of the curb cuts used for private garages; that due to the angle of which Barnes avenue and Gunther avenue intersect and the open space produced by this intersection, neither the premises west or south could possibly be affected by the proposed curb cut on Gunther avenue; and

WHEREAS, the applicant states that the present owner has held title to lots 44 and 45 since December 20, 1951; lot 50, June 2, 1952; lot 51, May 18, 1955; that the assessed valuation of land is \$27,000 and of the building \$3,000 making a total of \$30,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision f, i and A of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 551/55, Objection Nos. 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

946-55-BZ

APPLICANT—Paul C. Reilly, for Archbishopric of New York, owner.

SUBJECT—Application November 28, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, B area district, the erection of a building to be used as a church and rectory exceeding the permitted area of lot coverage.

PREMISES AFFECTED—59-65 Park avenue and 102-104 East 38th street, southeast corner, Block 893, Lots 87, 88, 90, 91 and 92, Borough of Manhattan.

APPEARANCES—

For Applicant: Gilbert Lazerus and Paul Stirm.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating3

Negative:0

Absent: Deputy Chief Connors.....1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application

February 21, 1956, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, Class 1½ height district; Park avenue is in a Residence and Restricted Retail use, B area, Class 1½ height district; East 38th street is in a Residence use, B area, Class 1½ height district;

WHEREAS, the decision of the Borough Superintendent, dated October 27, 1955, on N.B. Applic. 212-55 reads:

"1. Proposed church in a residence use district and a B area district covers a greater area of the lots than is permitted by Art. 4, Sect. 12 (b) of the Zoning Resolution."

and

WHEREAS, the applicant states the premises consist of a lot 99.2 ft. front by 120 ft. depth, now vacant, upon which it is proposed to erect a three story basement and mezzanine, Class 2 constructed building, 81 ft. in height to the roof of the rectory and 93 ft. in height to the top of the tower roof beams; the building will be 72 ft. by 120 ft. in area and will be used as a Church and rectory; and

WHEREAS, the applicant states that this is an application under Section 21 of the zoning resolution to permit the erection of a proposed church in a residence use, B area district, covering more than the area permitted by Sect. 12, subdivision b of the Zoning Resolution; and

WHEREAS, the applicant contends that Sect. 12 (b) provides that no non-residential building in a residence, B district shall occupy at the curb level more than 65 per cent of the area of the lot if an interior lot, or 80 per cent if a corner lot; that the plot in question has a total area of 11,900 sq. ft. and a maximum coverage permitted is 71 and ⅓ per cent, or 8,485 sq. ft.; that the proposed building will occupy 81 per cent of the plot at the curb level, or 9,600 sq. ft., or an excess of 1,115 sq. ft. over the maximum permitted by Sect. 12 (b); that, however, at the level 20 ft. above the curb the building will occupy only 64⅓ per cent of the plot or only 7,657 sq. ft. of a maximum permissible coverage of 8,484 sq. ft.; that at the level of 52 ft. above the curb the building will occupy only 30 per cent of the plot, or 3,660 sq. ft. of the total permitted 8,485 sq. ft.; that the proposed church, therefore, will provide considerably more light and air than would be provided by a conforming structure built on the maximum permitted area but covering such area to the maximum permitted height; and

WHEREAS, the applicant contends that the properties adjacent on both the east and the south occupy more than the permitted coverage permitted by Sect. 12 (b); that the wall of the building adjoining on the south has no windows facing on the lot in question; that the wall of the building adjoining on the east has very few windows facing the plot in question, which will be affected by the proposed structure; that by reason of the depth of the existing buildings on the block, the block ventilation has been established and will not be affected by the proposed building; that if proposed structure were limited to the coverage permitted there would have to be a substantial reduction in the seating capacity to the detriment of the persons who live and work in the area and desire to attend the proposed church; that the strict enforcement of the area requirements in this case would result in practical difficulty and unnecessary hardship and serve no useful purpose, and in addition would result in discrimination against this particular property against the buildings which adjoining it without any equivalent public good; that the granting of the variation herein sought will in no way affect the surrounding area; that the granting of the variance herein sought would be in harmony with the general purpose and intent and would work no injury to the public health, safety or general welfare and should be granted in the interest of substantial justice; and

WHEREAS, the buildings on the abutting lots on Park avenue and on East 38th street appear to be solid walls on their own lot lines and far exceed the permitted area coverage presently in force; and

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WHEREAS, the proposal to have reduced coverage above twenty feet more than offsets the coverage at curb level and is to great advantage as to increased light and air; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standard and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 as to area, to permit the premises to be developed for the church and rectory substantially as proposed and as indicated on plans filed with this application marked, "Received November 28, 1955" (2 sheets) and "December 22, 1955" (9 sheets) on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 1:15 P. M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 21, 1956
2 P.M.

Present: Chairman Murdock, Commissioner Kleinert and Commissioner Keating.

355-52-SA

APPLICANT—Selmix Dispensers, Inc., owner.

SUBJECT—Application reopened December 20, 1955—re amendment to resolution so as to include Model 8600—re Selmix Fountainette, Model 1400; previously approved.

APPEARANCES—

For Applicant: Ray Drechsler.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 355-52-SA

Subject: Amendment to resolution so as to include Model 8600.

Selmix Dispenser Inc., New York requested by letter dated December 6, 1955 that the resolution adopted January 30, 1953 under Cal. No. 355-52-SA be amended so as to include Model 8600. The application was reopened by a vote of the Board December 20, 1955.

Description

The model 8600 is similar to the model 1400 (approved by the Board January 30, 1953 under Cal. No. 355-52-SA) except that the entire cabinet is now of stainless steel and the refrigeration unit is either a $\frac{1}{3}$ HP Kelvinator sealed refrigeration unit using 4 lbs. of Freon 12 or a $\frac{1}{3}$ HP Servel sealed refrigeration unit using 4 lbs. of Freon 12. In all other respects the model 8600 is similar to the model 1400.

Recommendation

The Committee on Test recommends that the resolution adopted January 30, 1953 under Cal. No. 355-52-SA be amended so as to include the model 8600 Selmix Fountainette on condition that the requirements of the resolution adopted

January 30, 1953 under Cal. No. 355-52-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of January 30, 1953 in accordance with the above report.

544-54-SA

APPLICANT—American Sterilizer Co., owner

SUBJECT—Application June 21, 1954—Gray Diverter Valve Model 7A, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 544-54-SA

Subject: Gray Diverter Valve, Model 7A.

American Sterilizer Company, Bellerose, New York filed June 21, 1954 an application with the Board of Standards and Appeals for approval of the device known as the Gray Diverter Model A under the provisions of the Submerged Inlet Rules of the Board.

Purpose

The appliance is a bed pan rinsing unit.

Description

The diverter is installed on an existing flush valve and is so constructed that a deodorizing solution cannot be introduced into the rinse water by a venturi action.

In installation the diverter valve is connected in the upper end of a short tail piece. The top tail piece is then attached to the upper or flow section of the diverter valve.

In use, when the arm of the diverter valve is in a vertical position, no water goes through the diverter valve and the plumbing fixture is fully flushed without any diversion of water, when the arm of the diverter valve is in the horizontal position one gallon of water is diverted from the main flush and goes through the spray head of the diverter valve thereby cleaning the hospital bed pan.

Inspection and Test

A sample of the valve was inspected by Asst. Engr. J. A. Darts Committee on Test and detail of the construction was compared with Drawing E 16436 marked Rec'd June 29, 1955. The appliance was also inspected by Mr. M. Bade, Chief, Division of Hospital, and Institutional Inspection, Department of Hospitals, who found no objectionable features.

Recommendation

On the basis of the inspection and the data filed by the applicant, The Committee on Test recommends the approval of the appliance known as the Gray Diverter Valve Model 7A for voluntary use in New York City when constructed in accordance with Drawing #16436, copies of which are on file with this application, on condition that the vacuum breaker used in conjunction with the flush shall be an approved vacuum breaker that the diverter shall be constructed as herein described without any attachment for the deodorant attachment and that each appliance shall bear a label permanently attached reading as follows: "Approved by the Board

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of Standards and Appeals for use in New York City under Cal. No. 544-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

105-55-SA

APPLICANT—Thatcher Furnace Co., owner.
SUBJECT—Application February 9, 1955—Thatcher Oil Burner, Model 532-70, 532-100 and 532-140, for heating homes, garages, filling stations or similar spaces, approval of.

APPEARANCES—

For Applicant: Harry S. Gibbard.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 105-55-SA .

Subject: Thatcher Oil Burner, Models 532-70, 532-100 and 532-140 (for domestic and commercial use).

The Thatcher Furnace Company of Garwood, New Jersey filed February 9, 1955 an application with the Board of Standards and Appeals for approval of the Thatcher Oil Burner, Models 532-70, 532-100 and 532-140 under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

A horizontal floor or suspended ceiling oil burner unit for domestic or commercial installation.

Description

The unit consists of a heavy gauge steel heat exchanger with continuous electrically welded in a steel cabinet placed on a floor or suspended from the ceiling. An air filter is provided at the end of the cabinet. A blower of squirrel cage type with self aligning bearings is provided. The motor is a 1/2 HP split phase type for model 532-70, a 1/3 HP for model 532-100 and 1/2 HP for model 532-140.

The models differ as to width, height and depth. Model 532-70 being 61 inches wide, 26 inches high and 25 inches in depth, Model 532-100 is 71 1/2 inches wide, 28 inches high and 28 inches in depth, Model 532-140 is 91 13/16 inches wide, 30 3/4 inches high and 30 3/4 inches deep. The fan is a sirocco type. The controls are Minneapolis-Honeywell or equal and consist of Limit Control, Thermostat and pressuretrol. The appliance has been listed by the Underwriters Laboratories.

Inspection and Test

The appliance was inspected and tested at 64th Street, Queens. Present at the test were Chief Engr. L. V. Huber of the Committee on Test and Dan J. Buckley representing the applicant. The burner is an assembly of approved parts suitable for use with each other for the service intended as approved and the burner is provided with suitable safeguards to prevent abnormal discharge of oil. The burner as assembled was tested for defects and proper functioning throughout its operating range and was found to function properly as designed.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Thatcher Oil Burner, Models 532-70, 532-100 and 532-140 for use in New York City in domestic and commercial installations with fuel oil not heavier than No. 3. U. S. Dept. of Commerce standards when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals provided the burner bears a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 105-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

207-55-SA

APPLICANT—Gilbert and Barker Manufacturing Co., owner.

SUBJECT—Application March 4, 1955—Gilbarco Oil Burner Model C6 and Esso Oil Burner, Model C6, approval of.

APPEARANCES—

For Applicant: William Keay and R. C. Beckman.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Keating.....3
Negative 0
Absent: Deputy Chief Connors.....1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 207-55-SA

Subject: Gilbarco Oil Burner Model C6 and to be Marketed as Esso Oil Burner Model C6.

The Gilbert and Barker Manufacturing Co., owner, filed March 4, 1955 an application with the Board of Standards and Appeals for Approval of the Gilbarco Oil Burner Model C6, also marketed as the Esso Oil Burner Model C6 under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

A high pressure type atomizing oil burner for application to conversion types of installation.

Description

The oil burner is designed with a firing range of 20 gallons per hour minimum and 40 gallons per hour maximum. It is equipped with dual nozzles, dual ignition, and dual transformers. The controls are Minneapolis-Honeywell electronic type and consist of the R890C protectoratelay and the R482) relay, both of which are mounted on the oil burner. There is also a C7003A externally mounted photoelectric cell which guards against possible mechanical or electric failure. The control system meets all legal requirements of fast shut-down in the event of flame failure.

The sequency of operation of the control system is as follows:

Normal Operation: When the thermostat or operating control calls for heat, the load relay of the R890C is energized and provides current to No. 3 terminal of the R890C. This contact provides a direct connection for the twin ignition system as well as for the motor circuit which is powered through contacts No. 5 and No. 4 of the R4821D. When the flame is established, the C7003A photocell pulls in the flame relay of the R890C. This energizing contact No. 5 of the

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R890C, which in turn establishes a holding circuit in the R482D relay through contact No. 8 to No. 1 of the R482D. This action transfers the motor load from 5 and 4 to 8 and 6 of the 582D. The burner is now in a normal running sequence.

On the shutdown, the load relay of the R890C is de-energized, opening the load contact which shuts down the entire burner.

The Gilbarco Model C-6 burner operates on constant ignition only.

Safety Shutdown: In the event of flame failure on a start, the flame relay of the R890C is not pulled in and the protector relay locks out in 45 seconds, providing a complete shutdown of the burner. The same sequence occurs if there is an ignition failure on a normal start of the equipment.

In the event of flame failure while the burner is running, the photocell de-energizes the flame relay of the R890C, which stops the burner motor in less than 4 seconds. However, the ignition circuit is still energized until the complete system is locked out by the R890C 45 seconds after the motor has stopped delivering fuel oil to the combustion chamber.

The Model C-6 oil burner is equipped with a $\frac{1}{3}$ h.p. motor with a built-in overload device. The motor drives the fan which provides the air for combustion and also the pump which delivers fuel to the nozzles. The fuel pump is a Tuthill gear type pump with a top capacity of 90 gallons per hour. The pressure regulating valve is located externally between the fuel pump and the combustion head assembly. The valve is a Monarch spring-loaded type and maintains pressure of the oil delivered to the nozzles.

The oil burner is also equipped with the Gilbarco Economy Clutch. This patented action device provides a stream of air prior to ignition of the oil and continues the air flow several seconds after the flame is extinguished. The combustion head assembly which includes the oil tube, combustion head, electrodes, nozzle, ignition leads and air tube is similar in detail and respect to other Gilbarco oil burners.

Inspection and Test

This burner was inspected and tested at the plant of the applicant and found to operate as designed with no flare backs or undue carbon deposits. With the oil cut off the controls functioned in 90 seconds. Present at the test were Chief Engineer, L. V. Huber of the Committee on Test and R. C. Beckman representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Gilbarco Oil Burner Model C6, also marketed as the Esso Oil Model C6 for use with fuel oil not heavier than No. 2 U.S. Dept. of Commerce standards, when installed and operated in accordance with this report and the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals provided each burner bears a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. 207-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

283-55-SA

APPLICANT—Gilbert and Barker Manufacturing Co., owner.

SUBJECT—Application March 29, 1955—Gilbarco Gasoline Dispensers Model 904 RC, 906 RC, 904 HGRC and 906 HGRC, approval of.

APPEARANCES—

For Applicant: William Keay and R. C. Beckman.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 283-55-SA

Subject: Gilbarco Gasoline Dispensers Models 904RC, 906RC, 904HGRC and 906HGRC.

Purpose

The appliances are used for the dispensing of gasoline.

Description

These are single dispensers; they are identical in outward appearance as well as interior construction to models 904 and 906 previously approved by the Board under Cal. No. 510-53-SA except that the new dispensers are designed for remote control operation and therefore the motor, pump unit-air separator, and air separator pump have been removed. Air separation with remote control systems takes place at the remote control pump unit which pumps products to the dispenser on the service station island.

The new model 904RC and 906RC, 904 HGRC and 906HGRC are equipped with the same interlocked devices, visigauge, meter, piping and hose arrangement as the model 904 and 906. The new dispensers are also equipped with a feed line valve with a built-in relief device. They are also equipped with a combination strainer and check valve with a built-in relief device. The valve is located at the line connection at the base of the dispenser.

The remote dispensers of which there are four models are as follows: Model 904RC is similar to Model 904 but is built for remote control operation with the motor, pump unit air separator and pump removed. Air separation takes place at the remote pumping unit, which pumps product to the dispenser. Delivery of product to the nozzle is accomplished by means of handle on the side of the dispenser and which is used to start and stop the remote pump unit motor. The handle is also connected to a feed line valve operated by a rod which opens and closes the valve in sequence with the start and stop of the remote control pump unit motor. The feed line valve is equipped with a built-in relief device which prevents excessive pressure in the visigauge meter and hose from the expansion of gasoline during the hot weather. The feed line valve also prevents pressure in the hose of other dispensers connected to the same supply line and not in operation while dispensing gasoline from the dispensers in operation. The dispenser is also equipped with a combination strainer and check valve with built-in relief set at 35 pounds per square unit to permit excessive pressure in the system. The valve is located at the line connection at the base of the dispenser. The model 904RC with an outside loop type of hose arrangement which extends 13'6" from the side of the dispenser to the nozzle tip. The dispenser will deliver up to 15 gallons per minute. Model 906RC is similar to Model 906 and its features are exactly the same in design and application to Model 904RC with the exception of the hose arrangement. The Model 906RC is equipped with a retractable hose arrangement and extends 13'8" from side of the dispenser to the nozzle top. The dispenser will deliver up to 15 gallons per minute.

Model 904HGRC is similar to Model 904RC except that the piping hose and nozzle have been increased in size to permit high gallonage delivery of product. The letters HG is of high gallonage installation to dispense the product to motor trucks. The dispensers will deliver up to 22 gallons per minute.

MINUTES

Model 906HGRC is similar to Model 906RC. The only variation is that the piping hose and nozzle has been increased in size to one inch in diameter to increase delivery of the product. The letters HG indicate the dispenser is for high gallonage installation to dispense product to motor trucks. The dispenser will deliver up to 22 gallons per minute. All four model dispensers are equipped with a Gilbarco meter, a computer, a visi-gauge and interlock located in the same relative position as on the gasoline pumps previously approved by the Board.

These models have been tested by the Underwriters Laboratories Inc., File MH1941, Guide #6003.4.

Inspection and Test

These gasoline dispensers were inspected at the plant of the applicant at West Springfield, Mass. and found to operate as designed. Present at the test were Chief Engineer, L. V. Huber, of the Committee on Test, William Keay and R. C. Beckman, representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Gilbarco Dispensing pumps Models 904RC, 906RC, 904HGRC and 906HGRC for use in New York City under the provisions of C19-69.0 Administrative Code, on condition that each pump have a label permanently affixed reading "approved by the Board of Standards and Approved for use in New York City under Cal. No. 283-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

296-55-SA

APPLICANT—Stromes Systems, Inc., owner.

SUBJECT—Application April 18, 1955—Stromes Systems, Inc., Recirculating Oven (electrically heated), Models SBE and SFE, approval of.

APPEARANCES—

For Applicant: Peter W. Stromes and Wallace Whiteside.
ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Keating.....3
Negative: 0
Absent: Deputy Chief Connors.....1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 296-55-SA

Subject: Stromes Systems Inc., Recirculating Oven (electrically heated), Models SBE and SFE.

Strome Systems Inc., New York filed April 18, 1955 an application with the Board of Standards and Appeals for approval of the appliance known as the Stromes System Inc., Recirculating Oven (electrically heated), Models SBE and SFE under the provisions of the Paint Spraying Rules of the Board.

Purpose

The appliance is used for the bake drying of various non-combustible articles finished with enamels, japans, lacquers and finishes of that nature.

Description

The oven shell is of double wall construction. The exterior and interior walls are fabricated of 20 gauge steel and the

space between the walls are insulated with 3 inches of fiber-glas or mineral wool.

The doors of the oven are equipped with explosion releasing latches and ball bearing hinges.

The recirculating blower and motor is mounted in a self-contained housing. An air flow switch is provided in recirculating system to shut-off heating elements in the event of recirculating failure. This switch is wired to an alert alarm.

The ovens are equipped with a purging blower to provide ventilation to outer air and this blower is provided with an air flow switch that will cut-off the heating elements and sound an alarm in the event of purging failure.

The heating elements are stainless steel tubes 0.44 inches thick containing a spiral of nichrome wire imbedded in insulating refractory material. The elements have a wattage density of not more than 15 watts per sq. inch and the heaters are provided with a stainless steel screw terminal and the ends are unheated for a length of 6 inches.

The heating system is located in a partitioned enclosure separated from the working chamber and are securely mounted in this chamber with the cold ends projecting out through the oven walls into an interior terminal box.

The controls consists of the following: One master switch (fused); heater current contractor; manual motor starters with thermal overload protection; temperature control; temperature limit control; alert alarm; alarm relay and air flow switches.

Inspection and Test

An oven was inspected and tested at 411 East 108th Street, New York by Asst. Engr. J. A. Darts Committee on Test. The oven functioned as designed and the controls operated as required. In addition pieces of news print were draped over the heating elements and at the end of one half hour, under operating conditions with the heating elements and circulating blower in operation, the paper was barely charred.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Stromes Systems Inc., Recirculating Oven (electrically heated), Models SBE and SFE for voluntary use in New York City when constructed as herein described and installed in accordance with the requirements for all paint drying ovens under the requirements of the Paint Spraying Rules of the Board and all electrical work shall be in compliance with the requirements of the Electrical Code and that the ovens bears a label permanently attached reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 296-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

358-55-SM

APPLICANT—Keystone Portland Cement Co., owner.

SUBJECT—Application April 19, 1955—Keystone Air-Entraining Portland Cement, approval of.

APPEARANCES—

For Applicant: W. R. Heckendorn.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Keating 3
Negative 0
Absent: Deputy Chief Connors 1

MINUTES

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 358-55-SM

Subject: Keystone Air-Entraining Portland Cement.

Keystone Portland Cement Company, New York filed April 19, 1955 an application with the Board of Standards and Appeals for approval of the material known as Keystone Air Entraining Portland Cement under the provisions of C26-312.0.C2 Administrative Building Code and the Rules of the Board adopted under Cal. No. 64-55-SR.

Purpose

The material is portland cement used in building construction.

Description

In the manufacture of air entrained cement, the applicant introduces an air entraining agent into the regular portland cement. The agent is added directly to the mill by means of feed pumps which insures a controlled amount of the agent and also a complete intermixing with the portland cement.

Inspection and Test

The plant of the applicant was inspected by Asst. Engr. J. A. Darts Committee on Test and samples of the Type IA and IIIA were collected, placed in containers and sealed. The sealed containers were submitted to the laboratory for test in accordance with the requirements of the Rules for approval of Air Entraining Cements adopted under Cal. No. 64-55-SR.

Both types, namely type IA and IIIA met the requirements. The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Keystone Air Entrained Cement, Types IA and IIIA as manufactured at the applicants plant at Bath, Pa., as meeting the requirements of C26-312.0 Administrative Building Code as supplemented by the General Resolution adopted under Cal. No. 64-55-SR for use in New York City under C26-191.0 Administrative Building Code and the permissive uses under Cal. No. 64-55-SR on condition that the type of cement shall be legibly marked and that each bag or container shall be marked, tagged or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 358-55-SM," including the type of cement and when marketed in bulk for use in New York City, the bill of lading shall be similarly marked.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

379-55-SM

APPLICANT—George E. Strehan, for Lally Column Co. of New York, Inc., owner.

SUBJECT—Application May 4, 1955—Lally Column Co. of New York Inc., Light-Weight Lally Columns (3½" and 4" O.D.), approval of.

APPEARANCES—

For Applicant: George E. Strehan and E. J. Krottander.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Commors 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF THE COMMITTEE ON TEST

Re: Cal. 379-55-SM

Subject: Lally Light Weight Column 3½" and 4" O.D.

G. E. Strehan for Lally Column Company of New York Inc., filed May 4, 1955 an application with the Board of Standards and Appeals for approval of the material known as Lally Light Weight Columns 3½" and 4" O.D. under the provisions of C26-191.0 Administrative Building Code.

Purpose

The columns are designed for basement and cellar columns in residential buildings.

Description

The columns consist of 3½" and 4" O.D. shells; the shells are new steel tubing complying with SAE 1010 having an ultimate tensile strength of 45,000 psi and a yield of 32,000 psi. The concrete filling this tube is of a mix of 1:1½:3. The concrete is poured into the tube and rodded and vibrated in order to give a compact mass base plate and top plate; 8" x 8" x ¼" are welded onto the tube.

Inspection and Test

Make-up of the specimens was witnessed by Asst. Engr. J. A. Darts Committee on Test and the identified columns were load tested at Columbia University in the presence of Asst. Engr. J. A. Darts, Committee on Test and G. E. Strehan representing the applicant.

Results of the test were as follows:

HOW TESTED — Compression

Load at failure — 4" — 101,500 lbs. average
3½" — 70,000 lbs. average

Recommendation

The Committee is of the opinion that the safe carrying load of the columns be based on the following formula.

P—(Ac plus 12As) (1600 — 24 L/D).

P—Safe carrying capacity.

AC—Area of concrete.

AS—Area of steel.

L—Length of column in inches.

D—Diameter in inches.

and the ultimate load at failure shall be 3 times the computed load as figured by the above formula for the greatest length tested and, therefore, the Committee recommends the approval of the Lally Light Weight Columns 3½" and 4" O.D. on the following conditions:

Safe Carrying concentric loads to be—

Diameter	Shell Thick- ness	Steel Area	Concrete Area	Load in Kips Length in Feet
3½"	0.095	1.01	8.61	6' 7' 8' 9' 23 21 19 18
4"	0.095	1.17	11.39	30 28 26 24

when filled with a concrete of a mix as herein described in sizes of 3½" and 4" for use in New York City in length not exceeding 9'0" in accordance with the table of safe carrying concentric loads on condition that all edges of the shell are to be cut true and square to longitudinal axis by rotating shell during cutting. All holes in caps and bases for bolts, etc., are to be punched or drilled before the plates are welded. All welding must be in accordance to the requirements of the Rules for Fusion Welding of the Board of Standards and Appeals.

MINUTES

Cap and Base must be pressed tightly against the shell when welded.

A $\frac{1}{4}$ " inspection hole must be maintained clear through the column at the $\frac{1}{3}$ point of length.

Each column shall be marked as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 379-55-SM", in such a manner as to be readily discernable to an inspector even though the column is painted and erected in a building.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

520-55-SM

APPLICANT—Coplay Cement Manufacturing Co., owner.
SUBJECT—Application June 8, 1955—Saylor's Air Entraining Portland Cement, approval of.

APPEARANCES—

For Applicant: P. J. Loughran.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Keating.....3

Negative: 0

Absent: Deputy Chief Connors.....1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 520-55-SM

Subject: Saylor's Air Entraining Portland Cement.

Coplay Cement Mfg. Co., New York filed June 8, 1955 an application with the Board of Standards and Appeals for approval of the material known as Saylor's Air Entraining Portland Cement under the provisions of C26-312.0.C.2 Administrative Building Code and the Rules of the Board adopted under Cal. No. 64-55-SR.

Purpose

The material is portland cement used in building construction.

Description

In the manufacture of air entrained cement, the applicant introduces an air entraining agent into the regular portland cement. The agent is added directly to the mill by means of feed pumps which insures a controlled amount of the agent and also a complete intermixing with the portland cement.

Inspection and Test

The plant of the applicant was inspected by Asst. Engr. J. A. Darts Committee on Test and samples were collected, placed in containers and sealed. The sealed containers were submitted to the laboratory for test in accordance with the requirements of the Rules for approval of Air Entraining Cements adopted under Cal. No. 64-55-SR.

The samples met the requirements. The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of Saylor's Air Entrained Cement as manufactured at the applicant's plant at Coplay, Pa., as meeting the requirements of C26-312.0 Administrative Building Code as supplemented by the General Resolution adopted under Cal. No. 64-55-SR for use in New York City under C26-191.0 Administrative Building Code and the permissive uses under Cal. No. 64-55-SR on condition that the type of cement shall

be legibly marked and that each bag or container shall be marked, tagged or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 520-55-SM", including the type of cement and when marketed in bulk for use in New York City, the bill of lading shall be similarly marked.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

569-55-SM

APPLICANT—Lumin-Glo Ceiling Corporation, owner.
SUBJECT—Application June 28, 1955—Lumin Glo Ceiling, approval of.

APPEARANCES—

For Applicant: Irving Greenberg.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 569-55-SM

Subject: Lumin-Glo Ceiling.

I. Greenberg for Lumin-Glo Ceiling Corporation, New York filed June 28, 1955 an application with the Board of Standards and Appeals for approval of the material known as Lumin-Glo under the provisions of C26-461.1 Administrative Building Code.

Purpose

The ceiling is to be used as a light diffuser.

Description

The system consists of corrugated translucent plastic sheets supported on metal members which are themselves suspended from the ceiling floor or roof above.

The plastic sheet is a corrugated rigid vinyl chloridvinyl acetate sheet and the thickness of the sheet is 0.0075".

The ceiling clip is of sheet steel, the hanger rods are $\frac{1}{4}$ " cold rolled steel and the channel and rails are of extruded aluminum.

The installation is as follows:

The ceilings hanger or clip is attached directly to the ceiling floor or roof above and the $\frac{1}{4}$ " steel hanger is inserted into the clip. The other end of this hanger is "J" shaped and is inserted into an inverted "U" on top of the main carrying member. The hook assembly and ceiling clip are installed 3'-0" on centers in one direction and a maximum of 8'-0" on centers perpendicular to those on 3'-0" so that a grillage is set up supporting 3'-0" in one direction and 8'-0" in the other direction.

Inspection and Test

Load tests were conducted in the presence of Asst. Engr. J. A. Darts Committee on Test and I. Greenberg representing the applicant. The tests were conducted on the plastic itself in both upward and downward directions and on the carrying members in both upward and downward.

Results of the test are as follows:

PLASTIC— downward— 5 lbs./sq. ft.— not dislodged.
" — upward —12 " — plastic forced up.
TRACK — downward— 20 lbs. — no deflection.
" — upward —20 lbs. — 1/16" deflection.

Plastic itself met the requirements of C26-461.1 Administrative Building Code as to self-extinguishing properties.

MINUTES

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Lumin-Glo Ceiling (plastic light diffusing ceiling) for installation in New York City when constructed of materials as herein described and installed in accordance with the requirements of C26-461.1 Administrative Building Code on condition that the main carrying members shall be carried on straps as herein described secured to the ceiling, floor or roof construction above, that wires shall not be used in the suspension system and further that all plans filed with the Department of Housing and Buildings showing the proposed use of this system shall be marked or stamped as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 569-55-SM," and that the containers or cartons in which the material is marketed shall be similarly marked. It is further recommended that the use of this material in Class I and II construction be limited to an area to be covered not to exceed 10,000 sq. ft. in area and only when such space is separated from the remainder of the floor area by an approved wall, fire wall, fire partition or fireproof partitions. In class III, construction shall be limited in accordance with the requirements of the Administrative Building Code.

The Committee further recommends that as C26-1354.0 Administrative Building Code was amended by Local Law 105 of 1955 to allow the use of this type of light diffuser in locations as permitted under C26-1351.1 Administrative Building Code as amended by Local Law 91 of 1954, plans filed with the Department of Buildings and will also show the proposed occupancy so that the use of this ceiling in the proposed location may be checked as to its use in the type of hazard occupancy as set forth under C26-1351.1 Administrative Building Code as amended by Local Law 91 of 1954. The Committee further recommends that in approving the installation, the Department of Housing and Buildings shall require that in the event of a change in occupancy the installation shall be re-examined under C26-1354.0 Administrative Building Code as amended by Local Law 105 of 1955.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

632-55-SM

APPLICANT—Joseph A. Kucich, for RKL Building Specialties Co., Inc., owner.

SUBJECT—Application July 11, 1955—Zinaloy Zinc Cavity Wall Tie, approval of.

APPEARANCES—

For Applicant: Joseph A. Kucich.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Keating..... 3
Negative: 0
Absent: Deputy Chief Connors..... 1

THE RESOLUTION:

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 632-55-SM

Subject: RKL Zinaloy Zinc Cavity Wall Tie.

J. A. Kucich for R. K. L. Building Specialties Company, Inc., New York filed July 11, 1955 an application with the Board of Standards and Appeals for approval of the material known as RKL Linaloy Zinc Cavity Wall Tie under the provisions of C26-430.0.f Administrative Building Code.

Purpose

The material is to be used as a wall tie for anchoring hollow wall withes together.

Description

The wall ties are made of a special grade zinc alloyed with a minimum of $\frac{3}{4}$ of 1% copper.

The alloy has the following properties:

Physical

1. Specific Gravity	7.15
2. Weight—lbs/cu. in	.259
3. Electrical Conductivity	28.

Mechanical

Tensile Strength	
Parallel to grain	29,000—33,000 lbs.
Across grain	35,000—42,000 lbs.
Elongation	
% in 2" with grain	41—52%
% in 2" across grain	20—40%
Hardness	61—70%

The wall ties are a minimum of $\frac{1}{4}$ inch in diameter by 8 inches long, "Z" shaped with a center "Vee" drip.

Inspection

Samples of the wall tie were inspected at the office of the Board as to the design and the non-corrosive features of the tie by Asst. Engr. J. A. Darts Committee on Test.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the material known as RKL Zinaloy Zinc Cavity Wall Tie when manufactured of material as herein described for use in New York City under the provisions of C26-430.0.f Administrative Building Code on condition that each bundle or container in which the ties are packed or marketed shall be tagged or stamped as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 632-55-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

762-55-SA

APPLICANT—Gerity-Michigan Corp., owner.

SUBJECT—Application September 23, 1955—Gerity Dishwasher, Model A, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Keating..... 3
Negative: 0
Absent: Deputy Chief Connors..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 762-55-SA

Subject: Gerity Dishwasher, Model A.

Gerity-Michigan Corp., Adrian, Michigan filed September 23, 1955 an application with the Board of Standards and Appeals for approval of the device known as the Gerity Dishwasher, Model A under the provisions of the Submerged Inlet Rules of the Board.

MINUTES

Purpose

The appliance is a dishwasher of the hose and spray type which is furnished as a complete unit.

Description

The appliance is designed to take the place of an above rim sink spout. It contains an open tank with removable cover for the storage of a liquid detergent solution which supplies a spray attachment. The spray is manually operated by a diverting valve which is kept in a closed position to the spout when the spray is used.

The venturi throat in the handle of the spray is controlled by putting a finger over an air vent button activating a mixing process of the detergent solution with the flow of water. The diverting valve closes automatically when the faucets are shut off and also closes automatically when the pressure of the water falls to 8 psi, diverting the water from the spray to the spout without induction of the detergent solution. Within the assembly of the diverting valve is a vacuum breaker and check valve.

Back flow protection from hose and detergent tank is provided by a direct passage from water inlet to swing spout and by a vacuum breaker located in the water control portion of the unit. The vacuum breaker is a cylindrical rubber tube, flanged one end and flattened into a pair of lips on the opposite end. This is retained in an air bleed ring having four holes. A groove in this ring connects the four holes to atmosphere through a hole in the vacuum breaker housing. When a vacuum is applied to the water inlet, with the diverter valve open, the vacuum breaker lips close, the cylindrical portion collapses and uncovers one or more holes in the air bleed ring, this in turn vents the water supply line, to the venturi, to atmosphere to prevent back siphoning.

Inspection and Test

The appliance was tested at 32 Vanderwater Street, New York in the presence of Messrs J. P. Finnerty, H. Gralow and E. O. Bauman, Department of Water Supply, Gas & Electricity and Asst. Engr. J. A. Darts Committee on Test. The appliance was subjected to vacuum ranging from 27 inches of mercury to 7 inches and at no time did back flow occur.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection of test and the data filed by the applicant, the Committee on Test recommends the approval of the Gerity Dishwasher, Model A for use in New York City under the provisions of the Submerged Inlet Rules of the Board on condition that the appliance bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 762-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

918-55-SA

APPLICANT—Robert Teichman, for Simmons Industries, Inc., owner.

SUBJECT—Application November 10, 1955—Sky-Park (for parking of automobiles), approval of.

APPEARANCES—

For Applicant: Eugene M. Seccia.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative; Chairman Murdock, Commissioner Klei-
ert and Commissioner Keating 3

Negative: 0
Absent: Deputy Chief Commers 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 918-55-SA

Subject: SKY-PARK (for parking of automobiles).

Robert Teichman for Simmons Industries, Inc., Albany, New York filed November 10, 1955 an application with the Board of Standards and Appeals for approval of the appliance known as SKY-PARK (Mod. 1-A), a device for parking of automobiles under the provisions of C26-191.0 Administrative Building Code.

Purpose

The appliance is used for the parking of automobiles.

Description

The appliance essentially consists of a central column made of steel beams; one 21" WF62 and two 14" WF74 joined together to form an H column, and two platforms hydraulically powered attached to the central column, riding up and down on steel wheels.

The entire system is attached to a 2'-8" x 0'-1½" plate.

In erection the entire unit is anchored to a 9'-0" x 5'-2" x 1'-8" reinforced concrete base by means of four 1¼" bolts.

The upper platforms are independently operated and are similar to the familiar "wash racks" with the added features that the platforms are equipped with a protective pan to prevent dripping of oil, platform locks which hold the platforms in an elevated position making it impossible to lower unless power is applied and the hydraulic system is operating correctly, limit switch which controls the upward and downward travel of the platform, electric interlock plates, which prevent the lowering of the upper platform when another car is located beneath the raised upper platform.

Inspection and Test

The appliance was inspected and tested by Asst. Engr. J. A. Darts Committee on Test at 238 West 50th Street. The appliance operated as designed. The construction features were compared with the drawings submitted by the applicant marked Received November 10, 1955 and were found to comply.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the appliance known as SKY-PARK for parking of cars for voluntary use in New York City; that the appliance be limited to two platforms, with a total parking of four cars, two on ground level and two on the upper level, that the control of all parking be under the supervision of the parking lot attendant at all times, who shall have the key for the push button control in his possession, that the use of this appliance shall be permitted only in parking lots as permitted under the Zoning Regulation or in parking lots granted under a variance by the Board and further that each appliance shall bear a label permanently affixed reading "Approved by the Board of Standards & Appeals for use in New York City under Cal. No. 918-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

942-38-SA

APPLICANT—Scovill Manufacturing Company, owner.

SUBJECT—Application for consideration—reopening as to test and report as to new model of vacuum breaker—re

MINUTES

Scovill M. V. B. #21 and #22 Ballcocks; previously approved.

APPEARANCES—

For Applicant: Charles Mackey.

ACTION OF BOARD—Application reopened for test and report as to new model of vacuum breaker.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connors..... 1

32-41-SM

APPLICANT—Keasbey and Mattison Company, owner.

SUBJECT—Application for consideration—reopening as for test and report as to extension of use—re Sprayed Limpet Asbestos (acoustical treatment); previously approved.

APPEARANCES—

For Applicant: Herbert C. Lockwood and Rudolph H. Toth, Jr.

ACTION OF BOARD—Application reopened for test and report as to extension of uses.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connors..... 1

863-41-SM—Vol. II

APPLICANT—The Debevoise Company, owner.

SUBJECT—Application for consideration—reopening as Vol. II for test and report as to additional paint product—re Dereka Damp-Proof Black Paint and Dereka Metal Paint Red, No. 500; previously approved.

APPEARANCES—

For Applicant: Wm. L. Hale.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Keating 3
Negative 0
Absent: Deputy Chief Connors..... 1

880-50-SA

APPLICANT—International Projector Corporation, owner.

SUBJECT—Application for consideration—reopening for test and report as to additional models—re Sec-O-Matic Dry Cleaning System, Models AH, AHR, and AR; previously approved.

APPEARANCES—

For Applicant: Charles A. Lenge.

ACTION OF BOARD—Application reopened for test and report as to additional model.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, and Commissioner Keating 3
Negative 0
Absent: Deputy Chief Connors..... 1

143-54-SM

APPLICANT—United States Plywood Corp., owner.

SUBJECT—Application for consideration—re report as to amendment of resolution—re Weldwood ¾ hour door (weldrock core); previously approved.

APPEARANCES—

For Applicant: Warren H. Ackermann.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Keating 3
Negative 0
Absent: Deputy Chief Connors..... 1

56-36-SA

APPLICANT—York-Shipley, Inc., owner.

SUBJECT—Application for consideration—reopening as for report as to additional models and sizes—re York Horizontal Rotary Oil Burner; previously approved.

APPEARANCES—

For Applicant: Louis Glickhouse.

ACTION OF BOARD—Request to reopen for amendment withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Keating..... 3
Negative: 0
Absent: Deputy Chief Connors..... 1

THE RESOLUTION—

WHEREAS, the applicant states that he desires to withdraw the request for amendment to the resolution as adopted November 24, 1936, as set forth in a letter dated January 23, 1956.

Resolved, that the request to reopen for amendment be and it hereby is *withdrawn*.

318-55-SA

APPLICANT—Ray Oil Burner Co., owner.

SUBJECT—Application April 15, 1955—Ray Combination Gas-Oil Burner, Model PC, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over for further consideration; date to be set and applicant notified.

218-52-A

APPLICANT—J. S. Brice, for The W. L. Maxson Corporation, lessee.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—469-475 10th avenue and 501-509 West 36th street, northwest corner (roof), Block 708, Lot 31, Borough of Manhattan.

APPEARANCES—

For Applicant: J. S. Brice and E. H. Kahn.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Commissioner Keating..... 3
Negative: 0
Absent: Deputy Chief Connors..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 27, 1952, certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 27, 1952 only so far as it refers to the term of the variance which expires on May 1, 1956 so that as amended this portion of the resolution shall read:

“... granted for a temporary period to expire May 1, 1961, that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained.” (Alt. App. 328/52)

760-54-A

APPLICANT—Maxfield Blaubeux, for Eugenia O. Kilpatrick, owner (Burke Oldsmobile, Inc., lessee).

SUBJECT—Application October 6, 1954—Appeal from a decision of the borough superintendent.—re exits.

MINUTES

PREMISES AFFECTED—315-323 West 69th street, north side, 225 ft. 3 in. west of West End avenue, Block 1181, Lot 19, Borough of Manhattan.

APPEARANCES—

For Applicant: Maxfield Blaufeux.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connors..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated October 6, 1954 on Alt. App. 767/52 reads:

"3. Building exits, including cellar, should comply with Sec. 270 of the Labor Law since factory is being introduced into this building which was erected in 1925."

and

WHEREAS, the applicant states that the building is five stories and basement and 64 ft. in height, 124 ft. 6 in. front by 100 ft. in depth at street level; 124 ft. 6 in. front by 90 ft. in depth at typical floor level, of fireproof construction, erected 1926, located in an unrestricted use, A area, class 2 height district, and used and occupied since 1926 as follows: basement to fifth floors inclusive, garage for more than five cars, five persons on each floor; and now proposed to be used and occupied as follows: basement—storage garage for more than five motor vehicles, 5 persons; 1st floor—motor vehicle repair shop; 20 persons; 2nd floor—motor vehicle repair shop, 6 persons; 3rd floor—motor vehicle repair shop, 5 persons; 4th floor—motor vehicle repair shop, 5 persons; 5th floor—motor vehicle repair shop, 5 persons; the building is provided with an approved standpipe system; there is one 3 ft. 8 in. wide interior steel stair enclosed in 4 in. concrete blocks, equipped with one-hour, fireproof self-closing doors and leading from roof bulkhead direct to street and one exterior stairs on the rear extending to roof by stairs, with egress through fireproof passage at basement level to street; and

WHEREAS, Certificate of Occupancy #10808 of 1926 was issued upon completion of work under N.B. App. 430 of 1925 and permits the present use and occupancy; and

WHEREAS, Violation No. 7766 was issued Dec. 11, 1952, for occupying the building, upon completion of Alt. App. 767/52, without obtaining a certificate of occupancy; and

WHEREAS, the applicant states the primary means of egress is an interior fireproof stairway, 3 ft. 8 in. wide, from basement to roof and leading direct to street; that the secondary means of egress consists of an exterior open 3 ft. 8 in. wide iron stairway, equipped with fireproof self-closing doors leading thereto, located at the rear in an open court and leading from the fifth floor to basement level with egress through the building and indirectly to the street; that in 1952 the premises were leased to an automobile sales and service agency and plans filed for interior alterations and change of use of the building under Alt. App. 767/52 and approved July 15, 1952 and a permit issued to perform the work, and the following occupancy was approved: 5 persons in the basement; 15 on the first; 15 on the second and 5 on each of the 3rd, 4th and 5th floors and the approved use was storage garage for more than five motor vehicles and motor vehicle repair shop; that all of the work described in the approved plans has been completed and accepted by each individual department inspector; that, however, upon filing an application for a certificate of occupancy the tenant was informed that two additional objections were raised as to exits not complying with Sec. 270 of the Labor Law, and that the fire alarm system is required; and Violation No. 7766 of 1952 was subsequently issued; that in 1954 an amendment was filed to reduce the number of occupants above the first floor thereby eliminating the installation of a fire alarm system, and attempting to have the department accept the existing exits; that the objection as to exits was repeated by the plan examiner who is of the opinion that

the building is now a factory and the plans were approved erroneously; and

WHEREAS, the applicant contends that the additional use of motor vehicle repair shop conjunctive with a legal storage garage is no more hazardous than the existing use; that to be required to provide an additional Labor Law exit within the building would create an undue hardship on the tenant who would also lose valuable storage space for which rent has to be paid and no income derived; and

WHEREAS, the applicant states that the rear exterior open stairway will be maintained in good repair; that the unoccupied space shown on the approved plans on the basement floor level connecting the stairway and leading to the street will be kept clear and unobstructed; and the exit doors within said space will not be provided with any locking device; that all the rules of the Fire Department will be complied with relating to garages and motor vehicles in order to safeguard life and limb of the employees.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 767/52, Objection No. 3 and that the appeal be and it hereby is *granted*, to permit the entrances as proposed and as indicated on plans filed with this appeal marked, "Received October 6, 1954" (13 sheets) and "February 17, 1956" (one sheet) *on condition* that the means of exit from all stories, as shown, including the passageway from the rear stairway to West 69th street, on plans above cited marked, "Received February 17, 1956" shall be constructed and maintained; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area; that the repairing permitted shall be limited to the upper four floors, not including the cellar; and that such use shall be in accordance with the requirements therefor and subject to license by the fire commissioner as may be required.

28-55-A

APPLICANT—Continental Baking Co., owner.

SUBJECT—Application January 11, 1955—Appeal from an order and a decision of the fire commissioner, re direct method of refrigeration.

PREMISES AFFECTED—87-105 Heyward street, north side, 100 ft. east of Bedford avenue and 128 Rutledge street, Block 2225, Lot 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edwin N. Thorner and Louis J. Rimmelin.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Laid over to March 20, 1956, at 2 P. M., applicant to file with the Department of Buildings for general approval.

The premises were inspected by a representative of the Fire Department at the Board's request and report rendered to the Board and repeated for the benefit of the applicant who was requested to file plans of the two systems of refrigeration with the necessary connections included to the Department of Buildings for decision. If the decision is adverse a new appeal from such decision may be filed with the Board. Meanwhile present appeal from the Fire Commissioner's decision on the appeal Cal. No. 28-55-A may be held in abeyance.

475-55-A

APPLICANT—Lama, Proskauer and Prober, for Samuel Harris, owner.

SUBJECT—Application June 6, 1955—re Appeal from a decision of the borough superintendent—re change in use from lodge rooms to nursing home of three story Class III building; exit stairs.

PREMISES AFFECTED—957 Putnam avenue, north side, 100 ft. east of Ralph avenue, Block 1483, Lot 64, Borough of Brooklyn.

APPEARANCES—

For Applicant: James Vassalotti.

MINUTES

For Administration: Samuel L. Becker, Dep't of Buildings and J. A. Sweeney, Dep't of Hospitals.
ACTION OF BOARD—Laid over to February 28, 1956, at 2 P. M., for further consideration and decision; hearing closed.

384-20-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Catherine Egenberger, owner. (Quality Mirror Works, Inc., lessee.)

SUBJECT—Application for consideration—reopening as extension of time to complete to obtain a certificate of occupancy—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and business use district, the change in occupancy from public garage to manufacturing of mirror and the installation of spray booth, without the required height for loading and unloading berth.

PREMISES AFFECTED—754-764 Jamaica avenue and 1-7 Chestnut street, southeast corner, Block 4104, Lot 24, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connors..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on February 8, 1955, certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain a certificate of occupancy.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 8, 1955, under Vol. II, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has been completed but additional time is required to obtain a certificate of occupancy, that all permits including a certificate of occupancy shall be obtained within six months from the date of this *amended* resolution." (Alt. App. 3710/53)

489-37-BZ

APPLICANT—Anna M. O'Connor, for Philip and Rose A. Ferry, owner (Thomas Ferry, lessee.)

SUBJECT—Application for consideration—reopening as to extension of term of variance which expired January 16, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting partly in a business use district and partly in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—38-15 Union street, east side, 190 ft. north of Roosevelt avenue, Block 5020, Lot 3, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Anna M. O'Connor.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Keating..... 3

Negative: 0

Absent: Deputy Chief Connors..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 7, 1939, certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on January 16, 1951; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on January 21, 1946, as thereafter *amended* by resolutions adopted through January 16, 1951, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit, that other than as herein amended the resolutions above cited shall be complied with in all respects; and that a new certificate of occupancy, shall be obtained." (Misc. Corres. 3308/38; 9808/41)

766-45-BZ

APPLICANT—Monitor Equipment Corporation, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the alteration and change of occupancy from multiple dwelling to business use (offices for research bureau).

PREMISES AFFECTED—640 West 249th street (Spaulding lane) south side, 162 ft. west of Arlington avenue, Block 3419, part of Lot 290, Borough of The Bronx.

APPEARANCES—

For Applicant: Theodore K. Quinn.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Keating..... 3

Negative 0

Absent: Deputy Chief Connors..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 19, 1946, certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on October 29, 1946; and

WHEREAS, the applicant requested an extension of the term of the variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 19, 1946, as thereafter *amended* by resolution adopted October 29, 1946, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision c, for a term of ten years from the date of this *amended* resolution, to permit, that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 763/45)

681-50-BZ

APPLICANT—Paul Friedman, for Enrico and Antonetta Pelella, owners.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—678-684 (678 displayed) Prospect place, south side, 100 ft. west of Bedford avenue, Block 1231, part of Lot 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Buildings.

MINUTES

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connors..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 27, 1951, certain condition; and

WHEREAS, the resolution was amended on March 3, 1953; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 27, 1951, as thereafter *amended* by resolution adopted on March 3, 1953, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

“... *granted* under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution.” (Alt. App. 2678/50)

909-52-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application for consideration—reopening as to amendment to pumps—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7h of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—198-30 Jamaica avenue and 94-04 199th street, southwest corner, Block 10829, Lot 56, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connors..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 23, 1955, certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on February 23, 1955, only as far as it refers to the number of pumps so that as *amended* this portion of the resolution shall read:

“that pumps as shown may be changed so as to combine the two pump islands with two pumps each into one pump island with four pumps, as indicated on revised plan marked “Received January 31, 1956”, (1 sheet); and that in all other respects the resolution above cited shall be complied with.” (N.B. 5259/52)

673-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Simone V. Shaw and Sylvia Lubash, owners.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the borough superintendent); previously granted on condi-

tion, under sections 7c, 7h and 21 of the zoning resolution, permitting in a residence use district, for a term of twenty years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office and permitting the erection of a two story dwelling, constituting the erection of two buildings on one lot and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—196-23 to 196-43 (196-25 official) Hillside avenue and 87-88 to 87-98 197th street, northwest corner, and 196-38 to 1946-46 (196-40 official) Foothill avenue, Block 10509, Lot 265, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: James Vassalotti.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Keating 3
Negative 0
Absent: Deputy Chief Connors..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on February 23, 1955, certain conditions; and

WHEREAS, the resolution was amended on November 29, 1955; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 23, 1955, as thereafter *amended* by resolution adopted November 29, 1955, only so far as it has reference to the dwelling required to be constructed on the premises, so that as *amended* this portion of the resolution shall read:

“that such dwelling may be changed in size as now proposed and indicated on revised plans filed with this request for amendment marked “Received January 31, 1956”, 1 sheet, *on condition* that in all other respects the resolution above cited shall be complied with.” (N.B. 2153/54, N.B. 2154/54)

843-54-BZ

APPLICANT—Leon Rosenthal, for Morris Pickman, owner. (MGM, Inc., lessee).

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under sections 7h and 21 of the zoning resolution, permitting in the local retail use B area district portion of plot, the erection and maintenance of a structure (dining car) using more than the area permitted and permitting the parking of motor vehicles in residence use portion of plot for patrons and employees only with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—87-87 Francis Lewis boulevard, south side, from Whitehall terrace to Hillside avenue, Block 10589, Lot 1, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connors..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 1, 1955, certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 1, 1955, by adding thereto:

"that in the event the owner desires to reduce the size of the building, as shown on revised plans marked "Received January 31, 1956", (4 sheets), and as acted on by the Borough Superintendent under decision dated January 25, 1956, acting on N.B. App. 3478/54, Objections 1, 2, 3 and 4, such changes may be permitted, including the increase of the curb cut on Francis Lewis boulevard from 15 to 25 feet, *on condition* that in all other respects the requirements of the resolution above cited shall be complied with."

844-54-A

APPLICANT—Leon Rosenthal, for Morris Pickman, owner (MGM, Inc., lessee).

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—87-87 Francis Lewis boulevard, east side, from Whitehall terrace to Hillside avenue, Block 10589, Lot 1, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connors..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 1, 1955, certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 1, 1955, by adding thereto:

"that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto other than as permitted by resolution adopted under Cal. No. 843-54-BZ as *amended* this day." (N.B. 3478/54)

141-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Willonia Amusement, Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment as to change of use—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and business use district, the change in occupancy from motion picture theatre (previously granted by the Board under Cal. No. 937-19-BZ), to dress manufacturing offices and storage on 1st floor and offices on 2nd floor.

PREMISES AFFECTED—530-540 Livonia avenue and 481-495 Williams avenue, Southeast corner, Block 3819, Lot 17, Borough of Brooklyn.

APPEARANCES—

For Applicant: James Vassalotti.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connors..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1955 certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 19, 1955, by adding thereto:

"that in the event the owner desires to change the occupancy of this building from that permitted as a factory to storage of scenery used in connection with Television shows, as acted on by the Borough Superintendent under Alt. App 4700/54, dated January 23, 1956, and as shown on revised plans marked "Received January 31, 1956", (2 sheets), such change may be permitted, *on condition* that all wood used on the premises shall be fireproofed in accordance with requirements therefor and all paint used shall be the waterpaint type only and all cloth used shall be flameproofed to the satisfaction of the fire commissioner; that in all other respects the requirements of the resolution above cited shall be complied with and such fire-fighting equipment shall be maintained as the Fire Commissioner shall direct."

493-41-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening as to reconstruction and extension, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the erection and maintenance of an accessory building on an existing gasoline service station.

PREMISES AFFECTED—2322 First avenue, northeast corner of East 119th street, Block 1807, Lot 1 and part of Lot 48, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider reconstruction and extension.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connors 1

1130-48-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Teeson Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting for a term of years, in a residence and local retail use district, the maintenance of a golf driving range.

PREMISES AFFECTED—231-05 Northern boulevard, northeast corner of 231st street, Blocks 8086, 8087, 8088, 8089 and 8084, Lots 1, 50, 112, 122, 102, 105, 111, 92, 71, 20, 25, 30, 50, 85, 7, 63, 64, 1, 9, 34, 45, 76 and 84, Douglaston Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connors..... 1

Remaining Minutes of the Meeting of February 21, 1956 will be printed in the Bulletin of March 6, 1956.

PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES RELATIVE TO SUBMERGED INLETS AND PROTECTIVE METHODS TO BE APPLIED TO PREVENT CONTAMINATION OF WATER SUPPLY

Adopted by the Board of Standards and Appeals February 3, 1939, effective in accordance with Section 666, Paragraph 2, of the New York City Charter, February 27, 1939, as amended December 4, 1942, effective December 28, 1942, as amended September 10, 1946, effective October 7, 1946 and as amended on February 10, 1948, effective March 8, 1948.

(Cal. No. 835-38-SR)

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2 of the New York City Charter pertaining to Sections C-26-1268.0,c,4 and C26-1277.0h, of the Administrative Building Code.

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Board of Standards and Appeals on Friday, March 2, 1956 at 10 A.M. in Room 1013 Municipal Building, Manhattan, on the following Proposed Amendments to the Rules Relative to Submerged Inlets and Protective Methods to be Applied to Prevent Contamination of Water Supply.

Note: It is proposed to amend Rule 1 as indicated. New matter appears in *Italics*; old matter to be deleted appears in brackets [].

Rule 1. Vacuum Breakers.

All vacuum breakers prescribed under these rules shall be set at least four inches above the flood level rim of fixtures or as otherwise specifically provided for in these rules. Each fixture with submerged inlets shall be independently controlled by an approved vacuum breaker or breakers the full size of supply pipe, as set forth in these rules. All hose coupling outlets and serrated tip outlets for hose connections [within buildings] are deemed to be submerged inlets, and shall be independently protected with an approved vacuum breaker. [Outside hose coupling outlets for garden or sidewalk use, drain] *Drain* cocks for hot water and steam boilers and hose connections on fire fighting equipment are excepted. *Vacuum breakers for outside hose bibs shall be placed 24 inches above the surface of the ground near the hose bib and at least 12 inches above the top of the highest submerged lawn sprinkler.*

Rule 2. Submerged Inlets.

Water supply inlets to fixtures shall be located at least one inch above the flood level rim of the fixture, except when submerged inlets are absolutely essential for the proper functioning of a fixture, or as otherwise provided for in these rules.

Water supply lines to water preheating apparatus utilizing waste water shall be equipped with an approved vacuum breaker located at least four feet above the highest elevation of the preheating apparatus or coil with a check valve between the vacuum breaker and the preheating apparatus. Any hot water boiler supplied through such preheating device and having an independent cold water supply line shall have the cold water supply line equipped with a vacuum breaker and check valve located at least four inches above the highest elevation of the boiler.

Rule 3. Flush-Valve Fixtures.

Flush-valve controlled fixtures, with submerged inlets supplied directly or indirectly from the City Water Supply System, shall be equipped with an approved vacuum

breaker in the supply line not less than four inches above the flood level rim of the fixture.

Rule 4. Ballcocks.

All flush tanks operated by ballcocks shall have an approved vacuum breaker located not less than three-quarter inch above the overflow outlet of the flush tank.

Ballcocks controlling water supply to suction, roof or other intermediate tanks shall be located at least one inch above the flood level rim of the tank excepting that in roof tanks equipped with an overflow of a size at least one commercial diameter larger than the water supply pipe, the ballcock may be located two inches above the highest elevation of the overflow pipe. The overflow and emptying pipes of roof, suction and intermediate tanks shall not be directly connected to a drainage system, notwithstanding the permissive provisions of Section C26-1273.0,d of the Administrative Building Code for connection to a leader.

Rule 5. Sterilizers.

Direct water supply connections to all sterilizers are prohibited, except such equipment as is approved by the Board. When approved sterilizers are used, the waste piping from sterilizers shall not connect directly with any drainage system.

Rule 6. Aspirators—Water Siphons.

Direct water supply connections to aspirators, water siphons or similar apparatus is prohibited except when approved by the Board. The waste pipe for this type of apparatus shall not connect directly with any drainage system.

Rule 7. Bidets—Bed Pan Washers.

Direct water supply connections to a bidet is prohibited. Water supply connection to bed pan washers or similar apparatus shall be equipped with an approved vacuum breaker and check valve, the latter located between the fixture and the vacuum breaker. Water supply to bed pan washers equipped with an approved flush valve shall be governed by Rule 3.

Bed pan washers may be equipped with steam connections only when such equipment has been approved by the Board.

Rule 8. Sump or Well Pumps.

Direct water supply connections for priming purposes to sump, well or similar type pumps when permitted by the Department of Water Supply, Gas and Electricity shall be connected to the inlet side of the pump and be equipped with an approved vacuum breaker and check valve, the check valve to be located between the pump and the vacuum breaker.

Rule 9. Condensers.

Direct water connections to refrigeration unit for cooling purposes shall be equipped with an approved check valve to prevent possible back flow of ammonia or other refrigerant from defective condenser coils or jackets, except in such installations where the water supply piping is entirely outside of the piping or tank containing the refrigerant and two independent wall thicknesses of metal separate the refrigerant from the city water supply. Refrigeration units containing more

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PUBLIC HEARING

than twenty pounds of refrigerant shall be provided with an additional safeguard in the form of an approved relief valve installed at the outlet side of the check valve, such relief valve being set at five pounds above the maximum water pressure at the point of installation. Direct water connection is prohibited under Section C26-1223.0 Administrative Building Code.

Rule 10. Mortuary, Dissection, Operating and Embalming Tables or Equipment.

Mortuary, dissection, operating and embalming tables or equipment shall have no direct water supply connection. Hose used with such equipment shall terminate at least 12 inches at any point from the table or attachments.

Rule 11. Dishwashing and Laundry Machines.

Direct water supply to dishwashing and laundry machines shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker, and the fixture. The vacuum breaker shall be located at least 4" above the highest elevation of the machine.

Rule 12. Chemical Solution Tanks or Apparatus

Direct water supply connections, when permitted by the Department of Water Supply, Gas and Electricity, to any tank or apparatus containing any chemical shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker and the tank or apparatus.

Rule 13. Steam Tables.

Steam tables used exclusively for the warming of food stuffs and provided with a water supply inlet elevation at least one inch above the overflow outlet, the area of which is at least four times that of the water supply piping, shall be equipped with an approved horizontal swing check valve in the water supply piping.

Where elevation of the water supply piping inlet is less than one inch above the overflow outlet, or when the area of the overflow outlet is less than four times that of water supply piping, the water supply piping shall be equipped with an approved vacuum breaker located at least four inches above the maximum overflow level of the fixture.

NOTICE

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

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MAR 23 1956

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

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No. 10

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engi-
neers, pertaining to the work of the board, will be seen only
between the hours of ten in the morning and one in the
afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

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106-56-BZ—B.Bx.—2636 Morris avenue and 51-53 East 193rd street, northeast corner, Block 3177, Lots 18 and 56, Borough of The Bronx, Alt. 1204-55—re parking and storage of motor vehicles for tenants in 42 family multiple dwelling—residence use district.

107-56-BZ—B.M.—115-119 East 75th street, north side, 85 ft. west of Lexington avenue, Block 1410, Lot 11, Borough of Manhattan, Alt. 1715-55—re roof garage—residence and restricted retail use district.

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447-49-SM—Williamsburg Patent 1½ Hour Test Hollow Metal Door (reopened for test and report as to proposed change in construction), manufactured by Williamsburg Steel Products Co., Material.

518-51-SA—Carrier Weathermaker, Models 50K4, 50K6, 50K8, 50K12 and 50K16 (reopened for test and report as to additional models), manufactured by Carrier Corp., Appliance.

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Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—\$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

MARCH 6, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 6, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

535-37-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Nost-Mont Garage, Inc., owner.

SUBJECT—Application reopened October 18, 1955 as Vol. IV—re (decision of the borough superintendent) under

sections 7c, 7i, 7h and 7e of the zoning resolution, to permit in a business and residence use district the proposed change of use from a public garage for more than 5 cars, parking of not more than 30 cars, to gasoline service station, public garage, motor vehicle repairs, lubritorium, automatic auto laundry, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—958-990 Nostrand avenue and 412-416 Montgomery street, southwest corner and 291-301 Sullivan place, Block 1305, Lot 40, Borough of Brooklyn.

Laid over from January 24, 1956 to March 6, 1956, for inspection and decision; hearing closed.

446-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Fulton Reid Realty and Holding Corporation, owner.

SUBJECT—Application reopened September 20, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a local retail use district, the extension of the existing structure for use as meat processing, cooler, storage plant, offices and dressing rooms. The proposed extension exceeds the area permitted in a C area district.

PREMISES AFFECTED—70-76 Marion street and 349-359 Reid avenue, southeast corner and 1755-1763 Fulton street, Block 1695, Lots 1 and 4, Borough of Brooklyn.

Laid over from January 24, 1956, to March 6, 1956, for inspection and decision; hearing closed.

285-55-BZ

APPLICANT—John J. Tricarico, for Nick Pizaaz, owner.

SUBJECT—Application April 7, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, motor vehicle repair shop and to permit the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—1777-1783 McDonald avenue, east side, 170 ft. 8½ in. north of Avenue P, Block 6608, Lot 64, Borough of Brooklyn.

Laid over from January 24, 1956 to March 6, 1956, for inspection and decision; hearing closed.

260-55-BZ

APPLICANT—Abraham Grossman, for Leonard J. Swanson, owner.

SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from 4 car private garage on first floor to plumbing shop, office and private garage for 2 cars.

PREMISES AFFECTED—37-39 Perry street, north side, 215 ft. 4 in. west of Waverly place, Block 613, Lot 38, Borough of Manhattan.

Laid over from January 31, 1956, to March 6, 1956, for inspection and decision; hearing closed.

457-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Morton Linzer and Irving Perelstein, owners.

SUBJECT—Application June 8, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7e of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—163-01 to 163-19 (163-05 official) Rockaway boulevard, 165-01 to 165-15 146th avenue, northeast corner and 165-02 to 165-10 145th drive, Block 13295, Lot 1, Springfield, Borough of Queens.

Laid over from January 31, 1956, to March 6, 1956, for inspection and decision; hearing closed.

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572-55-BZ

APPLICANT—Ingram S. Carner, for John Chianello and Guido Mastroianni, owners.

SUBJECT—Application July 12, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the proposed conversion from a private dwelling to a class A multiple dwelling of class 3 construction.

PREMISES AFFECTED—39-19 222nd street, east side, 137.33 ft. south of 39th avenue, Block 6340, Lot 127, Bayside, Borough of Queens.

Laid over from January 31, 1956, to March 6, 1956, for inspection and decision; hearing closed.

802-55-BZ

APPLICANT—Paul Friedman, for Edna Greiner, owner.

SUBJECT—Application October 13, 1955—re (decision of the borough superintendent) under sections 7f, 7A and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs (hand tools only), car washing (non-automatic), office, storage and sale of auto accessories, parking of more than 5 cars waiting to be serviced, with proposed show window less than 75 ft. from a residence use district, for a term of 15 years.

PREMISES AFFECTED—219-11 to 219-19 Northern boulevard and 43-32 to 43-38 220th street, northwest corner, Block 6322, Lot 24, Bayside, Borough of Queens.

Laid over from January 31, 1956, to March 6, 1956, for inspection and decision; hearing closed.

1069-27-BZ—Vol. III

APPLICANT—Larry Meltzer, for Anna Pillitteri, owner.

SUBJECT—Application reopened June 7, 1955 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the erection and maintenance of an automatic auto laundry, simonize room, boiler room and offices.

PREMISES AFFECTED—6702-6724 New Utrecht avenue and 1501-1511 Ovington avenue (68th street), northwest corner and 6703-6725 15th avenue, Block 5565, Lot 1, Borough of Brooklyn.

Laid over from February 7, 1956, to March 6, 1956, for inspection and decision; hearing closed.

512-29-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Merry Twins, Inc., owner.

SUBJECT—Application reopened May 17, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a business and residence use district the proposed extension of present gasoline service station and use of premises as gasoline service station, lubritorium, auto washing, office and sale of accessories, minor repairs (hand tools only) and parking and storage of more than 5 motor vehicles, with curb cuts and sign closer to the residence use district than permitted.

PREMISES AFFECTED—173-02 to 173-16 64th avenue, southeast corner of Fresh Meadow lane, Block 6902, Lot 26, Flushing, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed; applicant to file additional information and engineer to check plan as to actual amount of land taken by the city.

21-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Minnie Berkowitz, owner.

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit in a business and residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only) auto laundry (non-

automatic) office, storage and sale of auto accessories, parking for more than 5 cars waiting to be serviced for a term of 15 years.

PREMISES AFFECTED—379-389 Kings highway and 1753-1763 West 3rd street, northeast corner, Block 6654, Lots 37, 39 and 40, Borough of Brooklyn.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed.

416-54-BZ

APPLICANT—Siegel and Green, for Kollsman Instrument Corp., lessee (Leator Corp., owner).

SUBJECT—Application May 26, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles for patrons and employees (no fee to be charged).

PREMISES AFFECTED—42-61 81st street, west side, 100 ft. north of 45th avenue, Block 1527, Lot 6, Elmhurst, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed.

423-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Epstein, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, high speed auto laundry, lubritorium, body and fender work, welding, incidental repairs, brake testing, wheel alignment, incidental painting and spraying, office and sales, parking of motor vehicles awaiting service with entrances closer to the residence use district than permitted.

PREMISES AFFECTED—70-11 to 70-19 Northern boulevard, and 32-62 to 32-70 71st street, northwest corner, Block 1166, Lot 37, Woodside, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed.

657-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Pietro Ventola, owner.

SUBJECT—Application August 8, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use D area district the extension of restaurant, bar, cabaret, parking of more than 5 cars, and 1 family residence into the residence use district exceeding permissible coverage and without the required rear yard.

PREMISES AFFECTED—1012-1022 Ralph avenue, west side, 80 ft. south of Snyder Avenue, Block 4731, Lot 42, Borough of Brooklyn.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed.

135-55-BZ

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail and retail use C area district the extension of existing structure on first story, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. $\frac{1}{8}$ in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

Laid over from December 13, 1955, to January 31, 1956, for inspection and decision; hearing closed; then to February 15, 1956, at the request of applicant for redesign of rear exit; then to March 6, 1956, at the request of applicant to furnish new arrangement for rear exit.

CALENDAR

136-55-A

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

SUBJECT—Application February 18, 1955—re Appeal from a decision of the borough superintendent re exits.

PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. $\frac{1}{8}$ in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

714-55-BZ

APPLICANT—Henry George Greene, for Joseph Eisner and Joseph I. Lubin, co-partners, owners (Bres Realty Co., lessee).

SUBJECT—Application September 15, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a manufacturing and restricted retail use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—329-331 East 46th street, north side, 275 ft. west of 1st avenue, Block 1339, Lots 14, 15 and 36, Borough of Manhattan.

Laid over from February 15, 1956, to March 6, 1956, for inspection and decision; hearing closed.

480-55-BZ

APPLICANT—George W. Swiller, for Tivoli Realty Corp., owner.

SUBJECT—Application June 15, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed alteration of existing 4 apartments, with a total of 11 rooms, into stores at the first story of the 4 story class A multiple dwelling, new law tenement, the extension from 2 stores and 5 apartments to 7 stores and 1 apartment.

PREMISES AFFECTED—1090-1098 Croes avenue and 1700-1712 Watson avenue, southeast corner, Block 3723, Lot 48, Borough of The Bronx.

Laid over from February 21, 1956, to March 6, 1956, for applicant to file proof of service of notice to affected property owners.

576-37-BZ—Vol. II

APPLICANT—William A. Giesen, for B. J. Denihan, Inc., and Deborah E. Dumont, owners (B. J. Denihan, Inc., and Shamrock Cleaners, Inc., lessees).

SUBJECT—Application reopened October 19, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, to change the use of part of the combined structure from residence to commercial use and other parts of the combined structure from one commercial use to another commercial use.

PREMISES AFFECTED—215-221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

Laid over from January 10, 1956, to February 28, 1956, for inspection and decision; hearing closed; then to March 6, 1956, for inspection and decision.

809-54-A

APPLICANT—William A. Giesen, for B. J. Denihan, Inc., and Deborah E. Dumont, owners (B. J. Denihan, Inc., and Shamrock Cleaners, Inc., lessees).

SUBJECT—Application September 28, 1954—re Appeal from a decision of the borough superintendent—non fire-proof construction, area excessive.

PREMISES AFFECTED—215-221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

434-16-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Marjorie E. Hart, owner (J. J. Hart, Inc., lessee).

SUBJECT—Application reopened March 3, 1953 as Vol. IV—re (decision of the borough superintendent) under

section 7f of the zoning resolution, to permit in a business and unrestricted use district proposed addition of garage for more than 5 motor vehicles to proposed occupancy as granted by the Board of Standards and Appeals under Cal. 434-16-BZ. Proposed driveway on Bedford place is contrary to original and amended resolution of the Board.

PREMISES AFFECTED—1095-1107 Atlantic avenue and 14-36 Bedford place, northwest corner, Block 2021, Lot 20, Borough of Brooklyn.

Laid over from January 24, 1956 to February 28, 1956, for inspection and decision; hearing closed; applicant to file stipulation as to discontinuance of parking of cars; then to March 6, 1956, for applicant to file the stipulation of owner as to discontinuance of parking of cars on Bedford Place.

118-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Paul Keller, owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, parking of cars waiting to be serviced, office and sales, storage.

PREMISES AFFECTED—2269-2281 8th avenue and 301 West 122nd street, northwest corner and 242-252 St. Nicholas avenue, Block 1949, Lot 29, Borough of Manhattan.

754-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Mary Gianos, Marie Colonna and Theodore Sagliocca, owners.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), car washing (non automatic), office, storage and sale of auto accessories, and parking of cars waiting to be serviced all for a term of 15 years.

PREMISES AFFECTED—76-31 to 76-45 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

300-54-BZ

APPLICANT—Enzo Gaspari, for Consiglia Aufiero, owner.

SUBJECT—Application April 16, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use, C area district, the extension of existing commercial building, using more than the area permitted, without the required rear yard.

PREMISES AFFECTED—3222 Ely avenue, east side, 170 ft. north of Burke avenue, Block 4755, Lot 50, Borough of The Bronx.

888-54-BZ

APPLICANT—Abraham Grossman, for 87-25 108th Street Corp., owner.

SUBJECT—Application November 24, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from stable, garage and apartment to existing use of refrigerator storage, servicing and testing.

PREMISES AFFECTED—87-25 108th street, east side, 229.17 ft. south of Jamaica avenue, Block 9298, Lot 62, Richmond Hill, Borough of Queens.

291-55-BZ

APPLICANT—Herman Kron, for L. B. Oil Co., Inc., owner.

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SUBJECT—Application April 13, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit partly in an unrestricted and partly in a business use district the erection and maintenance of a storage garage for more than 5 motor vehicles, auto repairs, and gasoline service station.

PREMISES AFFECTED—335-343 Bowery and 2-4 East 3rd street, southeast corner, Block 458, Lot 6, Borough of Manhattan.

513-55-BZ

APPLICANT—Irrving P. Marks, for Frank and William Marx, owners (o/u/c—Joseph Skolnik).

SUBJECT—Application June 23, 1955—re (decision of the borough superintendent) under section 7A of the zoning resolution, to permit in an unrestricted use district, the change in occupancy from garage and factory for the manufacture of wooden station wagon bodies, dwelling and stores to gasoline service station, lubritorium, washing, repair shops, office, parking and storage of more than 5 motor vehicles, with curb cuts and signs less than 75 ft. from the residence use district.

PREMISES AFFECTED—163-171 Clifton place and 314 Franklin avenue, northwest corner, Block 1949, Lot 44, Borough of Brooklyn.

709-55-BZ

APPLICANT—Henry Kohler, for Louis L. Rosenberg, owner.

SUBJECT—Application September 12, 1955—re (decision of the borough superintendent) under sections 21, 7e and 7h of the zoning resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a gasoline service station, sales office, lubritorium, storage and parking of more than 5 motor vehicles, within the required setback, also the erection of signs within the required setback.

PREMISES AFFECTED—1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 8299, Lots 63-68 inclusive, Borough of Brooklyn.

732-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Tiron Management Corp., owner.

SUBJECT—Application September 19, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—1829-1835 Caton avenue, north side, 105 ft. west of Ocean avenue, Block 5061, Lots 49 and 51, Borough of Brooklyn.

777-55-BZ

APPLICANT—Charles M. Spindler, for Milber Realty Corp., owner.

SUBJECT—Application September 30, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, garage for more than 5 motor vehicles, motor vehicle repair shop, auto safety inspection station, office, sale of auto accessories, lubrication, auto washing.

PREMISES AFFECTED—858-870 Gates avenue, south side, 72 ft. 5 in. east of Reid avenue, Block 1637, Lot 5, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 6, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon March 6, 1956, at 2 o'clock in Room

1013, Municipal Building, Manhattan, on the following matters:

685-54-A

APPLICANT—Samuel Rosenblum, for Falstaff Realty Inc., owner.

SUBJECT—Application August 12, 1954—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—64-66 Nassau street, east side, 52 ft. 6 in. south of John street, Block 67, Lot 25, Borough of Manhattan.

834-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Finkel Umbrella Frame Company, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re Appeal from a decision re an order of the fire commissioner—re dip tank covers, etc.

PREMISES AFFECTED—890-914 Brush avenue, east side, 551.16 ft. south of Bruckner boulevard 2nd floor, Block 5541, Lot 130, Borough of The Bronx.

700-54-A

APPLICANT—Frank Braun, for Alabama Realties, Inc., owner (Canarsie Unit Jehovah's Witnesses, lessees).

SUBJECT—Application September 14, 1954—re Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—568-574 Sutter avenue, southeast corner of Alabama avenue, Block 3769, Lot 21, Borough of Brooklyn.

442-55-A

APPLICANT—Harry L. Alper, for 1913 3rd Avenue, Inc., owner (Bess Mile Shoe Co., Inc., lessee).

SUBJECT—Application June 3, 1955—Appeal from a decision of the borough superintendent—re cellar stairs.

PREMISES AFFECTED—1911-1913 3rd avenue, east side, 60 ft. 7 in. north of East 105th street, Block 1655, Lot 3, Borough of Manhattan.

37-55-A

APPLICANT—Mayflower Doughnut Corp., lessee, for Irving Maidman, owner.

SUBJECT—Application January 19, 1955—Appeal from a decision of the Commissioner of Health—re cellar bakery.

PREMISES AFFECTED—565 Lexington avenue, northeast corner of East 50th street, Block 1305, Lot 20, Borough of Manhattan.

157-55-A

APPLICANT—Nassau Smelting and Refining Co., Inc., owner.

SUBJECT—Application February 25, 1955—Appeal from a decision of the fire commissioner—re permit for smoking.

PREMISES AFFECTED—1 Nassau place, northeast corner of Arthur Kill road, Block 7971, Lot 125, Tottenville, Borough of Richmond.

872-55-A

APPLICANT—Jacob Jancourtz, for Bessie and Frances Schwartz, owners.

SUBJECT—Application November 4, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sections 212 and 27 of the Multiple Dwelling Law re legal yard.

PREMISES AFFECTED—700 Columbus avenue, northwest corner of West 94th street, Block 1225, Lot 29, Borough of Manhattan.

1030-55-A

APPLICANT—National Carbon Co., Division of Union Carbide and Carbon Co., owner.

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SUBJECT—Application December 21, 1955—re storage and sale of combustible mixture known as "Prestone Brand 10 Minute Radiator Flush" in Metal Containers (caps on containers not in accordance with Administrative Code requirements).

2-56-A

APPLICANT—Leonard F. Rothkrug, for Robert L. Graham and Ross F. Eadie, Executor u/w of Clement M. Ogden, owner (Skidmore and Mason, lessees).

SUBJECT—Application January 3, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—551-553 West 22nd street, north side, 125 ft. east of 11th avenue, Block 694, Lot 7, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

MARCH 13, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 13, 1956, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

361-52-BZ—Vol. II

APPLICANT—Ingram S. Carner, for LMJ Realty Corporation, owner.

SUBJECT—Application reopened October 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs, sales and storage of auto accessories, storage of more than 5 cars waiting to be serviced with show windows and curb cuts and signs less than 75 ft. from the residence district.

PREMISES AFFECTED—9609-9625 Ditmas avenue and 732-742 Rockaway parkway, northwest corner, Block 8114, Lots 1, 6, 63 and 64, Borough of Brooklyn.

Laid over from January 24, 1956, to March 13, 1956, for inspection and decision; hearing closed; applicant to file revised plan showing the route for the auto laundry, space for cars, etc.

73-55-BZ

APPLICANT—Henry Nordheim, for Rubenstein and Tutanauer, owners.

SUBJECT—Application February 3, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, and office and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1680 Gun Hill road and 1674 Allerton avenue, intersection of Gun Hill road, Allerton avenue and Lodovick avenue, Block 4539, Lot 1, Borough of The Bronx.

Laid over from February 7, 1956, to March 13, 1956, for inspection and decision; hearing closed.

573-55-BZ

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application July 13, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto wrecking (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner and 1727 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

Laid over for inspection and decision; hearing closed; date to be set, awaiting information as to action of Board of Education and the Board of Estimate as to proposed adjacent school; then set for January 17, 1956; then to February 15, 1956, for information from the Board of Education; then to March 13, 1956, at 10 a.m.; hearing previously closed.

1044-55-A

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application December 27, 1955—filed pursuant to section 35, General City Law re part of premises located in bed of mapped street—Clintonville street.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner, and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

950-54-BZ

APPLICANT—Herman Kron, for L. B. Oil Co., Inc., owner.

SUBJECT—Application December 14, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the proposed erection of gasoline service station, auto repairs, office, store, parking and storage of more than 5 cars and sale of used cars. Proposed driveway is more than 25 ft. from the intersection of Bruckner boulevard and Evergreen avenue.

PREMISES AFFECTED—1475 Bruckner boulevard, northwest corner of Evergreen avenue, Block 3711, Lot 1, Borough of The Bronx.

Laid over from February 15, 1956, to March 13, 1956, for inspection and decision; hearing closed; applicant to file revised plans.

83-55-BZ

APPLICANT—A. M. and F. P. Luongo, for Frank Dolansky, owner.

SUBJECT—Application February 4, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit the proposed exit through kitchen of a restaurant located in a retail use district, through adjoining property located in a residence use district.

PREMISES AFFECTED—345 Myrtle avenue, north side, 74 ft. 10¾ in. east of Carlton avenue, Block 2044, Lots 80 and 88, Borough of Brooklyn.

Laid over from February 15, 1956, to March 13, 1956, for inspection and decision; hearing closed.

245-55-BZ

APPLICANT—Burke, Green and Groh, for Joseph T. King, owner.

SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the proposed erection of a 1 family residence of class 4 construction, and garage with a setback of less than 15 ft. from the street line, and including a side yard of less than the minimum five feet as required.

PREMISES AFFECTED—219-44 89th avenue, southwest corner of 220th street, Block 10665, Lot 51, Bellerose, Borough of Queens.

Laid over from February 15, 1956, to March 13, 1956, for inspection and decision; hearing closed; applicant to file plan of first two or three adjoining houses and show in what respect they do not comply with G-1 requirements.

246-55-BZ

APPLICANT—Burke, Green and Groh, for Joseph T. King, owner.

SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area

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district the proposed erection of a 1 family residence of class 4 construction and garage with a setback of less than 15 ft. from the street line and including a side yard of less than the minimum five feet as required.

PREMISES AFFECTED—220-02 89th avenue, southeast corner of 220th street, Block 10666, Lot 46, Bellerose, Borough of Queens.

Laid over from February 15, 1956, to March 13, 1956, for inspection and decision; hearing closed; applicant to file plan of first two or three adjoining houses and show in what respect they do not comply with G-1 requirements.

530-55-BZ

APPLICANT—Abraham N. Horowitz and Herbert Glabman, for Silver Castelli, owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication and accessory sales and minor repairs with hand tools only, with proposed show window less than 75 ft. from the residence use district, all for a term of 15 years.

PREMISES AFFECTED—144-11 to 144-21 Rockaway boulevard and 123-32 to 123-42 145th street, northeast corner, Block 12047, Lot 32, South Ozone Park, Borough of Queens.

Laid over from February 15, 1956, to March 13, 1956, for inspection and decision; hearing closed.

104-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Potter Brothers, Inc., owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the continued use of an existing factory and storage building for a term of 5 years.

PREMISES AFFECTED—150-18 to 150-22 Tahoe street, west side, 170.07 ft. south of Albert road, Block 11556, Lot 23, Ozone Park, Borough of Queens.

Laid over from January 10, 1956, to February 7, 1956, for applicant to submit information as to amount of manufacturing, if any, any machinery, drainage from roof and whether owner has complied with the Board's original resolution; hearing closed; then to February 28, 1956, for inspection and decision; then to March 13, 1956, for applicant to furnish statement as to prevailing conditions, including lease of occupant.

756-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.

SUBJECT—Application September 6, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the extension of an existing building used for restaurant, storage and cabaret and to permit parking of patrons' cars.

PREMISES AFFECTED—2640-2660 Ocean parkway and 63-73 Nixon Court, northwest corner and 64-70 Murdock Court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

Laid over from January 17, 1956, to February 7, 1956, for inspection and decision; hearing closed; applicant to revise plans and file new decision of the borough superintendent; then to February 21, 1956, for applicant to file revised plans showing reorientation of the kitchen and no cabaret or dancing; hearing previously closed; then to February 28, 1956, for further inspection and decision; then to March 13, 1956, for further inspection and decision.

757-55-A

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.

SUBJECT—Application September 6, 1955—re Appeal from

a decision of the borough superintendent—relating to the proposed use of a portion of a plot within the 30 ft. Ocean parkway setback for the parking of patrons cars and the construction of a driveway entrance accessory thereto.

PREMISES AFFECTED—2640-2660 Ocean parkway and 63-73 Nixon court, northwest corner and 64-70 Murdock court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

594-29-BZ—Vol. IV

APPLICANT—Kitzler and Nurick, for Jeanne Frischling, owner (Morey Motors, lessee).

SUBJECT—Application reopened June 7, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7i and 7e of the zoning resolution, to permit in a business and residence use district the proposed change in occupancy from auto showroom, simonizing, greasing, washing, auto repairs for more than 5 cars (hand tools only), office and dressing room to auto showroom, simonizing, greasing, washing and auto repairs (hand tools only) for more than 5 cars, and gasoline service station.

PREMISES AFFECTED—5810-5824 Bay parkway and 2177-2183 59th street, northwest corner, Block 5508, Lot 44, Borough of Brooklyn.

550-32-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Anita Albanese, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7i, 7i and 7A of the zoning resolution, to permit in a retail use district, the proposed change of use from office, parking and storage lot for more than 5 motor vehicles and area 20 ft. x 65 ft. to be used for selling used motor vehicles, to gasoline service station, lubricatorium, minor repairs, car washing, office and sales, storage parking, and storage of motor vehicles, with proposed show window and sign less than 75 ft. from residence use district.

PREMISES AFFECTED—9902-9912 4th avenue and 352-360 99th street, southwest corner, Block 6134, Lot 22, Borough of Brooklyn.

463-50-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Patrick Filomio, owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed erection and maintenance of an auto laundry.

PREMISES AFFECTED—3221-3225 Boston road and 3250-3254 Laconia avenue, northeast corner, Block 4614, Lot 22, Borough of The Bronx.

162-53-BZ

APPLICANT—The Horn and Hardart Co., owner.

SUBJECT—Application February 10, 1953—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district the maintenance of 2 existing electric signs at right angle to building projecting more than the permitted distance.

PREMISES AFFECTED—451-457 Lexington avenue and 124-130 East 45th street, southeast corner, Block 1299, Lot 51, Borough of Manhattan.

499-55-BZ

APPLICANT—Robert Gottlieb, for Jacob and Gussie Furman, owners.

SUBJECT—Application June 17, 1955—re (decision of the borough superintendent) under sections 19A and 21 of the zoning resolution, to permit in a business and residence use district the proposed conversion of the existing building from garage to factory use, without the required loading berth, using more than the area permitted.

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PREMISES AFFECTED—2927 White Plains road, west side, 125 ft. north of Arnow avenue, Block 4542, Lot 20, Borough of The Bronx.

514-55-BZ

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application June 22, 1955—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a residence and retail use district, the proposed extension of gasoline service station, auto repairs, accessory store, office and dwelling to be used for gasoline station, motor vehicle repair, shop, car washing, greasing, office, accessory store, boiler room and dwelling, with curb cut closer to residence use district than permitted.

PREMISES AFFECTED—78-08 51st avenue and 51-02 Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

515-55-A

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application June 22, 1955—re Appeal from a decision of the borough superintendent—non-fireproof construction—gasoline service station.

PREMISES AFFECTED—78-08 51st avenue and 51-02 Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

624-55-BZ

APPLICANT—Herman Kron, for Oscar and Ethel Gordon, owners.

SUBJECT—Application July 26, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline station, lubricatorium, office, auto laundry, minor repairs, parking of cars waiting to be serviced, with ground signs, curb cuts and show windows closer to the residence use district than is permitted.

PREMISES AFFECTED—202-15 Northern boulevard and 43-22 to 43-30 203rd street, northwest corner, Block 6263, Lot 17, Bayside, Borough of Queens.

725-55-BZ

APPLICANT—William Lescaze and Matthew Del Gaudio, for Department of Public Works, City of New York, owner.

SUBJECT—Application September 19, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use district, B area, class 2 height district, the erection of a class 1, 12 story and penthouse building, with proposed building widths outside of the setback lines above the height limit, in excess of permissible dormer widths.

PREMISES AFFECTED—71-83 Lafayette street, east side, 111-131 Centre street, west side, 20-38 Franklin street, north side and 101-113 White street, south side, entire block, Block 169, Lot 10, Borough of Manhattan.

737-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Weinstein and Abraham Saperstein, owners.

SUBJECT—Application September 20, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a unrestricted and business use district, the proposed change of use from storage of used tires to auto wrecking, buying, selling, processing, sorting and storage of scrap ferrous and non-ferrous metals, metal products, used auto parts, torch, truck scale, storage of motor vehicles in open area and one gasoline pump and tank (for accessory use).

PREMISES AFFECTED—289-309 Dewitt avenue and 814-834 Van Sinderen avenue, northwest corner and 709-747 Bank street, Block 3872, Lots 1, 46 and 47, Borough of Brooklyn.

812-55-BZ

APPLICANT—Ingram S. Carner, for LMJ Realty Corp., owner (Shell Oil Company, proposed lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs (hand tools only), auto washing (non automatic), office, sales and storage of auto accessories, parking of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—4011-4029 New Utrecht avenue and 4002-4024 10th avenue, northeast corner, and 972-982 40th street, Block 5586, Lots 70, 71, 72, 73 and 75, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 13, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 13, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

196-55-SA

APPLICANT—Ingersoll Conditioned Air Division of Borg-Warner Corp., owner.

SUBJECT—Application March 7, 1955—Ingersoll Suspended Oil-fired Warm Air Furnaces, approval of.

297-55-SA

APPLICANT—Besser Metal Products Corp., owner.

SUBJECT—Application March 30 1955—Besser Horizontal Oil Burning Furnaces, Models Z-90, Z-125, Z190, Z-250, and Z-400, approval of.

866-53-SM

APPLICANT—Suspended Ceiling Division of Sanymetal Products Company, Inc., owner.

SUBJECT—Application November 29, 1953—Sanymetal Ceiling Suspension Systems Nailock Channel Screwlock Channel and Accessories, approval of.

485-55-SM

APPLICANT—Universal Atlas Cement Company, owner.

SUBJECT—Application June 7, 1955—Atlas Duraplastic Air Entraining Portland Cement, Type IA and IIA and Atlas White Duraplastic Air Entraining Portland Cement, approval of.

547-55-SA

APPLICANT—Erich Loeb, for Samuel Stamping and Enameling Company, owner.

SUBJECT—Application June 27, 1955—Samco or Chef's Delight Lower Oven Apartment Size Gas Ranges, Models 3120 and 3220, approval of.

333-39-SM Vol. II

APPLICANT—Joseph Platzker, for De Yorgi Bros., Inc., owner-manufacturer.

SUBJECT—Application for consideration reopened November 15 1955—re amendment to resolution as to cinder brick—re Double V. Cinder Block (cinder concrete construction) sizes various: 4 x 8 x 18, 8 x 8 x 18, 12 x 8 x 16, 6 x 8 x 10, 10 x 8 x 16, 12 x 8 x 18 and 8 x 9 x 18, previously approved.

99-53-SM

APPLICANT—Luminous Ceilings, Inc., owner.

SUBJECT—Application for consideration reopened December 20, 1955—re amendment to resolution as to installation in sprinkled locations—re Acousti-Luminous Ceilings; previously approved.

79-51-SM

APPLICANT—California Flameproofing and Processing Company, owner.

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SUBJECT—Application for consideration reopened September 20, 1955—re amendment to resolution as to change of name of ownership and trade name of flameproofing compound—re QRS DeLuxe Fabric Flame Retardent Interior; previously approved.

588-48-SM

APPLICANT—Stanley G. Flagg and Company, Inc., owner.
SUBJECT—Application for consideration reopened May 10, 1949—re amendment to resolution to include larger sizes of Flagg-Flow Threadless Bronze Fittings; previously approved.

540-55-A

APPLICANT—Leonard F. Rothkrug, for 864 Pennsylvania Avenue Corp., owner.
SUBJECT—Application July 1, 1955—re Appeal from a decision of the borough superintendent—review of Borough Superintendent decision re zoning matter.
PREMISES AFFECTED—864-880 Pennsylvania avenue, west side, 95 ft. south of Stanley avenue, Block 4368, Lot 11, Borough of Brooklyn.

382-43-A—Vol. VI

Applicant—Henry Z. Harrison, for Caton Nursing Home (Pearl Horowitz, owner).
SUBJECT—Application reopened January 10, 1956 as Vol. VI—re Appeal from a decision of the borough superintendent—relating to the rearrangement of kitchen etc. in a nursing home.
PREMISES AFFECTED—150 Ocean parkway, west side, 395 ft. south of Caton avenue, Block 5328, Lot 30, Borough of Brooklyn.

2-54-A

APPLICANT—Elias K. Herzog, for Maserat Realty Corp., owner.
SUBJECT—Application January 4, 1954—re Appeal from an order of the fire commissioner and a decision of the borough superintendent—egress.
PREMISES AFFECTED—422-426 East 89th street, south side, 256 ft. east of 1st avenue, Block 1568, Lot 37, Borough of Manhattan.

360-30-A—Vol. III

APPLICANT—Horn and Hardart Company, owner.
SUBJECT—Application reopened February 15, 1956 as Vol. III—re Appeal from a decision of the fire commissioner—re refrigeration.
PREMISES AFFECTED—691-699 11th avenue, west side, from West 49th street to West 50th street, 605-637 West 49th street and 600-634 West 50th street, Block 1097, Lots 11, 18, 27, 32½, 36 and 40, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 20, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 20, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

421-55-BZ

APPLICANT—Robert Gottlieb, for David Berman, owner.
SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sale of accessories and parts, motor vehicle repairs (hand tools only), parking and storage of more than 5 motor vehicles.
PREMISES AFFECTED—547 Westchester avenue and 618 Hegney place, northeast corner, Block 2358, Lots 1 and 5, Borough of The Bronx.

Laid over from February 15, 1956, to March 20, 1956, for inspection and decision; hearing closed.

433-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rentways, Inc., owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a unrestricted and residence use district the proposed extension of a storage garage for more than 5 motor vehicles, parking and storage for more than 5 motor vehicles and the installation of one 550 gallon gasoline storage tank and one pump in open area for owners use only.

PREMISES AFFECTED—701-711 East 139th street and 275-295 Jackson avenue, northwest corner and 698-710 East 140th street, Block 2568, Lots 14, 17, 20 and 30, Borough of The Bronx.

Laid over from February 15, 1956, to March 20, 1956 for inspection and decision; hearing closed.

448-55-BZ

APPLICANT—Patrick D. Concagh, for Beretta Realty Corp., owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, F area district the proposed structure to be occupied as stores, with setback less than 15 ft. from the street line, with coverage in excess of that permitted.

PREMISES AFFECTED—5600-5610B Riverdale avenue, northeast corner of West 256th street, Block 3423, Lots 91 and 95, Borough of The Bronx.

Laid over from February 15, 1956 to March 20, 1956, for inspection and decision; hearing closed.

406-55-BZ

APPLICANT—Gabriel Nathan, for Edwin and Edna Hernly, owners.

SUBJECT—Application May 13, 1955—re (decision of the Commissioner Marine and Aviation) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the construction of a timber bulkhead wall along the property, and the use of the property for boat landing and parking of patrons cars.

PREMISES AFFECTED—225-229 Beach 3rd street, west side, 240 ft. north of Seagirt avenue and 224-230 Beach 4th street, Block 103, Lot 14, Far Rockaway, Borough of Queens.

Laid over from January 24, 1956 to February 21, 1956, for inspection and decision; hearing closed; applicant to file plan showing pierhead and bulkhead lines and small scale plan showing distance to boats and where they are moored; then to March 20, 1956, for inspection and decision.

119-29-BZ—Vol. II

APPLICANT—John J. Tricarico, for Elizabeth Stevens, owner.

SUBJECT—Application reopened February 15, 1955 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the proposed change of occupancy from garage to garage and parking and storage of more than 5 motor vehicles, on open portion of the plot.

PREMISES AFFECTED—625 Halsey street, north side, 200 ft. west of Patchen avenue, Block 1662, Lots 59 and 61, Borough of Brooklyn.

Laid over from January 31, 1956 to February 15, 1956, at the request of objectants; then to February 21, 1956, at the request of an objector; then to March 20, 1956, for inspection and decision; applicant to check Building Department records as to the basis of the Certificate of Occupancy; hearing closed.

414-55-BZ

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner.

SUBJECT—Application May 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning

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resolution, to permit in a residence use district, the proposed parking and storage of motor vehicles for a term of 5 years.

PREMISES AFFECTED—361-371 89th street, north side, 100 ft. west of 4th avenue, Block 6062, Lots 45 and 48, Borough of Brooklyn.

Laid over from February 21, 1956 to March 20, 1956, for inspection and decision; and for statement from applicant as to use of plot; hearing closed.

463-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Cody and Marie Ingenito, owners.

SUBJECT—Application June 2, 1955—re (decision of the borough superintendent) under sections 7i, 7e and 7h of the zoning resolution, to permit in a business and residence use district, the proposed change of use of store and dwelling to body and fender repairs, welding, painting and spraying, parking of cars waiting to be serviced on unbuilt upon portion of the plot.

PREMISES AFFECTED—208-20 Northern boulevard, south side, 125 ft. west of Oceania street and 206-63 45th road, Block 7305, Lot 29, Bayside, Borough of Queens.

Laid over from February 21, 1956 to March 20, 1956, for inspection and decision; hearing closed; also for applicant to file a revised plan showing entrance and gate proposed.

464-55-A

APPLICANT—Lama, Proskauer and Prober, for Cody and Marie Ingenito, owners.

SUBJECT—Application June 2, 1955—re Appeal from a decision of the borough superintendent, Class 3 construction—repair shop.

PREMISES AFFECTED—208-20 Northern boulevard, south side, 125 ft. west of Oceania street and 206-63 45th road, Block 7305, Lot 29, Bayside, Borough of Queens.

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

Laid over from May 3, 1955 to June 7, 1955, to permit the applicant to obtain a decision from the Building Department as to structural conditions to comply with the Labor Law and to permit the filing of a companion administrative appeal to be heard with the zoning application on the laid over date; laid over, date to be set for hearing when companion "A" appeal has been examined and set for hearing; the "A" and "BZ" cases to be heard on the same date; then set for hearing January 10, 1956; then February 15, 1956, for inspection and decision; hearing closed; then to February 28, 1956, for applicant to file revised plan; then laid over to March 20, 1956, for further inspection and decision.

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

446-26-BZ—Vol. II

APPLICANT—Joseph Schafran, for Grace Battaglino and Angela Modello, owners.

SUBJECT—Application reopened May 24, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a

business use district the extension of existing gasoline service station and the relocation of gasoline pumps, and to include lubritorium and motor vehicle repairs.

PREMISES AFFECTED—3156 Boston road, southwest corner of Burke avenue, Block 4579, Lot 35, Borough of The Bronx.

263-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Thomas Amari, owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a refreshment building, and parking of patrons cars, no fee to be charged.

PREMISES AFFECTED—2003-2013 Rockaway parkway and 9705-9711 Sea View avenue, northeast corner, Block 8300, Lots 8 and 13, Borough of Brooklyn.

233-54-BZ—Vol. II

APPLICANT—Arthur S. Hirsch, for Joseph Lubin and Joseph Eisner, owners (Car Wholesalers, Inc., lessee).

SUBJECT—Application reopened November 15, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, the proposed extension in use and area of an existing parking lot for more than 5 motor vehicles and the erection of a 10 ft. x 10 ft. attendant's shelter on a plot presently occupied as parking lot, gasoline service station and garage.

PREMISES AFFECTED—Franklin D. Roosevelt drive, west side, from East 48th to East 49th street, 403-435 East 48th street and 410-430 East 49th street, Block 1360, Lots 1, 2, 3, 4, 5, 6, 8, 11, 14, 15, 16, 26, 34, 35, 37, 38 and 50, Borough of Manhattan.

418-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Vincenzo Delia, owner.

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7c, 7A and 7i of the zoning resolution, to permit in a business use district the proposed reconstruction and rearrangement of an existing gasoline service station, lubritorium, minor auto repairs, car washing, with proposed business entrance, sign and show window closer to the residence use district than is permitted.

PREMISES AFFECTED—1318-1324 Avenue X and 2402-2412 East 14th street, southwest corner, Block 7415, Lot 6, Borough of Brooklyn.

598-55-BZ

APPLICANT—Leonard F. Rothkrug and Samuel Gardstein, for Kayan Realty Corp., owner (Packer's Supermarket, lessee).

SUBJECT—Application July 6, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed extension of existing parking lot and the installation of a new curb cut, to be used for the parking of motor vehicles, accessory to a supermarket (no fees to be charged).

PREMISES AFFECTED—4601-4613 New Utrecht avenue and 1118-1138 46th street, southeast corner, Block 5621, Lot 23, Borough of Brooklyn.

753-55-BZ

APPLICANT—Fred C. Dahlem, for All Estates, Inc., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the use of premises for the parking and storage of more than 5 motor vehicles.

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PREMISES AFFECTED—112-114 Bennett avenue, west side, 108.64 ft. north of West 186th street, Block 2180, Lot 196, Borough of Manhattan.

871-55-BZ

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (United Cerebral Palsy of Queens, Inc., contract vendee).

SUBJECT—Application November 4, 1955—re (decision of the borough superintendent) under sections 7e and 21 of zoning resolution, to permit in a residence use, E area district, the erection and maintenance of a building for therapy, vocational rehabilitation (to include instruction on machines, recreation, administration), the building to exceed permissible coverage.

PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

61-56-A

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (United Cerebral Palsy of Queens, Inc., contract vendee).

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—stairways.

PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

892-55-BZ

APPLICANT—Samuel Rosenblum, for Tak Realty Corp., owner.

SUBJECT—Application November 10, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, B area district, the erection of a basement 15 story and penthouse, class A, multiple dwelling, stores and garage, with less than the required rear yard.

PREMISES AFFECTED—1227-1231 Madison avenue and 48 East 89th street, southeast corner, Block 1500, Lots 51, 52 and 53, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 20, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 20, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

369-55-A

APPLICANT—Larry Meltzer, for 161 Washington Street Corp., owner.

SUBJECT—Application May 2, 1955—re Appeal from a decision of the borough superintendent—egress, stairs, etc.

PREMISES AFFECTED—161 Washington street, east side, 77 ft. north of Liberty street, Block 58, Lot 11, Borough of Manhattan.

370-55-A

APPLICANT—Larry Meltzer, for Meliberty Realty Corp., owner.

SUBJECT—Application May 2, 1955—re Appeal from a decision of the borough superintendent—egress, stairs, etc.

PREMISES AFFECTED—131 Liberty street, north side, 90 ft. 7½ in. east of Washington street, Block 58, Lot 30, Borough of Manhattan.

147-49-A—Vol. II

APPLICANT—Frederick C. Genz, for Diller-Quaile Music School, Inc., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—construction.

PREMISES AFFECTED—24 East 95th street, south side, 81 ft. 9½ in. west of Madison avenue, Block 1506, Lot 60, Borough of Manhattan.

241-32-S—Vol. II

APPLICANT—Joseph Lau, for Harry Bura, owner.

SUBJECT—Application reopened April 19, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—130 Green street, east side, 125 ft. north of Prince street, Block 513, Lot 2, Borough of Manhattan.

28-55-A

APPLICANT—Continental Baking Co., owner.

SUBJECT—Application January 11, 1955—Appeal from an order and a decision of the fire commissioner—re direct method of refrigeration.

PREMISES AFFECTED—87-105 Heyward street, north side, 100 ft. east of Bedford avenue and 128 Rutledge street, Block 2225, Lot 10, Borough of Brooklyn.

217-55-A

APPLICANT—Jacob W. Sherman, for Barbara Parente, owner.

SUBJECT—Application March 17, 1955—re Appeal from a decision of the borough superintendent—frame building—business use.

PREMISES AFFECTED—679 DeKalb avenue, north side, 100 ft. west of Marcy avenue, Block 1774, Lot 55, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

APRIL 3, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 3, 1956, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:*

453-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Francis Formica, owner.

SUBJECT—Application June 6, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, car washing, minor auto repairs, sales and storage room, parking and storage of motor vehicles with proposed curb cuts and show windows closer to the residence use district than is permitted.

PREMISES AFFECTED—1003-1013 Utica avenue and 5001-5009 Tilden avenue, northeast corner, Block 4722, Lots 40, 43 and 44, Borough of Brooklyn.

Laid over from February 15, 1956 to April 3, 1956, for inspection and decision; hearing closed.

561-55-BZ

APPLICANT—Herman E. Horwood, for Mary Franco, owner.

SUBJECT—Application July 8, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district the erection of a 2 family dwelling with less than the 1 ft. setback required on each street front.

PREMISES AFFECTED—2894 Roebling avenue, south west corner of Edison avenue, Block 5388, Lot 27, Borough of The Bronx.

Laid over from February 21, 1956 to April 3, 1956 for inspection and decision; hearing closed.

808-55-BZ

APPLICANT—Paul Friedman, for Hans J. Heckmann and R. Harold Paltrow, owners.

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SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under sections 7h, 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto repairs (hand tools only), auto washing (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—35-02 to 35-08 (35-04 official) Bell boulevard and 213-12 to 213-20 35th avenue, southwest corner, Block 6169, Lot 6, Bayside, Borough of Queens.

Laid over from February 21, 1956 to April 3, 1956, for inspection and decision; hearing closed.

375-55-BZ

APPLICANT—Michael Alfano, for Max Sakow, owner.

SUBJECT—Application May 5, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a local retail use district the erection of a gasoline service station, lubritorium, auto repair shop, salesroom, car washing and storage.

PREMISES AFFECTED—950-970 Allerton avenue, south side, from Paulding avenue to Williamsbridge road, Block 4447, Lots 62, 64 and 66, Borough of The Bronx.

Laid over from January 17, 1956 to January 24, 1956, for continued hearing; then to February 15, 1956, for inspection and decision; hearing closed; then to February 28, 1956, for applicant to file authorization of present owner of record; then to April 3, 1956, at the request of the applicant for the purpose of filing authorization of the present owner of record.

1085-38-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Loha Realty Corp., owner.

SUBJECT—Application reopened February 8, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—5307-5315 21st avenue and 1072-1082 Dahill road, southeast corner, Block 5495, Lot 465, Borough of Brooklyn.

Laid over from February 21, 1956 to February 28, 1956, at request of objector, applicant concurring; no further requests for adjournment to be considered; then to April 3, 1956, for inspection and decision; hearing closed.

695-49-BZ Vol. III

APPLICANT—Siegel and Green, for Pauline Schulson, owner.

SUBJECT—Application reopened February 21, 1956 re extension of time to complete—expired May 30, 1955—re (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, permitting for a term of 5 years in a residence use district the parking and storage of motor vehicles (previously granted for the erection and maintenance of a business building).

PREMISES AFFECTED—298-306 East 140th street, south side, 104.30 ft. east of 3rd avenue, Block 2314, Lot 58, Borough of The Bronx.

130-21-BZ Vol. III

APPLICANT—Seymour W. Gage, for Paramount Distillate Co., owner.

SUBJECT—Application reopened October 11, 1955 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—94 Monroe street, west side, 36.2 ft. south of Pelham street, Block 255, Lot 48, Borough of Manhattan.

910-49-BZ Vol. II

APPLICANT—M. Martin Elkind, for Irene Meelhan, Anita Pederson and Anne E. Loewer, owners (White Castle System, Inc., Lessee).

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under section 7f and 7e of the zoning resolution, to permit in a retail and residence use district, the proposed extension of the parking area into the residence use district.

PREMISES AFFECTED—972 Castle Hill avenue and 2200 Bruckner boulevard, southeast corner and 2201 Houghton avenue, Block 3695, Lots 1 and 9, Borough of The Bronx.

417-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Lucky Star Realty Corp., owner.

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, office, auto repair shop, restaurant and kitchen, and parking for more than 5 cars.

PREMISES AFFECTED—183-02 to 183-20 (183-10 official) South Conduit avenue, 144-01 to 144-13 183rd street, southeast corner and 144-02 to 144-18 184th street, southwest corner of South Conduit avenue, Block 13326, Lot 16, Springfield Gardens, Borough of Queens.

395-55-BZ

APPLICANT—Vincent J. Tortorelli, for Edward Veldor-anlo, owner.

SUBJECT—Application May 18, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking of more than 5 motor vehicles.

PREMISES AFFECTED—329-331 East 150th street, north side, 200 ft. west of Courtlandt avenue, Block 2410, Lot 56, Borough of The Bronx.

441-55-BZ

APPLICANT—Hurley, Kearney Lane and Mattison, for St. Joseph's Hospital, owner.

SUBJECT—Application June 2, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the use of premises as a parking lot.

PREMISES AFFECTED—330 Beach 19th street, east side, 49.27 ft. south of Brookhaven avenue, Block 131, Lot 34, Far Rockaway, Borough of Queens.

528-55-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Gaiti, owner.

SUBJECT—Application June 29, 1955—re (decision of the borough superintendent) under sections 7i and 7e of the zoning resolution, to permit in a business and residence use district, proposed building to be used for motor vehicle repair shop.

PREMISES AFFECTED—518 Coney Island avenue, west side, 60 ft. 13/4 in. south of Turner place, Block 5342, Lot 17, Borough of Brooklyn.

673-55-BZ

APPLICANT—Kitzler and Nurick, for Bertha Sherain, owner (92 car Wash Corp., lessee).

SUBJECT—Application August 2, 1955—re (decision of the borough superintendent) under sections 7c, 7f, 7A and 7i of the zoning resolution, to permit in a business use district automatic auto laundry, gasoline service station, office, lubritorium, motor vehicle repair shop (with hand tools only) and parking cars awaiting service.

PREMISES AFFECTED—5802-5824 Church avenue and

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119-129 East 58th street, southeast corner and 74-84 East 59th street, Block 4706, Lot 36, Borough of Brooklyn.

734-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 19, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in retail use district proposed use of premises for high speed auto laundry, office, waiting area and simonizing, with ground signs closer to residence use district than is permitted.

PREMISES AFFECTED—14-59 150th place, east side, 44.66 ft. north of Cross Island parkway and 14-54 Clintonville street, Block 4697, Lot 8, Whitestone, Borough of Queens.

801-55-BZ

APPLICANT—Seymour W. Gage, for Paramount Distillate Co., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking of more than 5 motor vehicles.

PREMISES AFFECTED—307 Pelham street, south side, 45.0 ft. east of Monroe street, Block 255, Lots 43 and 45, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 3, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 3, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

858-54-A

APPLICANT—Samuel Cohen, for Boris Feinberg, owner.

SUBJECT—Application November 8, 1954—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—74-76 Laight street and 413 Washington street, northeast corner, Block 218, Lot 2, Borough of Manhattan.

54-56-A

APPLICANT—Elias K. Herzog, for Murray H. Weinkrantz, owner.

SUBJECT—Application January 12, 1956—Appeal from a decision of the borough superintendent—re exterior stairway.

PREMISES AFFECTED—591 Broadway, west side, 176 ft. 10 in. south of West Houston street and 164 Mercer street, east side, 176 ft. 8 in. south of West Houston street, Block 512, Lot 16, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 10, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 10, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of

accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed; then to September 27, 1955, at request of the applicant for information as to possible acquisition on subject site for approach to Throggs Neck Bridge; then to December 13, 1955, for further information as to the acquisition of land, including the subject site in connection with approaches for the proposed Throggs Neck Bridge; then to January 31, 1956, for consideration in relation to proposed Throggs Neck Housing Project; then laid over from January 31, 1956 to February 28, 1956, for further information from the Triborough Bridge Authority as to future roadway; then to April 10, 1956, for further consideration.

576-23-BZ—Vol. III

APPLICANT—Henry C. Brucker, for Louis Schneider, owner (Central Garage and Service Station, lessee).

SUBJECT—Application reopened May 25, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district, the change in use of an existing non conforming use as garage, motor vehicle repair shop, auto laundry, sale and display of used cars, welding, painting and spraying, to include additional uses of baling and storage of old clothes for export and storage of 7,000 gals of lubricating oil.

PREMISES AFFECTED—64-01 to 64-25 Central avenue and 64-02 to 64-24 Otto road, northeast corner, Block 3641, Lot 1, Ridgewood, Borough of Queens.

Laid over from February 28, 1956 to April 10, 1956, for inspection and decision; hearing closed.

311-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobile Oil Company, owner.

SUBJECT—Application reopened July 12, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district the extension of existing gasoline service station, lubritorium, auto laundry, minor repairs, office and sale of accessories and boiler room, to include gasoline service station, lubritorium, auto laundry, minor repairs, office and sale of accessories, boiler room, dealers' training room, storage, heater room and parking as accessory to training room.

PREMISES AFFECTED—165-01 to 165-09 Hillside avenue and 87-45 to 87-55 165th street, northeast corner, Block 9837, Lot 13, Jamaica, Borough of Queens.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

882-54-BZ

APPLICANT—Gustave Goldman, for John D'Emic, owner.

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under sections 7e, 7i and 7c of the zoning resolution, to permit in a business and residence use district, the proposed change in occupancy from parking lot to automobile testing room, cleaning of cars and storing of equipment, and minor repairs with hand tools only.

PREMISES AFFECTED—867-873 4th avenue and 168-190A 32nd street, southeast corner, Block 681, Lot 6, Borough of Brooklyn.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

110-55-BZ

APPLICANT—Philip Freshman and Joseph Platzker, for Harry Field, owner.

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SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—635-637 East 12th street, north side, 183 ft. west of Avenue C, Block 395, Lots 43 and 44, Borough of Manhattan.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

292-55-BZ

APPLICANT—Burke, Green and Groh, for Karl Schneider, owner.

SUBJECT—Application April 15, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, and minor repairs (hand tools only).

PREMISES AFFECTED—239-11 to 239-19 Jamaica avenue, northwest corner of 240th street, Block 8001, Lot 1, Bellerose, Borough of Queens.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

500-55-BZ

APPLICANT—Rudolph C. P. Boehler, for Webb and Knapp Inc., owner.

SUBJECT—Application June 17, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, a drive-in restaurant, kitchen service area, storage room and parking of more than 5 motor vehicles.

PREMISES AFFECTED—80-11 Parsons boulevard, southeast corner of Union turnpike, Block 6853, Lot 20, Jamaica, Borough of Queens.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

706-55-BZ

APPLICANT—Charles M. Spindler, for Michael Bove, owner.

SUBJECT—Application September 9, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the proposed use of gasoline service station, auto safety inspection station, minor repairs (hand tools only), lubrication, auto washing, storage, office and sales, and storage of more than 5 motor vehicles.

PREMISES AFFECTED—8825-8911 5th avenue, east side, 108 ft. 7 in. north of 90th street, Block 6067, Lots 7 and 10, Borough of Brooklyn.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

746-55-BZ

APPLICANT—Paul Friedman, for Queens Beer Sales, Inc., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), office, storage and sale of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—259-02 to 259-16 Hillside avenue and 84-01 to 84-09 259th street, southeast corner, Block 8789, Lot 31, Floral Park, Borough of Queens.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed; the applicant stated that he wished to amend his application to include section 7i and 7h of the zoning resolution as a basis for the application.

739-39-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Cromwell Avenue Garage Corp., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto repairs, car washing, storage, offices, parking and storage of motor vehicles upon unbuilt upon portion of the plot.

PREMISES AFFECTED—1722-1730 Lexington avenue and 128-130 East 108th street, southwest corner, Block 1635, Lot 56, Borough of Manhattan.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

221-28-BZ—Vol. II

APPLICANT—Charles M. Spindler, for GAF Service Station, Inc., owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a retail use district, the additional use of motor vehicle repair shop to existing gasoline service station, lubritorium, auto wash, storage and sale of accessories and office.

PREMISES AFFECTED—120-12 to 120-28 Merrick boulevard and 174-11 to 174-17 Baisley boulevard, southwest corner, Block 12392, Lot 43, Jamaica, Borough of Queens.

94-47-BZ—Vol. II

APPLICANT—Siegel and Green, for Dolford Realty Corp., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, accessory building for sales room, lubritorium, auto repairs and automatic auto laundry.

PREMISES AFFECTED—2318-2332 Jerome avenue, east side, 197.03 ft. north of East 183rd street, Block 3187, Lot 9, Borough of The Bronx.

287-55-BZ

APPLICANT—Reuben Rappaport, Lorbeer Juvenile Furniture Manufacturing Co., owner.

SUBJECT—Application April 11, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the extension of a factory and cabaret, from a business use district, into a residence use district.

PREMISES AFFECTED—866-870 Hewitt place and 878-886 Westchester avenue, southeast corner, Block 2696, Lot 24, Borough of The Bronx.

410-55-BZ

APPLICANT—Burke, Green and Groh, for Kono Fuel Oil Corp., owner.

SUBJECT—Application May 20, 1955—re (decision of the borough superintendent) under section 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, ground sign, auto washing, lubritorium, office and accessory sales and minor repairs with hand tools only.

PREMISES AFFECTED—152-10 Rockaway boulevard, southwest corner of Baisley boulevard, Block 12125, Lot 11, Baisley Park, Borough of Queens.

465-55-BZ

APPLICANT—Lama, Proskauer and Prober, for 325 North Macquesten Parkway Corp., owner.

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed change in occupancy from gasoline station, public garage, parking lot for more than 5 cars and auto laundry, to boiler room, gasoline station, public garage, parking lot for more than 5 motor vehicles,

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auto laundry, auto repairs, painting and spraying, body and fender repairs, welding, wheel alignment, brake testing, recapping and vulcanizing of tires, sale and storage of car washing, supplies.

PREMISES AFFECTED—486-496 Coney Island avenue, west side, 80 ft. 2½ in. north of Turner place and 820-826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

466-55-A

APPLICANT—Lama, Proskauer and Prober, for 325 North Macquesten Parkway Corp., owner.

SUBJECT—Application May 23, 1955—Appeal from a decision of the borough superintendent—re frame building—factory use, etc.

PREMISES AFFECTED—486-496 Coney Island avenue, west side, 80 ft. 2½ in. north of Turner place and 820-826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

662-55-BZ

APPLICANT—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the extension of a non-conforming use (residence and stores).

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

663-55-A

APPLICATION—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—Appeal from a decision of the borough superintendent—re frame building business use.

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

747-55-BZ

APPLICANT—August and Concetta LoBue, owners.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the use of the premises as a 2 family dwelling, with side yards less than the required 5 feet.

PREMISES AFFECTED—29-20 Bell boulevard, west side, 186 ft. south of 29th avenue, Block 6053, Lot 31, Bayside, Borough of Queens.

752-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, office, storage, lubritorium, minor auto repairs, car washing and parking of motor vehicles awaiting service.

PREMISES AFFECTED—14-43 to 14-47 (14-45 official) Clintonville street, east side, 63.99 ft. south of 14th road, 151-20 to 152-20 14th road and 153-15 to 153-91 Cross Island parkway, Block 4717, Lot 16, Whitestone, Borough of Queens.

814-55-BZ

APPLICANT—Fred C. Dahlem, for Estate of Newbold Morris, Bank of New York, trustee, owner (Martin Gollubier, lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of use of parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—1034-1040 College avenue, east side 100 ft. north of East 165th street, Block 2433, Lots 1 and 6, Borough of The Bronx.

930-55-BZ

APPLICANT—Fred C. Dahlem, for Valentine Galcik, owner.

SUBJECT—Application November 21, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7c and 21 of the zoning resolution, to permit in a retail use, D area district, the use of a building for motor vehicle repairs and garage for more than 5 motor vehicles and extension of subject building to occupy 100% of the area of the lot.

PREMISES AFFECTED—424-426 East 10th street, south side, 306 ft. west of avenue D, Block 379, Lot 21, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 13, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Friday morning, April 13, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

835-38-SR—Proposed Amendments Relative to Submerged Inlets and Protective Methods to Be Applied to Prevent Contamination of Water Supply.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining Minutes of Meeting of February 21, 1956)

695-49-BZ-Vol. III

APPLICANT—Siegel and Green, for Patsy Baselice, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting

for a term of five years, in a residence use district, the parking and storage of motor vehicles (previously granted for the erection and maintenance of a business building).

PREMISES AFFECTED—298-306 East 140th street, south side, 104.30 ft. east of 3rd avenue, Block 2314, Lot 58, Borough of the Bronx.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Buildings.

MINUTES

ACTION OF BOARD—Application reopened and set for hearing April 3, 1956, at 10 A. M., waiving all requirements except new decision of the borough superintendent and two publications in the Bulletin; time to complete having expired. The applicant stated that the premises for which variance was previously permitted has recently been purchased by a new owner, who is desirous of proceeding with the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-ert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connors..... 1

421-49-BZ-Vol. III

APPLICANT—Herman E. Horwood, for Frank and Anthony Lauria, owners.

SUBJECT—Application for consideration—reopening as Vol. III to consider extension of use and area, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7h of the zoning resolution, permitting in a business use district, the extension of existing accessory building to include lubrication, car washing, motor vehicles repairs and office; and permitting the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—46-11 108th street, Corona, northeast corner of 108-01 47th avenue, Block 2002, Lot 18, Borough of Queens.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider extension of use and area.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-ert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connors..... 1

826-53-BZ-Vol. II

APPLICANT—David Postal, for Post Bayside No. 1, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application (decision of the borough superintendent); previously withdrawn under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores) and permit the off street parking of customer's and employee's cars on unbuilt upon portion of plot at rear; for a term of fifteen years.

PREMISES AFFECTED—260-02 to 260-22 Union turnpike, southeast corner of 260th street, Block 8677, Lot 61, Bellrose, Borough of Queens.

APPEARANCES—

For Applicant: Gilbert Lazerus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure; previously withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-ert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connors..... 1

232-55-BZ-Vol. II

APPLICANT—Burke, Green and Groh, for Freya Heintze, owner.

SUBJECT—Application for consideration—reopening to consider rehearing on a revised proposal, subject to regular procedure—re Application (decision of the borough

superintendent); previously denied, under sections 7c and 21 of the zoning resolution, to permit on a lot located partly in a local retail use D area district and partly in a residence use, G-1 area district, the erection and maintenance of a building to be used as a supermarket, such building to exceed within the D area, district portion of the lot, the area of coverage permitted; to permit the omission of the required setback in the G-1 area district; to omit the required side yard in the G-1 area district; to permit the locations of the required loading space and parking of customer's cars within the residence use district portion of the lot.

PREMISES AFFECTED—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972, Lot 50, Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: John W. McClancy, Jr. and Charles Brett.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider revised proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-ert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connors..... 1

233-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Carmine L. Calabro, owner.

SUBJECT—Application for consideration—reopening subject to regular procedure—re Application (decision of the borough superintendent); previously withdrawn—re to permit on a plot located partly in a residence use district and partly in a retail use district, the parking of motor vehicles of patrons of supermarket proposed to be erected at 232-15 Merrick boulevard, northwest corner of 233rd street and to permit the location of a curb cut and driveway entrance contrary to section 7A of the zoning resolution.

PREMISES AFFECTED—133-25 233rd street, east side, 97.25 ft. north of Merrick boulevard, Block 12973, Lots 6 and 9, Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: John W. McClancy, Jr.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, previously withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-ert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connors..... 1

702-54-BZ

APPLICANT—William A. Giesen, for Tri-Gar Holding Corp., owner (Berl-Berry Motors, Inc., lessee).

SUBJECT—Application August 29, 1954—(decision of the borough superintendent) under sections 7e, 7f, 7i and 21 of the zoning resolution, to permit in a business use district the proposed use of garage with display of new and used cars, gasoline service and oil selling station and repair shop for motor vehicles.

PREMISES AFFECTED—2915 White Plains road, northwest corner of Arnow avenue, Block 4542, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-ert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connors..... 1

MINUTES

THE RESOLUTION—

WHEREAS, the applicant states that the owner wishes to withdraw this appeal since he has abandoned the proposal to occupy the building as was requested.

Resolved, that the application be, and it hereby is withdrawn.

1031-55-BZ

APPLICANT—Joseph Schleifman, owner.

SUBJECT—Application December 28, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use C area district, the proposed changing to residence use in a frame building located on the same lot with a frame multiple dwelling, without a rear yard between the buildings, also the rear building does not face on a legal street.

PREMISES AFFECTED—2844 West 33rd street, west side, 350 ft. south of Neptune avenue, Block 7006, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Schleifman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating	3
Negative:	0
Absent: Deputy Chief Connors.....	1

1032-55-A

APPLICANT—Joseph Schleifman, owner.

SUBJECT—Application December 28, 1955—Application filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 187 re rear yard etc. Section 56 of the Multiple Dwelling Law as to frame building on same lot with Multiple Dwelling and Local Law 24 of 1954.

PREMISES AFFECTED—2844 West 33rd street (rear), west side, 350 ft. south of Neptune avenue, Block 7006, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Schleifman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating	3
Negative:	0
Absent: Deputy Chief Connors.....	1

Adjourned: 3:40 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 28, 1956, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Wednesday morning and afternoon, February 15, 1956, were approved as printed in the Bulletin of February 21, 1956, Vol. 41, No. 8.

434-16-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Marjorie E. Hart, owner (J. J. Hart, Inc., lessee).

SUBJECT—Application reopened March 3, 1953 as Vol. IV—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business and unrestricted use district, the proposed addition of garage for more than 5 motor vehicles to proposed occupancy as granted by the Board of Standards and Appeals under Cal. 434-16-BZ. Proposed driveway on Bedford place is contrary to original and amended resolution of the Board.

PREMISES AFFECTED—1095-1107 Atlantic avenue and 14-36 Bedford place, northwest corner, Block 2021, Lot 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 6, 1956, at 10 A.M. for applicant to file stipulation of owner as to discontinuance of parking of cars on Bedford place.

576-23-BZ—Vol. III

APPLICANT—Henry C. Brucker, for Louis Schneider, owner (Central Garage and Service Station, lessee).

SUBJECT—Application reopened May 25, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district, the change in use of a existing non conforming use as garage, motor vehicle repair shop, auto laundry, sale and display of used cars, welding, painting and spraying, to include additional uses of baling and storage of old clothes for export and storage of 7,000 gallons of lubricating oil.

PREMISES AFFECTED—64-01 to 64-25 Central avenue and 64-02 to 64-24 Otto road, northeast corner, Block 3641, Lot 1, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Henry Kroll.

For Opposition: John Kraft.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 10, 1956, at 10 A. M. for inspection and decision; hearing closed.

576-37-BZ—Vol. II

APPLICANT—William A. Giesen, for B. J. Denihan, Inc., and Deborah E. Dumont, owners (B. J. Denihan, Inc., and Shamrock Cleaners, Inc., lessees).

SUBJECT—Application reopened October 19, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, the change of use of part of the combined structure from residence to commercial use and other parts of the combined structure from one commercial use to another commercial use.

PREMISES AFFECTED—215-221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: Gilbert Lazerus and Robert J. Crinnion.

For Opposition: C. A. Buckley Jr. and M. Hershman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 6, 1956, at 10 A. M. for inspection and decision; hearing closed.

809-54-A

APPLICANT—William A. Giesen, for B. J. Denihan, Inc., and Deborah E. Dumont, owners (B. J. Denihan, Inc., and Shamrock Cleaners, Inc., lessees).

SUBJECT—Application September 28, 1954—re Appeal from a decision of the borough superintendent—non fire-proof construction, area excessive.

PREMISES AFFECTED—215-221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: Gilbert Lazerus and Robert J. Crinnion.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 6, 1956, at 10 A. M. for inspection and decision; hearing closed.

1085-38-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Loha Realty Corp., owner.

SUBJECT—Application reopened February 8, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in

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a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt portion of plot.

PREMISES AFFECTED—5307-5315 21st avenue and 1072-1082 Dahill road, southeast corner, Block 5495, Lot 465, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Joseph Bruno, Mary Brash, Angel Valsamis, Francas Johnnessen, Mathilda Sorensen and Maud Dimitriadis.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 3, 1956, at 10 A. M. for inspection and decision; hearing closed.

739-39-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Cromwell Avenue Garage Corp., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto repairs, car washing, storage, offices, parking and storage of motor vehicles upon rebuilt portion of the plot.

PREMISES AFFECTED—1722-1730 Lexington avenue and 128-130 East 108th street, southwest corner, Block 1635, Lot 56, Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: H. Grossman, Bertha Mella and Dionisio Irizarry.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 10, 1956, at 10 A. M. for inspection and decision; hearing closed.

311-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, owner.

SUBJECT—Application reopened July 12, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the extension of existing gasoline service station, lubritorium, auto laundry, minor repairs, office and sale of accessories and boiler room, to include gasoline service station, lubritorium, auto laundry, minor repairs, office and sale of accessories, boiler room, dealers' training room, storage, heater room and parking as accessory to training room.

PREMISES AFFECTED—165-01 to 165-09 Hillside avenue and 87-45 to 87-55 165th street, northeast corner, Block 9837, Lot 13, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Marie Burck, Alois Burck and Raymond Luke.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 10, 1956, at 10 A. M. for inspection and decision; hearing closed.

104-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Potter Brothers, Inc., owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the continued use of an existing factory and storage building for a term of 5 years.

PREMISES AFFECTED—150-18 to 150-22 Tahoe street, west side, 170.07 ft. south of Albert road, Block 11556, Lot 23, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Jeanette W. Brockmann.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 13, 1956, at 10 A. M. for applicant to furnish statement as to prevailing conditions, including lease of occupant.

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.
SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under section 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitter percentage of each floor.

PREMISES AFFECTED—171 Spring street north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

APPEARANCES—

For Applicant: H. Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 20, 1956, at 10 A.M. for further inspection and decision; hearing previously closed.

444-55-A

APPLICANT—Henry Nordheim for Leah Slapo, owner.
SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

APPEARANCES—

For Applicant: H. Nordheim.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 20, 1956, at 10 A.M. for further inspection and decision in conjunction with Cal. No. 626-51-BZ; hearing previously closed.

882-54-BZ

APPLICANT—Gustave Goldman, for John D'Emic, owner.
SUBJECT—Application November 23, 1954—(decision of the borough superintendent) under sections 7e, 7i, and 7c of the zoning resolution, to permit in a business and residence use district, the proposed change in occupancy from parking lot to automobile testing room, cleaning of cars and storing of equipment, and minor repairs with hand tools only.

PREMISES AFFECTED—867-873 4th avenue and 168-190A 32nd street, Southeast corner, Block 681, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman and John D'Emic.

For Opposition: Steven G. Malides, Catherine Policriti, Joseph Di Benedetto, Domenick Pucciarelli and Stanley Smyski.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 10, 1956, at 10 A.M. for inspection and decision; hearing closed.

110-55-BZ

APPLICANT—Philip Freshman and Joseph Platzker, for Harry Field, owner.

SUBJECT—Application February 11, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—635-637 East 12th street, north side, 183 ft. west of Avenue C, Block 395, Lots 43 and 44, Borough of Manhattan.

APPEARANCES—

For Applicant: Philip Freshman and Joseph Platzker.

For Opposition: None.

For Administration: Samuel Becker Dep't of Buildings and John J. Saunders, B'd of Education.

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ACTION OF BOARD—Laid over to April 10, 1956, at 10 A.M. for inspection and decision; hearing closed.

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under section 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 10, 1956, at 10 A.M. for further consideration; hearing closed.

292-55-BZ

APPLICANT—Burke, Green and Groh, for Karl Schneider, owner.

SUBJECT—Application April 15, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, and minor repairs (hand tools only).

PREMISES AFFECTED—239-11 to 239-19 Jamaica avenue, northwest corner of 240th street, Block 8001, Lot 1, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh, and Karl Schneider.

For Opposition: Harold Blye and John Forigian.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 10, 1956, at 10 A.M. for inspection and decision; hearing closed.

375-55-BZ

APPLICANT—Michael Alfano for Max Sakow, owner.

SUBJECT—Application May 5, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a local retail use district the erection of a gasoline service station, lubritorium, auto repair shop, salesroom, car washing and storage.

PREMISES AFFECTED—950-970 Allerton avenue, south side, from Paulding avenue to Williamsbridge road, Block 4447, Lots 62, 64 and 66, Borough of The Bronx.

APPEARANCES—

For Applicant: Gilbert Lazerus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 3, 1956, at 10 A.M. at the request of the applicant for the purpose of filing authorization of the present owner of record.

500-55-BZ

APPLICANT—Rudolph C. P. Boehler, for Webb and Knapp, Inc., owner.

SUBJECT—Application June 17, 1955—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, a drive-in restaurant, kitchen service area, storage room and parking of more than 5 motor vehicles.

PREMISES AFFECTED—80-11 Parsons boulevard, southeast corner of Union turnpike, Block 6853, Lot 20, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: C. A. Buckley and Rudolf C. P. Boehler.

For Opposition: John E. Murphy, Patrick Moore, Knut Gigstad, Magdalen Heckel, Ethel McCarthy and Genevieve Braband.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 10, 1956, at 10 A.M. for inspection and decision; hearing closed.

706-55-BZ

APPLICANT—Charles M. Spindler, for Michael Bove, owner.

SUBJECT—Application September 9, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the proposed use of gasoline service station, auto safety inspection station, minor repairs (hand tools only), lubrication, auto washing, storage, office and sales and storage of more than 5 motor vehicles.

PREMISES AFFECTED—88-25-8911 5th avenue, east side, 108 ft. 7 in. north of 90th street, Block 6067, Lot 7 and 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: John T. Norton, H. G. Wolin, Pierce T. Wetter and A. J. Darraugh.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to April 10, 1956, at 10 A.M. for inspection and decision; hearing closed.

746-55-BZ

APPLICANT—Paul Friedman, for Queens Beer Sales, Inc., owner.

SUBJECT—Application September 22, 1955—(decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), office, storage and sale of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—259-02 to 259-16 Hillside avenue and 84-01 to 84-09 259th street, southeast corner, Block 8789, Lot 31, Floral Park, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Gilbert Redleaf, Sarah Resnick, Beatrice Citera, T. Joseph Andrus, J. R. McDougal and Ernest Reiss.

For Administration: Samuel L. Becker, Dep't of Buildings, and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to April 10, 1956, at 10 A. M. for inspection and decision; hearing closed; the applicant stated he wished to amend his application to include sections 7i and 7h of the zoning resolution as additional basis for the application.

756-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.

SUBJECT—Application September 6, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the extension of an existing building used for restaurant, storage and cabaret and to permit parking of patrons' cars.

PREMISES AFFECTED—2640-2660 Ocean parkway and 63-73 Nixon Court, northwest corner and 64-70 Murdock Court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Edward Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 13, 1956, at 10 A. M. for further inspection and decision; hearing previously closed.

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757-55-A

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.

SUBJECT—Application September 6, 1955—re Appeal from a decision of the borough superintendent—relating to the proposed use of a portion of a plot within the 30 ft. Ocean parkway setback for the parking of patrons cars and the construction of a driveway entrance accessory thereto.

PREMISES AFFECTED—2640-2660 Ocean parkway and 63-73 Nixon court, northwest corner and 64-70 Murdock court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 13, 1956, at 10 A. M. for further inspection and decision in conjunction with Cal. 756-55-BZ; hearing previously closed.

313-33-BZ—Vol. II

APPLICANT—Samuel Carr, for Digama Realty Company, owner.

SUBJECT—Application reopened October 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit partly in a residence and partly in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, sales space, service parking, car wash, and motor vehicle repairs, with a curb cut less than 75 ft. from residence use district.

PREMISES AFFECTED—38-06 Greenpoint avenue, southwest corner of 50th avenue, Block 212, Lot 23, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: S. Carr.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly..... 3

Negative: 0

Absent: Commissioner Kleinert..... 1

THE RESOLUTION—

WHEREAS, a full hearing was held on this matter and the remises were inspected; and

WHEREAS, applicant desires to withdraw his application in order to restudy his plans in view of property being an odd shaped lot.

Resolved, that the application be, and it hereby is withdrawn.

170-22-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Shapiro, owner.

SUBJECT—Application reopened June 21, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed change in occupancy from public storage garage to public storage garage, minor auto repairs, brake testing, wheel alignment, car washing, office and sales and addition of parking and storage on open portion of lot (previously approved as separate occupancy), also rearrangement of gasoline tanks and pumps are not in accordance with original Board of Standards and Appeals approval Cal. No. 1170-22-BZ.

PREMISES AFFECTED—259-267 Pacific street, north side, 75 ft. west of Smith street and 280 Atlantic avenue, Block 181, Lots 20, 31 and 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly..... 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 21, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 31, 1956 after due notice by publication in the Bulletin; laid over to February 28, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Atlantic avenue and Smith street are in a business use, B area, class 1½ height district; Pacific street is in business and unrestricted use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 19, 1955 acting on Alt. Applic. 385-55, reads:

"3. Proposed change in occupancy, in a Business Zone from public storage garage to Public Storage Garage, Minor Auto Repairs, brake testing, wheel alignment, car washing, office and sales and addition of parking and storage of motor vehicles on open portion of lot (previously approved as separate occupancy) is contrary to Article II, Para. 4a subsection 15, 29 and 46 of the zoning resolution.

4. Rearrangement and addition of gasoline tanks and pumps are not in accordance with original Board of Standards and Appeals approval. (Note Department records do not show approval for gasoline pumps and tanks as indicated as existing)." and

WHEREAS, the applicant states that the premises consist of a plot, 80 ft. 3¾ in. frontage by 174 ft. 1 in. in depth, irregular, presently developed with a building two stories in height, of class 3 construction, having a frontage of 80 ft. 3¾ in. and a depth of 100 ft. and now being used as follows: cellar-boiler room; 1st floor—public storage garage, minor auto repairs, brake testing, wheel alignment, car wash, office and sales; 2nd floor—public garage; that the open area of the premises is being used for parking and storage of motor vehicles; that it is proposed to secure a variance in order to install new openings in the north and east walls of the garage and maintain conjunctively all present uses and to add 2 approved type 550 gallon gasoline tanks and 2 dispensing pumps; and

WHEREAS, the applicant states that as of July 25, 1916 that part of the premises within 100 ft. of Smith street and that part of the premises within 100 ft. of Atlantic avenue was in a business use district and the remainder was in an unrestricted use district; that the entire plot received its present use designation on June 27, 1919; and

WHEREAS, the applicant contends that certificate of occupancy No. 4743 was issued on March 19, 1924 for use as a public garage; that the open area known as lot 20, block 181 and comprising part of the premises now being used for parking and storage of motor vehicles was installed under Alt. Applic. 173-49 and certificate of occupancy No. 122705 was issued on February 19, 1949 for said use; that the open area known as lot 31 and comprising part of the premises now being used for parking and storage of motor vehicles was installed under B.N. 1416-45 and certificate of occupancy No. 113398 was issued for this use on December 4, 1945; and

WHEREAS, the applicant states that the original building, one story in height, was erected under N.B. 1847 of 1918 and certificate of occupancy No. 4017 was issued for use as a public garage; that in 1922, under Alt. Applic. 16576-22, permit No. 11580 of 1923 and Board of Standards and Appeals conditional variance 1170-22-BZ and 825-23-A, permission was granted to add the 2nd floor; and

WHEREAS, the applicant contends that the public garage use and the parking and storage of motor vehicles in the open area are legal uses; that minor auto repairs is a permissible use in a legally constituted garage, so that the only

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additional uses requested are minor auto repairs, brake testing, wheel alignment and car washing on the 1st floor; that both Atlantic avenue and Pacific street are main auto lanes and as such the requested additional conjunctive uses are in keeping; that the erection of the new city prison opposite the proposal on Atlantic avenue further removes the business aspect of Atlantic avenue; and

WHEREAS, the applicant states that the present owner has held title to lot 20 since August 20, 1951; lot 34, June 2, 1945; lot 31, October 13, 1950; that the assessed valuation of land is \$18,600 and of the building \$54,500 making a total of \$73,100; that the building was erected in 1918; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the Committee recommended that the application should be granted under certain conditions; and

WHEREAS, it appears that the two gasoline dispensing pumps within the building but available through an opening to the sidewalk was a permitted condition prior to 1916 and that gasoline is supplied from such pumps by portable tanks; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the extension of the garage use by the inclusion of the adjoining lots 20 and 31 in conjunction with the garage for open parking with access doors thereto, substantially as proposed as indicated on plans filed with this application marked, "Received June 6, 1955" (8 sheets) and "January 31, 1956" (one sheet) *on condition* that the plots proposed to be added shall be levelled substantially to the grade of the street and shall be surfaced with clean gravel or steam cinders treated with a binder and properly rolled; that there shall be erected on the interior lot lines a woven wire fence not less than five feet six inches in height where walls of adjoining buildings do not occur; that a similar fence shall be erected along the street building lines of Pacific street and Atlantic avenue and with gates not more than ten feet in width of similar construction at each street; that under Section 7i there may be repairing maintained within the garage building of a minor nature for adjustments with hand tools only; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by resolution adopted this day under Cal. No. 825-23-A, Vol. II; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

825-23-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Shapiro, owner.

SUBJECT—Application reopened June 21, 1955 as Vol. II re Appeal from a decision of the borough superintendent relating to egress.

PREMISES AFFECTED—259-267 Pacific street, north side, 75 ft. west of Smith street and 280 Atlantic avenue, Block 181, Lots 20, 31 and 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated May 19, 1955, on Alt. App. 385/55 reads:

"5. Provide two means of egress in full compliance with Section 270 of the Labor Law from cellar, 1st and 2nd floors."

and

WHEREAS, the applicant states the building is 2 stories, 25 ft. in height, 80 ft. 3 $\frac{3}{4}$ in. front by 100 ft. in depth, of Class 3 construction, erected in 1918 on a lot 105 ft. 3 $\frac{3}{4}$ in. front by 174 ft. 1 in. irregular in depth, in a business use, B area, Class 1 $\frac{1}{2}$ height district, used and occupied as follows: cellar—boiler room; 1st floor—storage garage, minor auto repairs, brake testing, wheel alignment, office and sales, 10 persons; 2nd floor—public garage, parking and storage of motor vehicles; now proposed to be used and occupied as follows: cellar—boiler room; 1st floor—storage garage, minor auto repairs, brake testing, wheel alignment, office and sales; 2nd floor—public garage, open area parking and storage of motor vehicles, 0 persons; that the building is provided with one 3 ft. wide interior steel stairs, enclosed in 4 in. fireproof blocks, equipped with fireproof, self-closing doors leading direct to street and provided with ladder and scuttle to roof, and one fire escape on the front extending to street by ladder; window and doors on course thereof are fireproof, self-closing; and

WHEREAS, Certificate of Occupancy #122705 issued February 11, 1949, upon completion of work under Alt. App. 173/49 classifies the premises as a parking lot (lot 20) and permits its use to the extent of 26 ft. by 75 ft. in area for the parking of more than five motor vehicles; and

WHEREAS, Certificate of Occupancy #4743 issued May 19, 1924, on completion of work under Permit #11580/23 permits the use of premises 259-265 Pacific street, north side, 100 ft. west of Smith street as a public storage garage; and

WHEREAS, Certificate of Occupancy #113398 issued December 4, 1945, upon completion of work under B.N. 1416/45 describes the office building on lot 31 at 267 Pacific street as a vacant lot with an occupancy classification of parking and permits the use of the premises for the parking and storage of not more than five cars; and

WHEREAS, the applicant states the premises are in a business use district; that as of July 25, 1916 that portion of premises within 100 ft. of Smith street and that portion within 100 ft. of Atlantic avenue were in a business use district, and the remainder of premises in an unrestricted use district; that the entire plot obtained its present use designation on June 27, 1919; that the site is developed with a 2-story Class 3 building used as follows: cellar—boiler room; 1st floor—public storage garage, minor auto repairs, brake testing, wheel alignment, car washing, offices and sales; second floor—public garage; that the open area of premises is being used for parking and storage of motor vehicles; that the existing building was erected one story in height under N.B. 1847/18 and Certificate of Occupancy #401 issued for its use as a public garage; that under Alt. App. 16576/22, Permit #11580/23 and conditional variance by the Board of Standards and Appeals under Cal. 1170-22-B7, an 825-23-A permission was granted to add the second floor; that Certificate of Occupancy 4743 was issued March 19, 1924 for use as a public garage; that the open area known as lot 2 and comprising part of the premises now being used for parking and storage of motor vehicles was installed under Alt. App. 173/49 and certificate of occupancy #122705 issued February 19, 1949; that the open area known as lot 3 is now used for parking and storage of motor vehicles under B.N. 1416/45 and certificate of occupancy #113398 issued December 4, 1945; and

WHEREAS, the applicant states it is now proposed to install new openings in the north and east walls of the garage building and enclose the present steel stairs with 4 in. fireproof blocks and install fireproof, self-closing door; that new 3 ft. exit door will be installed at the rear on the first floor and a new 3 ft. exit door at the front; and

WHEREAS, the applicant contends as to Objection 5, that the cellar is only approximately 500 square feet in area and used only as a boiler room and will not have any permanent occupants; that it is provided with a 3 ft. wide concrete stair leading directly to street and has iron doors flush with the sidewalk; that the first floor only will come within the scope of the Labor Law and will have ten occupants; that it will have two 3 ft. wide exits one at front leading to Pacific street and one at the rear leading through the parking lot

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ing area and thence direct to Atlantic avenue; that the second floor will be used as a garage and will have no permanent occupants; that the present 3 ft. wide iron stairs leading to the street will be enclosed with 4 in. fireproof blocks, equipped with fireproof self-closing doors; that access can be had to the roof by way of an iron ladder and scuttle; that secondary egress can be had by the present 3 ft. wide iron balcony and drop ladder on the front of the building; that the building is also equipped with an elevator and is completely enclosed with fireproof walls and fireproof doors; and

WHEREAS, the applicant requests that in view of the fact the cellar and second floors will not have any permanent occupancy and in view of the additional egress to be provided the exits will be ample and it is therefore requested that a variance be granted to accept the exit conditions; and

WHEREAS, under Cal. 825-23-A the Board of Appeals on July 31, 1923, reversed objection 1 and modified objections 20 and 21 issued by the borough superintendent June 1, 1923, so as to permit the erection of a second story, to permit the installation of a fixed ladder installed to a scuttle in the roof and the openings in the rear wall to be provided with fixed iron sash glazed with translucent wire glass with not more than one ventilator in each opening; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions; and

WHEREAS, the motor vehicle repair work, constituting a factory under the Labor Law, is proposed on the street floor only.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. App. 385/55, Objection No. 5 and that the appeal be and it hereby is *granted, on condition* that there shall be no additional cellar other than the cellar of the boiler room; that no manufacturing shall be carried on therein; that the engineer's ladder as shown on the plans filed with Cal. No. 1170-22-BZ, Vol. II, shall be maintained for exit; and that the door to such ladder shall be equipped with an easy opening device; that the existing stairs shall be enclosed in fireproof portions as proposed with fireproof self-closing doors; that the iron ladder from balcony at second story level shall be maintained and ladder and scuttle to roof; that the exits proposed for the street floor use constituting a factory shall be as existing and as proposed as shown on such plans; that portable fire fighting appliances shall be maintained as the Fire Commissioner shall require.

206-47-BZ—Vol. II

APPLICANT—Joshua Brown, for Antonino Coppola, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. II —re (decision of the borough superintendent) under section 7e and 7f of the zoning resolution, to permit in a residence and local retail district, the extension to accessory building on existing gasoline service station (previously granted by the Board for a term of years, to expire September 1958).

PREMISES AFFECTED—167 Olympia boulevard and 265 Kensington avenue, northeast corner, Block 3255, Lot 32, South Beach, Borough of Richmond.

APPEARANCES—

For Applicant: Joshua Brown.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 27, 1954 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on December 6 1955 after due notice by publication in the Bulletin; laid over to February 28, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Kensington avenue are in residence and local retail use, D and E-1 area, class 1 height districts; Olympia boulevard is in a local retail use, D area, Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 5, 1954 acting on Alt. Applic. 46-54, reads:

"2. Proposed extension which is to be used as a service station, garage and auto laundry is an extension of a nonconforming use which is contrary to Article II, Par. 4 & 4A (46) and (52) of the zoning Resolutions. Approved by B. of S. & A. as per 206-47-BZ on 9/28/48."

and

WHEREAS, the applicant states that the premises consist of a plot, 122.65 ft. frontage by 133.62 ft. in depth, on which is located a gasoline service station and also a dwelling, applicant's home, 16 ft. by 33 ft.; that this dwelling is not to be used for the proposed garage extension; that it is proposed to erect a building 25 ft. front by 46 ft. 4 in. in depth on one side, 29 ft. 8 in. in rear with 46 ft. 4 in. in depth on the inner side, one story in height, 14 ft., of class 3 construction, to be used as lubricatorium and auto laundry; that the portion of additional land to be used shall consist of 64 ft. front on Olympia boulevard by 108 ft. and will be enclosed by a fence of the same dimensions; and

WHEREAS, the applicant contends that since 1950, when the original small garage was constructed, more than 400 families have moved into the South Beach project, bringing in about the same number of additional cars into the neighborhood; that these cars spread over the streets and highways in the neighborhood, creating traffic congestion; that the business of car servicing has trebled since 1950 and that this extension will help him service cars and keep them off the street; that this is a summer resort area and the streets are widely used during summer months with vacationist cars, especially on week-ends, when traffic is exceedingly heavy; that there is no other service station in this vicinity; and

WHEREAS, the applicant states that the present owner has held title to lots 25, 26, 27 and 28 since December 12, 1946 and to lots 29, 30 and 31 since March 1, 1926; that the assessed valuation of land is \$2,100 and of the building \$12,900 making a total of \$15,000; that the building was erected in 1947.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 28, 1949, under Volume I, by adding thereto:

"that in the event the owner desires to construct an extension to the accessory building, as indicated on plans filed with this application marked, "Received March 22, 1954" (4 sheets), "March 10, 1955" (one sheet), "June 17, 1955" (2 sheets) and November 23, 1955" (one sheet) such extension may be permitted as proposed *on condition* that the requirements of the resolution above cited shall be complied with where not inconsistent with this amended resolution; that the extension to the accessory building shall be used as proposed; that there shall be no cellar under such building; that the construction shall in all other respects comply with the requirements of the Building Code; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

715-47-BZ

APPLICANT—Gustave Goldman, for Albert Panerallo, owner.

SUBJECT—Application reopened January 10, 1956 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously

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granted on condition, under section 7i of the zoning resolution permitting in a business use district, the change of occupancy from private garage to motor vehicle repair shop, with school yard between intersecting streets, for a term of years.

PREMISES AFFECTED—966 4th avenue and 367-369 37th street, northwest corner, Block 696, Lot 39, Borough of Brooklyn.

APPEARANCES—

Applicant: Gustave Goldman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, on October 15, 1947 this application (Vol. I) was granted by the Board on certain conditions under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from private garage to motor vehicle repair shop, for a term of two years; and

WHEREAS, on November 9, 1949 term of variance was extended for a term of two years; and

WHEREAS, on October 20, 1953 this application (Vol. II) was granted under section 7i of the zoning resolution to permit in a business use district the change in occupancy from private garage, to motor vehicle repair shop, for a term of two years; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation on October 20, 1955; and

WHEREAS, this application was reopened on January 10, 1956 and set for hearing on February 28, 1956 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin and a copy of existing certificate of occupancy in effect to October 20, 1955; and

WHEREAS, a public hearing was held on this application on February 28, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated October 26, 1955 acting on Alt. Applic. No. 2370-47, reads:

"1. Extending C.O. is contrary to the resolution of B.S.&A. under Calendar Number 715-47-BZ."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 15, 1947, only so far as it has reference to the term of the variance, which expired on October 20, 1955, so that as amended this portion of the resolution shall read:

"granted under section 7, subdivision i of the zoning resolution for a term of five years from the date of this amended resolution, to permit; and that in all other respects the requirements of the resolution above cited shall be complied with; and that all permits including a new certificate of occupancy shall be obtained and all work completed within six months from the date of this amended resolution." (Alt App. 2370/47 as last disapproved October 26, 1955).

788-49-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Herman Flyer, owner (Murray M. Garren, lessee).

SUBJECT—Application reopened April 26, 1955 as Vol. III—re (decision of the borough superintendent) under section 7f and 7i of the zoning resolution, to permit in a retail use district, the change of occupancy from auto laundry, to auto laundry, gasoline service station, motor vehicle repair shop, auto safety inspection station, lubrication, wheel alignment, brake testing and lining, electrical system adjustment and repair, and sale of auto accessories.

PREMISES AFFECTED—88-12 to 88-20 Northern

boulevard, southwest corner of 89th street, Block 1436, Lot 6, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None

For Administration Samuel L. Becker, Dep't of Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Kleinert 1

Negative: Chairman Murdock Commissioner Keating and Deputy Chief Connolly 3

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on April 26, 1955 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on January 31, 1956 after due notice by publication in the Bulletin; laid over to February 28, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a retail use, B area, class 1½ height district; Northern boulevard and 89th street are in retail and residence use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 18, 1955 acting on Alt. Applic. 401-55, reads:

"1. Proposal to construct a new building on a plot now occupied in part as an auto laundry, and to use entire premises as an auto laundry, gasoline service station, auto safety inspection station, motor vehicle repair shop, lubrication, wheel alignment, brake testing and relining, electrical system adjustment and repair, office and sale of auto accessories in a retail use district is contrary to Art. II Sec. 4A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. in depth, on which is located an auto laundry, with balance of lot vacant; that it is proposed to construct a one story auto safety inspection station (motor vehicle repair shop) 40 ft. by 54 ft. in size on the vacant portion of the present 100 ft. by 100 ft. sit; that the auto laundry building will remain unchanged; that it is also proposed to install four gasoline pumps and eight 550 gallon gasoline tanks, thus creating a gasoline service station in front of this new building; and

WHEREAS, the applicant states that as of July 25, 1916 the property was zoned as a business district and the present retail designation became effective on April 29, 1954; that the height and area designations have not been changed since July 25, 1916; that a comprehensive height rezoning of the territory in the vicinity of La Guardia airport (CP-11395) is under consideration; that under the proposal the property in question would be changed from class 1½ height district to a class 1¼ height district; that no zoning amendment relating to the use or area designation of this property is pending at the present time; and

WHEREAS, the applicant states that this new building will be faced with face brick, with a mansard type roof and embellished with false dormers and brick quoins; that the new building will be set back 5 ft. from the 89th street building line and also from the rear lot line; that a 5 ft. 6 in. high brick fence wall will be constructed from the left front corner of the building down to the Northern boulevard building line; that a 6 in. by 6 in. concrete curb will be provided along the entire 89th street building line and return along the entire rear lot line; that an 8 ft. high corrugated aluminum fence will be erected 5 ft. off the rear lot line and return along the west lot line to the rear of the present auto laundry building; that the entire premises, where not occupied by buildings or landscaped, will be paved with concrete or bituminous paving; that one additional curb cut 30 ft. wide will be provided along the Northern boulevard frontage; that no curb cuts, entrance

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or exits will be provided along 89th street; that special care has been taken to protect this street; and

WHEREAS, the applicant contends that this case has been brought before the Board on two previous occasions for a gasoline service station and motor vehicle repair shop and the Board has denied it on both occasions; that the differences between this case and the previous applications are as follows: that this action is brought for an auto safety inspection station in which cars will enter said station from the Northern boulevard side and exit in the rear, following the same direction in the rear as the cars from the auto laundry in the adjacent building; that there will be no exiting or entrance on the 89th street side of the property; that there will be a 5 ft. strip of planting along the entire 89th street side and along the rear of said property, beside which fact the owner will erect an 8 ft. high corrugated aluminum fence directly behind the auto laundry section so as to reduce the amount of noise that may be present from the auto laundry at the present time; that only curb cuts will be on Northern boulevard itself; that the two gasoline pumps requested will mainly service the cars using the safety inspection station and the auto laundry; that since this property has been vacant for such a long period and since there is a need in this particular section for an auto safety inspection station, it is hoped that the Board will reconsider its previous action and grant this use on the basis of the facts set forth; and

WHEREAS, the applicant states that the present owner has title to the property since October 28, 1947; that the assessed valuation of land is \$22,000 and of the building \$8,000 making a total of \$30,000; that the building was erected in 1948; and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board in connection with prior application for extension of the existing car washing use; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision f and i of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 401-55, Objection No. one be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

290-55-BZ

APPLICANT—Reginald S. Hardy, for Land Buyers, Inc., owner.

SUBJECT—Application April 12, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the demolition of existing structures, and the erection and maintenance, for a term of 15 years) a gasoline service station, lubritorium, auto laundry (non-automatic) motor vehicle repair shop and office, and to permit the parking of motor vehicles awaiting service.

PREMISES AFFECTED—134-15 Rockaway boulevard, northwest corner of 135th street, Block 11701, Lot 1, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 17, 1956 after due notice by publication in the Bulletin; laid over to February 15, 1956, for inspection and decision; hearing closed; then to February 28, 1956, for further consideration of additional plans to be filed by applicant; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Rockaway boulevard are in a business use, D area, class 1 height district; 135th street is in business and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 21, 1955 acting on N.B. Applic. 4736-54, reads:

"1. Proposed erection of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop with hand tools only and the parking of motor vehicles awaiting service for a term of fifteen (15) years in a business use district is contrary to Art. 2 section 4a of the Zoning Resolution."

and

WHEREAS, the applicant states that premises consist of a plot, 93.96 ft. frontage by 112.45 ft. in depth, irregular, on which is located a sales place for second hand plumbing supplies and building materials and has been so occupied for some time; that the structures are dilapidated and certainly unattractive and uninviting; that the owner proposes to demolish them and to replace them with a modern type, three bay gasoline service station, with the usual approved type of gasoline storage system and vending pumps; that there has been no change in the use, height or area zoning since July 25, 1916; and

WHEREAS, the applicant contends that Rockaway boulevard at this point is a very heavily traveled thoroughfare; that no conventional business is derived from this traffic, but, on the contrary, it serves as a deterrent to local retail shopping; that it would, however, furnish a source of business for a gasoline station to be placed on this corner; that despite the heavy traffic, there is a lack of gasoline sales places and automobile service facilities in this vicinity so that the erection of a gasoline service station at this point would serve a community need; and

WHEREAS, the applicant states that the present owner has held title to the property since August 12, 1954; that the assessed valuation of land is \$18,000 and of the buildings \$3,000 making a total of \$21,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and accessory uses, substantially as proposed and indicated on plans filed with this application marked "Received February 24, 1956", 3 sheets, and "April 12, 1955", 4 sheets, *on condition* that all buildings and uses now on the premises shall be removed and the plot leveled substantially to the grade of the adjoining streets and constructed and arranged as indicated on such plans; that the accessory building shall be of face brick but may have porcelain enamel trim as shown; that there shall be no cellar and that in all other respects the building and occupancy of the premises shall comply with the requirements of the Building Code; that there shall be no windows in the rear and north sides of the accessory building; that such building shall be arranged substantially as indicated on revised plan marked "Received February 24, 1956" except that the entrances to toilet rooms shall not be contiguous; that pumps shall be of a low approved type, erected not nearer than 15 ft. to the street building line of Rockaway boulevard, such measurement to be made from the building line to the base of the pumps; that gasoline storage tanks shall not exceed ten approved 550 gallon tanks; that curb cuts shall be restricted to two, each 30 ft. wide to Rockaway boulevard and one to 135th street located within the first 25 feet of the intersection; that no portion of any curb shall be nearer than 5 feet to the lot line as prolonged; that signs shall be restricted to a permanent sign attached to the facade of the accessory building, excluding all roof signs and temporary

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signs, but permitting the erection within the intersection of a post standard for supporting a sign which may be illuminated, located substantially at right angles to the Rockaway boulevard street line, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 feet; that under section 7i there may be minor repairs for adjustments with hand tools only, maintained solely within the accessory building; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that along the northerly and easterly lot lines and for a distance of approximately 80 feet along the street building line of 135th street, where walls of accessory building and other adjoining buildings do not occur, a woven wire fence of the chain link type erected on a masonry base to a total height of not less than 5 ft. 6 in. shall be erected; that such fence shall have suitable substantial terminating posts; that planting areas as shown on plans shall be maintained with suitable planting material, properly protected with concrete curbing; that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

459-55-BZ

APPLICANT—Frederick A. Ketcher, for Mary A. Antony, owner (William Penny and Angie Serret, lessees).

SUBJECT—Application June 8, 1955—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the maintenance of an existing gasoline service station and an existing metal building for motor vehicle repairs for a term of 3 years.

PREMISES AFFECTED—5945 Broadway, west side, 811 ft. north of West 240th street, Block 3414, Lot 628, Borough of The Bronx.

APPEARANCES—

For Applicant: F. A. Ketcher and J. Antony.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 21, 1956 after due notice by publication in the Bulletin; laid over to February 28, 1956, for applicant to submit records as to whether the entire 100 ft. area is included in the present certificate of occupancy issued in 1922 and the 10-car garage and metal building; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Manhattan College parkway and 242nd street are in a business use, B area, class 1¼ height district; Broadway is in business and residence use, B area class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 20, 1955 acting on Alt. Applic. 436-55, reads:

"1. Proposed use of gasoline service station and motor vehicle repair shop with hand tools only in a business use district is contrary to Art. II Sect. 4 of the Z.R." and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. frontage by 100 ft. in depth, on which is located a gasoline service station and a metal building 19 ft. front, 26 ft. in depth, 11 ft. in height; that it is proposed to maintain existing gasoline service and an existing metal building for motor vehicle repairs with hand tools only; and

WHEREAS, the applicant states that the premises affected by this application is located in a business use district; that the metal building for the motor vehicle repair shop is at the rear of the premises; that the existing gas station on the front of the same premises was established in 1922, at which time it was located in a business use district and for which certificate of occupancy No. 283-22 was issued; that

the tenant has been using this metal building in the rear of the premises as a motor vehicle repair shop for doing repairs with hand tools only; that he has done this work since he leased the station, which is more than four years ago; that when he leased this station he was not aware of the fact that this work was not included under the present certificate of occupancy; that in the meantime, and with difficulty, he has built up a clientele from surrounding garages and private owners and it would be a definite hardship if he were compelled to discontinue this use; that he would also have to give up the gas station and thus lose everything he has worked for; and

WHEREAS, the applicant contends that the continuation of this use could have no adverse effect on surrounding premises as the adjoining uses to the south and west are given over to garages, railroad repair shops and parking lots, and to the north there is a repair shop and a gas station; that admittedly, Broadway is zoned for business, but this side is solidly occupied by non-conforming uses and factories; that fire department records show that a combustible permit had been issued as far back as April 25, 1924 for one cylinder of oxygen, but the permit was not continuous; that at various times the owner has had it in mind to demolish and rebuild but more urgent matters had to take its place; that he hopes that it will be within 3 years but cannot at this time state precisely when; that at the present moment he is not prepared to spend the large sum that this station will require in order to effect a complete change-over but when the time is opportune he will of course submit an application to the Board for permission to demolish and rebuild; that in view of these circumstances, it is requested that the Board grant a temporary variation for a period of three years to permit motor vehicle repairs with hand tools only, for not more than two cars, in the metal building at the rear of the premises; and

WHEREAS, the applicant states that the present owner has held title to the property since April 15, 1929; that the assessed valuation of land is \$20,000 and of the building \$3,500 making a total of \$23,500; that the building was erected in 1922; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant submitted to the Board the following communication dated February 23, 1956:

"The additional data as requested at the hearing of February 21st, 1956 is submitted herewith.

Inasmuch as the records were not available in the Building Dept., the only other agency for research was the Fire Dept. On March 18th, 1955 the "Old" F.D.I.B. 5945-04 Folder was obtained and the following pertinent extracts were made:

- 7.8.21 Alt. App. (F.P.) #883-21 Approved for 2 tanks and pump systems.
- 11.10.21 Final report was submitted which approved the plans.
- 3.18.22 The C.O. Was issued for a Gasoline Selling Station by the Bldg. Dept.
- 3.29.22 F.D. Permit to operate was approved.
- 3.1.27 Permit for 3-5 car metal garages was approved (total 15 cars).
- 1.16.37 A report of Inspection states 100 x 100, 3 metal garages, 15 cars.

The owner states the land consisting of four lots, 100x100 was purchased by Antony and Henrich who were partners, at the auction in 1920. Each bought alternate lots. The 100 x 100 was always used as a gasoline station. In 1923 (about) Henrich sold his share to Antony. The title has been vested in the same name until transferred to his wife in April 15th, 1929. No case has ever been filed with the Board of Standards and Appeals. Mr. Antony states that the metal building now being used for motor vehicle repairs was erected, to the best of his knowledge and belief, at about the same time as 15 car garages were erected."

and

WHEREAS, the Board found that this was an appropriate

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case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7i, to permit in the existing gasoline service station and accessory uses, the repairing of motor vehicles for adjustments only with hand tools only, maintained within the accessory building, for a term of three years, after which an application shall be filed with the Board for the reconstruction and rearrangement of the existing premises; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that existing conditions and proposed conditions as indicated on plans filed marked "Received December 28, 1955", 5 sheets, and "Received February 14, 1956", 1 sheet, shall be maintained without further additions, and that all permits, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

531-55-BZ

APPLICANT—Charles M. Spindler, for Frank and Catherine Ruzek, owners.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7c, 7h and 7i of the zoning resolution, to permit in a business use district, the extension in area of an existing gasoline service station to include gasoline service, auto washing, lubrication, parking and storage for more than 5 motor vehicles, office, accessory, sales, sale of used cars, 2 car garage, garage for less than 5 cars, brake and ignition service and auto repairs with hand tools only.

PREMISES AFFECTED—34-15 to 34-25 58th street, east side, 131.25 ft. south of Broadway, Block 1197, Lot 25, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 10, 1956 after due notice by publication in the Bulletin; laid over to February 28, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Broadway, 58th street are in a business use, B area, class 1½ height district; 59th street is in business and residence use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 1, 1955 acting on Alt. Applic. 1222-55, reads:

"1. The extension in area of an existing gasoline service station located in a business use district, to include gasoline service station, auto washing, lubrication, parking and storage for more than five motor vehicles, office, accessory sales, sale of used cars, 2 car garage, garage for less than 5 cars, brake and ignition service and auto repairs with hand tools only, is contrary to Art. 2 Sec. 4(a) (29) (46) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 ft. frontage by 100 ft. in depth, on which is located a gasoline service station; that it is proposed to extend the area of the gasoline service station to include the total frontage of 125 ft.; that the frame dwelling will be removed, present pumps relocated and a new pump island installed; that additional tanks and curb cuts will be installed as shown on drawings; that the entire site will be paved and fencing and shrubbery will be provided as shown

on drawings; that it is proposed to maintain the sale of used cars and to include the parking and storage of more than five motor vehicles; that it is also proposed to maintain the present brake and ignition service use and to include minor repairs with hand tools only, confined to the interior of the accessory building; and

WHEREAS, the applicant states that the site consists of an interior plot of ground with a frontage of 125 ft. on 58th street and a depth of 100 ft.; that the site consists of three tax lots which have been consolidated into a single lot for the purpose of this application; that present lot 29, with a frontage of 50 ft., is an existing gasoline service station constructed in 1922 under fire department plan #850-22; that the existing building on this gas station plot was constructed under N.B. 309-36 for which certificate of occupancy No. 54061 was issued on July 8, 1936; that the southerly 35 ft. of the plot (lot 25 and part of lot 26) is now occupied as a used car lot pursuant to certificate of occupancy No. Q80413; that the balance of lot 26 is occupied by an old frame dwelling, which it is proposed to demolish under this application; and

WHEREAS, the applicant contends that the proposed extension in area will provide ample room for easy ingress and egress to the gas station; that since the present used car use will remain in the southerly portion of the plot and since no additional buildings are proposed, it is felt that the proposed changes will have no adverse effect upon surrounding property; that the entire site is under the same family ownership and the gas station is operated by owners of the property; that the gas station has been under the same ownership and management for 18 years; that the increase in the setback of the pumps from the building line, the paving of station and the fencing and landscaping will all provide an improvement over present conditions; that the entire site was in an unrestricted use district until December 18, 1925 at which time the use was changed to its present business designation; that the area and height districts have remained unchanged since 1916; and

WHEREAS, the applicant states that the present owners have held title to lots 25 and 26 since August 22, 1950 and to lot 29 since April 12, 1937; that the assessed valuation of land is \$17,000 and of the building \$7,900 making a total of \$24,900; that the building was erected in 1936; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit an extension in area and change in arrangement of the lawfully existing gasoline service station, substantially as proposed and for the uses as proposed and as indicated on plans filed with this application marked, "Received June 30, 1955" (4 sheets) and "January 3, 1956" (one sheet) *on condition* that the building proposed to be demolished shall be removed from the premises and that portion of the premises shall be levelled substantially to the grade of the street; that the premises shall be rearranged and constructed as indicated on plans showing proposed conditions; that the number of gasoline tanks shall not exceed eight 550 gallons approved storage tanks, including the three existing tanks which shall be tested by the Fire Commissioner as being in good condition; that pumps as proposed shall be of a low approved type and erected not nearer than 15 feet to the street building line; that the number of curb cuts, in addition to the two now existing, shall be one 30 ft. curb cut located where shown, making a total of three; that no portion of any curb cut shall be nearer than 5 ft. to a side lot line as prolonged; that the balance of the premises, where not occupied by buildings and pumps shall be paved with concrete or bituminous paving; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that under

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Section 7i there may be motor vehicle repairing for adjustments only with hand tools; that such repairing shall be maintained only within the accessory building; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection of a post standard within the premises, toward the center of the street building line, for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that the areas shown to be planted shall be maintained with suitable planting material and protected with concrete curbing; that on the rear and side lot lines where walls of adjoining buildings do not occur there shall be erected a woven wire fence of the chain link type not less than 5 ft. 6 in. in height on a masonry base except that brick walls of similar height shall be constructed and maintained where shown on the side lot lines toward the front of the plot; that sidewalks and curbing in front of the premises shall be restored or repaired to the satisfaction of the Borough President; that parking and sale of used cars may be permitted as proposed, and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

575-55-BZ

APPLICANT—Goldwater and Flynn, for The Montefiore Hospital for Chronic Diseases, owner.

SUBJECT—Application July 13, 1955—re (decision of the borough superintendent) under sections 7c, 7h and 7i of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, office, motor repairs, storage and parking of motor vehicles.

PREMISES AFFECTED—Block bounded by South side of Gun Hill road, from Tryon avenue to Wayne avenue, Block 3343C, Lot 245, Borough of The Bronx.

APPEARANCES—

For Applicant: Monroe Goldwater, Louis R. Colman and R. J. McDermott.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE of February 21, 1956—

Affirmative: Chairman Murdock and Commissioner Kleinert 2

Negative: Deputy Chief Connors 1

Not Voting: Commissioner Keating..... 1

THE VOTE of February 28, 1956—

Affirmative: Commissioner Keating..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 6, 1955 after due notice by publication in the Bulletin; laid over to January 24, 1956, for inspection and decision; hearing closed; then to January 31, 1956, for inspection and decision; then to February 7, 1956, for applicant to file revised plans showing compliance with Section 21A of the Zoning Resolution; hearing previously closed; then to February 21, 1956, for applicant to file working drawings showing a different design and complete compliance with Section 21A of the Zoning Resolution; then laid over to February 28, 1956, for complete vote of the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; Tryon avenue and Wayne avenue are in residence and local retail use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 16, 1955 acting on N.B. Applic. 1105-55, reads:

"1. Proposed erection of gasoline selling service station, lubritorium, car washing, office, motor repair, storage and parking of motor vehicles on a lot in a residence use district is contrary to Art. 2, Sec. 3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 210.31 ft. frontage by 278.14 ft. in depth, which is presently vacant; that it is proposed to erect a one story building of class 3 construction, 75 ft. front, 30 ft. in depth, 15 ft. in height, to be used as a gasoline service station, lubritorium, car washing, office, motor repairs and storage and parking of motor vehicles; and

WHEREAS, the applicant states that this application relates to a plot owned by the Montefiore Hospital for Chronic Diseases and covers the entire block front on the south side of East Gun Hill road, between Wayne and Tryon avenues; that it is 210.31 ft. on East Gun Hill road, 213.13 ft. on Tryon avenue, 278.14 ft. on Wayne avenue; that the proposed site is not within 200 ft. of a building used as a hospital, the nearest buildings on the next block west which are owned by the Montefiore Hospital are used for residence quarters for nurses and doctors; that the hospital has accommodations for 650 patients and has on its staff 450 doctors, 325 nurses and 1,100 in other general help; that this presents a very serious problem in finding accommodations for motor vehicles for doctors, nurses and other members of the hospital staff; that to solve this problem, the hospital has entered into an arrangement with The Texas company whereby the rear 155 ft. by 200 ft. is to be graded, paved and made suitable for a parking area to accommodate 118 cars for the personnel of the hospital; that no parking fees are to be collected for this; that the creation of this parking space will eliminate the necessity of parking cars along the public highways and thus ease the flow of traffic in this area; that in view of the fact that the cost of grading and paving the parking area will be borne by The Texas company and the further fact that the company will be paying a substantial rent for the occupation of the property as a gas station, the hospital will preserve substantial funds running into thousands of dollars which can be devoted to hospital services and will also receive additional substantial funds for those purposes by way of rental from The Texas company; that the portion of the plot fronting on East Gun Hill road and projecting 60 ft. on Tryon avenue and 123 ft. on Wayne avenue, is to be developed for a modern gas station erected by The Texas company; that it will have 12 tanks and 8 pumps; that the building itself, backing up against the parking lot, will be approximately 30 ft. by 75 ft. in size, with four service bays and an office; and

WHEREAS, the applicant further states that the building owned by the hospital and located on the block bounded by Gun Hill road, Bainbridge avenue, East 210th street and Wayne avenue, is used as quarters for male internes and nurses, reception rooms and offices; that in the basement there are laboratories which are to be moved on or about January, 1956 to the block bounded by Gun Hill road, Steuben avenue, East 210th street and Bainbridge avenue, where new laboratories are under construction; that when this is done, the present laboratories will be discontinued; that the building above described has no facilities for, and is not used for the housing of patients; that all services and facilities for the treatment of the hospitalized sick and injured are confined to the hospital buildings which are located in the block bounded by Gun Hill road, Steuben avenue, East 210th street and Bainbridge avenue; and

WHEREAS, the applicant contends that East Gun Hill road is a heavily travelled artery connecting east Bronx with the west, so that of itself, the gas station will be most useful to the community; that by building a one story structure here with the parking area in rear, all surrounding properties are assured of permanent light and air which could be seriously affected by the erection of large apartments on the plot; that as a matter of fact, with proper horticultural effects at the side lines, the effect will be the same as a gas station in a park area; that the hospital is a well recognized institution, having been in existence since July 24, 1884 and serves the needs of the Greater New York area, doing a great deal of its work without charge; that in order to maintain the high degree of service which it has furnished through the years, it is essential that it provide adequate facilities for its personnel, including the parking accommo-

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dations sought to be accomplished by the within application; that it is felt that both the gas station and the additional parking facilities will be of great benefit to the community as a whole and of special benefit to the area in question; and

WHEREAS, the applicant states that Gun Hill road was rezoned from business to residence February 11, 1954; and

WHEREAS, the applicant states that the present owner has held title to the property since 1912 and that the land is tax free; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e, h and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of twenty years, to permit the premises to be occupied as a gasoline service station, accessory uses and for parking and storage of motor vehicles, substantially as proposed and indicated on plans filed with this application, marked "Received July 13, 1955", 5 sheets, except that the layout and arrangement shall be as shown on working drawings marked "Received February 16, 1956", 3 sheets, *on condition* that all buildings and uses shall be removed and the premises leveled to the grade of the abutting streets; that the accessory building shall be located, arranged and designed as shown on such working plans, shall have no cellar and shall be of face brick with a slate roof; that pumps shall be of a low, approved type, erected not nearer than 15 feet to the street building line of Gun Hill road; that curb cuts shall be restricted to three to Gun Hill road, each not over 30 feet in width; that under section 7e there may be one curb cut of similar width located where shown on Tryon avenue and two curb cuts of similar width to Wayne avenue; that the sidewalks and curbing surrounding the premises shall be repaired or reconstructed to the satisfaction of the borough president; that the requirements of Section 21A shall be complied with in all respects; that there shall be no pedestrian or motor vehicle entrance along Wayne avenue; that the number of gasoline storage tanks shall not exceed twelve approved 550 gallon tanks; that under section 7i there may be minor repairing within the accessory building with hand tools only; that under section 7h for a similar term the parking area may be occupied for the parking of cars as proposed; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that hedges of suitable height and kind similar to the hedge material used opposite on hospital grounds shall be maintained where shown with suitable curbing located along such hedges of proper distance away from the hedges to prevent damage thereto; that trees shall be retained or replaced as proposed and shown on such working plans; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 1:20 P. M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 28, 1956, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

943-54-A

APPLICANT—Topps Chewing Gum, Lessee for Bush Terminal Buildings Co., owner.

SUBJECT—Application December 1, 1954—Appeal from a decision of the fire commissioner.—panic bolts.

PREMISES AFFECTED—203-269 37th street, north side, 300 ft. west of 3rd avenue, Bush Building No. 1, 4th

floor Section A, and 5th floor, Sections A & B, Block 695, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Bert P. Falk.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated October 8, 1954, repeated in his decision of November 22, 1954, reads:

"This will reply to your letter of October 8th, 1954, in which you request permission to install "panic-exit devices" on doors leading to your plant from public stairways.

You are advised that your request must be denied. You, may, however, appeal this decision to the Board of Standards and Appeals, Rm. 1015, Municipal Building, Manhattan.

and

WHEREAS, the applicant states the building is 6 stories, 86 ft. in height, 600 ft. by 75 ft. in area erected in 1907 on a lot 600 ft. by 100 ft. in area in an unrestricted use, A area district; used and occupied since erection: Basement—Storage of olives; 1st floor—storage of paper boxes, repacking gum, storage & shipping gum, 20 persons; 2nd floor—manufacturing electric wiring & office, 70 persons; 3rd floor—bottling olives, 75 persons; 4th floor—manufacturing chewing gum, cafeteria, offices, 155 persons; 5th floor—manufacturing chewing gum, 125 persons; 6th floor—manufacturing electric wiring, 50 persons. No change in use or occupancy is now proposed. The building is equipped with approved standpipe and 2-source sprinkler systems throughout; there is an approved interior fire alarm system. There are four 6 ft. wide reinforced concrete stairs from roof bulkhead direct to street and two exterior stairs extending to roof and yard by stairs; window and door openings on course of same are fireproof, self-closing; and

WHEREAS, Certificate of Occupancy #85097 issued November 22, 1937, on N.B. #2428/05 permits the use of the building throughout as a factory with the number of occupants not stated; and

WHEREAS, the applicant states it is proposed to install panic bolts of a type approved by the Board of Standards and Appeals at the exit doors from a portion of the building in question occupied by the applicant, as indicated on plans filed with this appeal; and

WHEREAS, the applicant contends that the proposed installation of panic bolts is to eliminate fire hazards caused by unauthorized outsiders entering the premises with lighted cigars and cigarettes; and

WHEREAS, the premises was inspected by a representative of the Fire Department at the Board's request, who stated that the Chief Inspector of the Fire Department urged the Board to deny this appeal for the reason that in multi-storied factory buildings all doors from the stairway opening to tenants' spaces should be available for exit in case of fire.

Resolved, that the decision of the Fire Commissioner be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

708-54-A

APPLICANT—United States Gypsum Co., owner.

SUBJECT—Application August 20, 1954—re Appeal from decision of the fire commissioner—smoking in factory building.

PREMISES AFFECTED 561 Richmond terrace, north side, 400 ft. west of Jersey street, Buildings 2, 4, 5, 6, 7, 8, 10 and 11, Block 4, Lot 21, New Brighton, Borough of Richmond.

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APPEARANCES—

For Applicant: James J. Mortimer.

For Administration: Lieut John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated July 21, 1954, reads:

"This will acknowledge receipt of your letter of July 13, 1954, wherein you request a permit for employees to smoke in location within the plant area such as offices, locker rooms, toilet rooms, shops, etc. in your New Brighton plant at New Brighton, Staten Island.

You are advised that your request must be denied for the reason that smoking is prohibited by mandatory provisions of the Labor Law, and the rules of the Board of Standards and Appeals."

and

WHEREAS, the applicant states the premises consist of a lot 1600 feet front by 170 to 270 feet deep in an unrestricted use, A area district, upon which the plant in question was erected in 1908 and is used throughout for the processing of gypsum products; and

WHEREAS, the applicant states that permission is requested to smoke throughout building Nos. 2, 7, 8, 10 and 11 and toilet, the locker room, machine shop, two offices on the first floor of Building No. 4; the employment office, conference room, engineering office and First Aid room on 3rd floor of Building #4; the ladies' locker and wash room, lounge and one office on the 4th floor of Bldg. No. 4; a locker room on the 5th floor of Bldg. No. 4; an office on the first floor of Bldg. N. 5; a panelroom, laboratory and maintenance repair shop on the 2nd floor of Bldg. No. 5; an office, locker room and toilet room on the 3rd floor of Bldg. No. 5; locker room and toilets on the 4th floor of Bldg. No. 5; an office, locker room and a maintenance shop on the 1st floor of Bldg. No. 6; a kit repair area and a battery charge room on the 1st floor of Bldg. No. 6, and a locker room, storage area, electric shop and office on the 4th floor of Bldg. No. 6, all as indicated on plans filed with this appeal marked "Received January 11, 1956," 31 sheets; and

WHEREAS, the applicant contends that all the buildings in question except Bldg. No. 4 are of noncombustible construction and use and that the smoking area will be provided with proper receptacles for cigarettes; that Bldg. No. 4 is constructed of plank on timber but is fully sprinklered and smoking will be restricted to specified areas which will be sprinkled; and

WHEREAS, the applicant further contends that by setting up specified smoking areas it hopes to eliminate a fire hazard that might otherwise result from clandestine smoking; that no smoking is requested in any portion of the plant where paint is manufactured; and

WHEREAS, the premises were inspected by a representative of the Fire Department at the Board's request.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, dated July 21, 1954, and that the appeal be and it hereby is *granted*, to permit smoking in certain locations in the buildings, as requested and as shown on plans filed with this appeal, marked "Received August 20, 1954", (1 sheet) and January 11, 1956", (31 sheets) and *on condition* that conditions as to smoking shall be maintained to the satisfaction of the Fire Commissioner; that receptacles for smokers' refuse and signs permitting smoking as required by the Fire Commissioner shall be placed in such spaces where smoking is to be permitted; that the fire prevention equipment shall be as existing and proposed, maintained to the satisfaction of the Fire Commissioner; and that no smoking

shall be permitted in any portion of the plant where paint is manufactured.

475-55-A

APPLICANT—Lama, Proskauer and Prober, for Samuel Harris, owner.

SUBJECT—Application June 6, 1955—re Appeal from a Decision of the borough superintendent—re change in use from lodge rooms to nursing home of three story Class III building; exit stairs.

PREMISES AFFECTED—957 Putnam avenue, north side, 100 ft. east of Ralph avenue. Block 1483, Lot 64, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti and Samuel Harris.

For Administration: Samuel L. Becker, Dep't of Buildings and Joseph Sweeney, Dep't of Hospitals.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 20, 1955 on Alt. Applic. 1584/55 reads:

"1. The change in use from lodge rooms to nursing home of this three story Class III building is contrary to Sect. 4.3.1 of the Bldg Code.

"2. At least two exit stairs enclosed in fireproof (3 hr.) partitions are required by Sect. 6.1.2.2.3 and 6.4.1.8.1 of the Bldg. Code from the second and third floors.

"3. At least two exit stairs 3' 8" in width and enclosed in 3 hr. walls or partitions are required by Sect. 6.1.2.2.3 and Sect. 6.4.1.8.1 of the Bldg. Code from the cellar."

and

WHEREAS, the applicant states the building is three stories 40 ft. in height, 40 ft. front by 90 ft in depth, of Class III construction, erected in 1926, located on a lot 75 ft. front by 100 ft. in depth, in a residence use, C area, Class One height district; now vacant; and proposed to be used and occupied as follows: cellar—nursing home, 75 persons; 1st floor—nursing home, 33 persons; 2nd floor—nursing home, 33 persons; 3rd floor—nursing home, 33 persons; the building will be provided with an approved one-source sprinkler system throughout and an approved interior fire alarm system will be installed; there is one 4 ft. 2 in. wide steel fireproof stairs from roof bulkhead direct to street and one fire escape at the rear extending to roof by ladder and to yard by stair with egress to side yard to street; window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, Certificate of Occupancy #40106 issued by the Borough Superintendent August 7, 1926, upon completion of work under N.B. Permit No. 8564/25 permits the following use and occupancy: cellar—storage; 1st, 2nd and 3rd floors—lodge rooms; and

WHEREAS, the applicant states that the building is now used for offices and it is proposed to convert it to a nursing home by erecting new interior partitions, new elevator and new refrigerator storage room below grade; and

WHEREAS, the applicant contends as to Objection No. 1, issued by the Borough Superintendent, that the building now has a legal use of assembly for its entire height, and is of Class 3 construction and will be completely sprinklered; that the building will be isolated from any adjoining building by being 17 ft. 6 in. from the easterly lot line and 7 ft. 6 in. from the westerly lot line and 10 ft. from the rear lot line; and

WHEREAS, the applicant contends as to Objection No. 2, issued by the Borough Superintendent that the building is now provided with a main stair 4 ft. 2 in. wide of steel construction completely enclosed in fireproof walls, concrete

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arch floors and fireproof self-closing doors, and leading from roof and cellar direct to street; that as a secondary means of egress the building is provided with a steel balcony 7 ft. 8 in. wide, 40 ft. in width; provided with 3 ft. 8 in. steel stair leading from the third to the ground level and thence to the street through two side yards; that there is a stationary iron ladder from the third floor balcony to the roof; the building will be further provided with elevator completely enclosed in fireproof partitions; it is proposed to sprinkler the entire building and provide a fire alarm system; and

WHEREAS, the applicant contends as to Objection No. 3, issued by the Borough Superintendent, that the cellar is now provided with one main 4 ft. 2 in. wide stairs of steel construction, completely enclosed in fireproof walls, equipped with fireproof self-closing doors, and leading directly to the street; that as a second and third means of egress, the cellar will be provided with two 3 ft. wide open concrete stairs leading directly to the side yards and thence to street; and

WHEREAS, under Cal. No. 1039-23-BZ, the Board granted a variation so as to permit the erection of a lodge building with yard space less than that required by the Zoning Resolution on condition that the side courts of not less than 7 ft. by 64 ft. be maintained, and that the rear yard be not invaded to a greater extent than indicated on plans filed with such application; and

WHEREAS, the Board is in receipt of communication dated January 9, 1956 from the Department of Hospitals stating that the amended plans (filed by the applicant June 6, 1955) comply with the requirements of the Hospital Code and approving the following bed arrangements: 1st floor—26 beds; 2nd floor—31 beds; 3rd floor—31 beds; total 88 beds; and

WHEREAS, the applicant has filed revised plans dated January 20, 1956 showing the side courts to be maintained in accordance with the resolution adopted by the Board under Cal. No. 1039-23-BZ; and

WHEREAS, the premises were inspected by a committee of the Board and the committee recommends that the appeal be granted subject to the recommendation of the Department of Hospitals.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 1584/55, Objections 1, 2, and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the use of the building as a nursing home, as shown on plans of existing conditions marked "Received June 6, 1955". (4 sheets) and revised plans showing proposed conditions, marked "Received February 14, 1956". (5 sheets), *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that the number of beds recommended by the department of hospitals shall not exceed the following:

First floor —25 beds
Second floor—31 beds
Third floor —31 beds

TOTAL—87 beds

that there shall be approved interior fire alarm system and sprinkler system installed and maintained throughout the building; that the building and occupancy shall comply with all other laws applicable thereto, including the requirements of the resolution adopted by the Board under Cal. No. 1039-23-BZ, as *amended* this day.

1039-23-BZ

APPLICANT—Lama, Proskauer and Prober, for Samuel Harris, owner.

SUBJECT—Application for reopening—extension of building and use—re (decision of superintendent of buildings) previously granted on condition, to permit in a residence use C area district, the erection and maintenance of a lodge building with a yard space less than that required by the zone resolution.

PREMISES AFFECTED—953-957 Putnam avenue, Block 1483, Lot 64, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and J. C. Sweeney, Dep't of Hospitals.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating..... 3

Negative: 0

Absent: Deputy Chief Connolly..... 1

THE RESOLUTION:

WHEREAS, this application was granted by the Board on December 4, 1923, certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 4, 1923, by adding thereto:

"that in the event the use of the building is changed to a nursing home and it is desired to erect a one-story extension in the westerly court, such extension may be permitted, provided the easterly court is maintained clear at all times to permit exit from the rear fire escape and any other doors leading from the building other than to the street and the requirements of resolution adopted this day under Cal. No. 475-55-A are complied with". (N.B. 7331/23 and Alt. 1584/55)

382-43-A—Vol. VI

APPLICANT—Henry Z. Harrison, for Caton Nursing Home (Pearl Horowitz, owner).

SUBJECT—Application reopened January 10, 1956 as Vol. VI—re Appeal from a decision of the borough superintendent—relating to the rearrangement of kitchen, etc., in nursing home.

PREMISES AFFECTED—150 Ocean parkway, west side, 395 ft. south of Caton avenue, Block 5328, Lot 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry L. Harrison and Bernard Bergman.

For Administration: Samuel L. Becker, Dep't of Buildings and Joseph Sweeney, Dep't of Hospitals.

ACTION OF BOARD—Laid over to March 13, 1956, at 2 P. M., for applicant to file revised plans based on recommendations of the Department of Hospitals.

54-56-A

APPLICANT—Elias K. Herzog, for Murray H. Weinkrantz, owner.

SUBJECT—Application January 12, 1956—Appeal from a decision of the borough superintendent, re exterior stairway.

PREMISES AFFECTED—591 Broadway, west side, 176 ft. 10 in. south of West Houston street and 164 Mercer street, east side, 176 ft. 8 in. south of West Houston street, Block 512, Lot 16, Borough of Manhattan.

APPEARANCES—

For Applicant: Sam Herzog.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 3, 1956, at 2 P. M., for inspection and decision without further argument.

858-54-A

APPLICANT—Samuel Cohen, for Boris Feinberg, owner.

SUBJECT—Application November 8, 1954—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—74-76 Laight street and 413 Washington street, northeast corner, Block 218, Lot 2, Borough of Manhattan.

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APPEARANCES—

For Applicant: Samuel Cohen.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 3, 1956, at 2 P. M., for inspection and decision without further argument.

637-55-A

APPLICANT—Minnie Trachtenberg, owner.

SUBJECT—Application July 28, 1955—re Appeal from a decision of the borough superintendent—review of Borough Superintendent's decision—new law tenement.

PREMISES AFFECTED—2939-2410 Ocean parkway, east side, 238 ft. 6 in. south of Neptune avenue, Block 7284, Lot 85, Borough of Brooklyn.

APPEARANCES—

For Applicant: George Green and Joseph Nirenberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over for further inspection and decision; date to be determined after all records are obtained from the Department of Buildings.

312-24-BZ—Vol. II

APPLICANT—Stanley B. Epstein, for Solmax Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7A of the zoning resolution, permitting in a residence and business use district, the use of two vacant spaces in existing business building (stores); (previously granted by the Board) to be used as retail stores restricted to occupancy permitted in a restricted retail use district, with show windows and window signs beyond the permitted distance from the intersection for a term of years.

PREMISES AFFECTED—1418-1424 Elm avenue and 1310-1320 East 15th street, southwest corner, Block 6743, Lot 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Stanley B. Epstein.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on May 24, 1949, certain conditions; and

WHEREAS, the term of variance was extended on June 21, 1955; and

WHEREAS, the applicant requested an extension of time to obtain a certificate of occupancy.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 24, 1949, as amended on June 21, 1955, only as to the time within which to obtain permit and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that plans have been approved by the Department of Buildings work has been completed and time is needed to obtain a certificate of occupancy, that all permits required including a certificate of occupancy shall be obtained within three months from the date of this *amended* resolution.” (Alt. App. 2283/55).

302-20-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Louis Mintz, owner

SUBJECT—Application for consideration—reopening as to extension of time to complete and to obtain a certificate of occupancy which expired December 22, 1954—re Application (decision of the borough superintendent); previously granted on condition, under sections 7i and 21 of the zoning resolution, permitting in a residence and business

use district, the extension in use of the present stores and garage for more than five motor vehicles to include a motor vehicle repair shop.

PREMISES AFFECTED—146-156 East 98th street and 1159-1171 Winthrop street, northwest corner, Block 4616, Lot 38, Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on May 13, 1947, certain conditions; and

WHEREAS, the resolution was further amended on July 22, 1947 and June 22, 1954; and

WHEREAS, time to obtain permits and complete the work was extended on June 22, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 22, 1954 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of statement by the applicant that the work was completed within the six month period terminating December 22, 1954, but the certificate of occupancy was not issued, that all permits required, including a certificate of occupancy shall be obtained within six months from the date of this *amended* resolution. (Alt. App. 3601/44.)

85-38-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Rinrock, Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, car washing, lubricatorium, motor vehicle repairs, storage and sale of accessories and office and permitting the parking of motor vehicles waiting to be serviced and the parking and storage of more than five motor vehicles all for a term of 15 years.

PREMISES AFFECTED—605-633 East New York avenue, and 483-493 Kingston avenue, northeast corner, Block 1333 Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly..... 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on February 25, 1953, on certain conditions; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on June 21, 1955; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 25, 1953, as thereafter amended on June 21, 1955, by adding thereto:

“that all buildings and uses on the plot shall be removed and the plot leveled substantially to the grade of

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the abutting streets; that the building shall be constructed and arranged as shown on such working drawings marked "Received March 30, 1955", (3 sheets); that the accessory building shall have no cellar, be faced with face brick and in all other respects the requirements of the Building Code shall be complied with; that pumps shall be of a low approved type erected not nearer than 15 feet to the street building line of East New York avenue; that the number of gasoline storage tanks shall not exceed eight 550 gallon approved tanks; that signs shall be restricted to a permanent sign attached to the facade of the accessory building, facing East New York avenue and to the illuminated globes of the pumps excluding all roof signs and temporary signs, but permitting the erection within the intersection of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 feet; that the sidewalks and curbing around the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that curb cuts shall be restricted to two on East New York avenue, not over 30 feet in width each and two to Kingston avenue, each not over 35 feet in width and no part of any curb cut to be nearer than 5 feet to any lot line as prolonged; that within the intersection of East New York avenue and Kingston avenue there shall be erected a block of concrete not less than 12 in. in height extending for 5 feet along each building line; that such portable fire-fighting appliances shall be installed and maintained as the Fire Commissioner shall direct; that along the northerly and easterly interior lot lines, where walls of proposed accessory building do not occur, there shall be erected a woven wire fence on a masonry base to a total height of not less than 5 ft. 6 in. and with suitable terminating posts at the building line; that under section 7i there may be repairing for adjustments, with hand tools only, maintained solely within the accessory building; that under section 7c there may be parking of cars on the unbuilt upon portion of the site, provided such parking does not interfere with the service of the station." (N.B. 820/52)

69-41-BZ—Vol. II

APPLICANT—Horn-Weinstock and Associates, for Samuel Benerofe, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—127-141 Beach 29th street, southwest corner of Lewmay road and 130-138 Beach 30th street, Block 301, Lots 18, 31 and part of Lot 22, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: M. Horn.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Conolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on April 13, 1948, certain conditions; and

WHEREAS, time to obtain permits and complete the work as extended on December 14, 1948; and

WHEREAS, the term of variance was extended from time to time and last extended on March 2, 1954; and

WHEREAS, the applicant requested a further extension of term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 13, 1948, as thereafter *amended* by resolutions adopted through March 2, 1954 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Misc. App. 1696/47.)

681-41-BZ—Vol. II

APPLICANT—Horn-Weinstock and Associates, for Eugene Kral, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—91 Beach 87th street and 92 Beach 88th street, north side of Shore Front parkway, from Beach 87th street to Beach 88th street, Block 626, Lots 12 and 18, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: M. Horn.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Conolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on July 18, 1950, certain conditions; and

WHEREAS, the term of variance was extended on April 22, 1952 and March 23, 1954; and

WHEREAS, the application requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 18, 1950 only so far as it refers to the term of the variance so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 1138/50.)

831-41-BZ—Vol. III

APPLICANT—Horn-Weinstock and Associates, for DenRobert Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance which expired January 5, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in the residence use portion of the plot, the parking and storage of motor vehicles (previously granted by the Board for Lot 7 accessory to both buildings, later granted, for the rearrangement from hand ball courts to kiddie rides and parking).

PREMISES AFFECTED—95 Beach 34th street and 34-05 Sprayview avenue, southwest corner and 76 Beach 35th street, Block 306, Lots 7 and 13, Edgemere, Borough of Queens.

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APPEARANCES—

For Applicant: M. Horn.

For Administration: Samuel L. Becker, Dep't of Buildings

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on April 26, 1955, certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 6, 1951, as thereafter *amended* by resolutions adopted through April 26, 1955 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 1869/54.)

1023-41-BZ

APPLICANT—Horn-Weinstock and Associates, for St. Georges Church, owner. (Harry Zeitlin, Lessee.)

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—162 Beach 110th street, northeast corner of Ocean promenade, Block 654, Lot 42, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: M. Horn.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board on July 28, 1942, certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on March 18, 1952; and

WHEREAS, the term of variance was extended on from time to time and last extended on March 2, 1954; and

WHEREAS, the resolution was amended on July 20, 1954; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 28, 1942 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Misc. App. 9941/41.)

1032-41-BZ

APPLICANT—Horn-Weinstock and Associates, for Jacob Liebowitz, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence district, for a term of years, the parking and storage of more than five motor vehicles and the maintenance of a one-car garage (not accessory). PREMISES AFFECTED—175 Beach 72nd street, west side, 259 ft south of Rockaway Beach boulevard, Block 608, Lot 69, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: M. Horn.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 16, 1942, certain condition; and

WHEREAS, time to obtain permits and complete the work was extended on September 14, 1943; and

WHEREAS, the term of variance was extended from time to time and last extended on March 23, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 16, 1942, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Misc. App. 11063/41.)

300-43-BZ

APPLICANT—Joseph Rubinow, for Gennaro Longobardi, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in residence use district, the maintenance of a building for storage of contractor's equipment and trucks.

PREMISES AFFECTED—107-33 154th street, east side, 251.47 ft. north of 108th avenue, Block 10133, Lot 12, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Rubinow.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 31, 1944, certain conditions; and

WHEREAS, the term of variance was extended on May 14, 1946 and May 1, 1951; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 18, 1944,

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is thereafter amended by resolutions adopted through May 1, 1951, only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under Section 7, subdivision e for a term of five years from the date of this amended resolution, to permit.....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (N.B. App. 317/42.)

90-45-BZ

APPLICANT—Charles M. Spindler, for Samuel Block, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, auto and electrical supply showroom, lubritorium, auto laundry, brake testing, wheel aligning and minor repairs (hand tools only).

PREMISES AFFECTED—178-68 to 178-90 Conduit avenue (boulevard) and 144-76 to 144-82 Farmers boulevard, southwest corner, Block 4510, Lots 1 and 201, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 9, 1946, certain conditions; and

WHEREAS, the resolution was amended on October 26, 1948; and

WHEREAS, time to obtain permit and complete the work was extended from time to time and last extended on June 13, 1950; and

WHEREAS, the applicant requested an extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 9, 1946 only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under Section 7, subdivision f for a term of ten years from the date of this amended resolution, to permit.....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution from date of this amended resolution." (N.B. App. 1880/45.)

26-52-BZ—Vol. II

APPLICANT—Keyles and Sommer, for Edward Strissov, new owner; Morris Hagel, former owner.

SUBJECT—Application for consideration—reopening and amendment of resolution and extension of time to complete which expired September 8, 1955 and record new owner—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—135 Herkimer street, north side, 192 ft. 3 in. east of Nostrand avenue, Block 1861, Lot 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: Bernard Sommer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on March 8, 1955, certain conditions; and

WHEREAS, the applicant requested an amendment of resolution and extension of time to complete work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 8, 1955, to correct limitation of use of the plot, so that as amended this portion shall read:

"that the use of this plot shall be limited to that of the owner, his employees, patrons of the store and general parking; and that in view of the statement by the applicant that plans have been approved by the Department of Buildings and all work has been completed prior to September 8, 1955, but that additional time is needed to obtain a certificate of occupancy, that all permits required shall be obtained and all work completed within six months from the date of this amended resolution." (Alt. App. 4133/54.)

488-53-BZ

APPLICANT—Horn-Weinstock and Associates, for Ethel M. Stubergh, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance which expired February 2, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—120-51 Smith street, east side, 319.6 ft. north of Baisley boulevard, Block 12381, Lot 29, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: M. Horn.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 2, 1954, certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 2, 1954 only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a term of five years from the date of this amended resolution, to permit.....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this amended resolution." (Alt. App. 1067/53.)

27-52-BZ

APPLICANT—Jerome W. Perlstein, for Wilda Service Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance which expired February 24, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence

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use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—2957-2961 West 30th street, east side, 330 ft. north of Surf avenue, Block 7051, Lot 68, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jerome W. Perlstein.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 20, 1952, certain conditions; and

WHEREAS, the term of variance and time to complete the work were extended on February 24, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 20, 1952 only so far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h for a term of five years from the date of this amended resolution, to permit.....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of *amended resolution*." (Alt. App. 3576/51.)

602-52-BZ

APPLICANT—S. J. Kessler and Sons, for Boro Land Improvement Corp., owner.

SUBJECT—Application for consideration—reopening as to amendment as to fence—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of a gasoline and oil selling service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office and permitting the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1870 Gunhill road, north side, 175 ft. east of Brunner avenue, Block 4504, Lot 1 and Block 4500 part of Lot 1, Borough of the Bronx.

APPEARANCES—

For Applicant: Fred Nichols.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 10, 1953, certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 10, 1953, only so far as it has reference to the requirements for the fence, so that as *amended* this portion of the resolution shall read:

"that a fence consisting of an anchor post fence of the chain link type shall be erected from the accessory building to Gunhill road and to the proposed Mace avenue, with suitable terminating posts and that in all other respects the resolution above cited shall be complied with and that required working drawings shall be

amended to conform with this amendment." (N.B. 748/52)

469-54-BZ

APPLICANT—Herman E. Horwood, for Kesbec, Inc., owner (Ernie's Auto Body & Fender Service, lessee).

SUBJECT—Application for consideration—reopening as to amendment of resolution as to use—re Application (decision of the borough superintendent); previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change in occupancy from gasoline station and thirteen one-car non-storage garages, to gasoline service station, seven one-car non-storage garages and motor vehicle repair shop (six one-car non-storage garages).

PREMISES AFFECTED—1035 East 156th street and 756-758 Southern boulevard, northeast corner, Block 2729, Lot 50, Borough of the Bronx.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 1, 1955, certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 1, 1955, to read:

"that no repairing shall be carried on except in such buildings where partitions are to be removed, as shown on plans; that such repairing shall be done mainly with hand tools but there may also be oxygen and acetylene torches; that other than as herein *amended*, the resolution above cited shall be complied with in all respects; and that all permits, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this *amended resolution*." (N.B. 134/54)

111-55-BZ

APPLICANT—Charles M. Spindler, for Reuben L. Kershaw, owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of borough superintendent); previously granted on condition under 7c of the zoning resolution, permitting in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—194-14 Linden boulevard and 117-02 to 117-10 195th street, southwest corner, Block 12610, Lot 15, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 1, 1955, certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

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Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 1, 1955, by adding thereto:

"that in the event the owner desires to locate the building 51 ft. 4 in. from 195th street and make minor changes in the interior layout and install one pump island with two dual pumps instead of two separate pump islands, all as now shown on revised plans marked 'Received February 10, 1956', (3 sheets), such changes may be permitted provided the requirements of the resolution above cited shall be complied with in all other respects." (N.B. 4661/54)

419-55-BZ

APPLICANT—Paul Friedman; for Maude A., Anna M. and Raymond J. Steel, owners.

SUBJECT—Application for consideration—reopening as to approval of working plans—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline station, lubritorium, car wash (non-automatic), minor repairs, office sales and storage of auto accessories and parking of cars awaiting service, for a term of 15 years.

PREMISES AFFECTED—244-04 to 244-08 Francis Lewis boulevard and 243-02 to 243-06 South Conduit avenue, southwest corner and 139-03 to 139-11 243rd street, Block 13599, Lot 25, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 24, 1956, certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted revised working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *approve* working drawings marked, "Received February 6, 1956" (3 sheets) as being in substantial compliance with the resolution adopted by the Board on January 24, 1956. (N.B. 1453/55)

960-27-BZ—Vol. V

APPLICANT—Unger and Unger, for Jerclif Operating Company, owner. (Kaufman Carpet Company, lessee).

SUBJECT—Application for consideration—reopening as Vol. V as to change of use—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence and business use district, the change in occupancy from storage garage for more than five motor vehicles in basement and manufacturing on first floor to printing plant and storage in basement and manufacturing on first floor.

PREMISES AFFECTED—1800 Boston road, southeast corner of Hoc avenue thru to 1809 Vyse avenue, Block 2991, Lot 48, Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Feldman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. V, subject to the regular procedure as to change of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

66-38-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for First Leasing Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. IV to consider new proposal, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a local retail use, C area district, the erection and maintenance of a two story and mezzanine fireproof bank and one family dwelling building using more than the area permitted.

PREMISES AFFECTED—340 Avenue of the Americas, and 151 West Fourth street, northeast corner, Block 552, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure to consider new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

418-31-BZ—Vol. IV

APPLICANT—Ingram S. Carner, for Hamilton Holding Corp., owner.

SUBJECT—Application for consideration—reopening as to consider additional use of automatic car washing—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the demolition of existing wood and metal structures and the erection of an extension to existing gasoline service station accessory building; to provide 13 one-car garages, lubritorium, car washing, motor vehicles repairs, wheel alignment, brake testing, storage and sale of accessories and office.

PREMISES AFFECTED—1036-1060 McDonald avenue and 2-18 Parkville avenue, southwest corner and 1901-1923 47th street, Block 5452, Lots 37 and 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Corner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Volume IV to consider additional use of automatic car wash, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

205-55-SA

APPLICANT—C. M. Pierson, For Eureka-Williams Corporation Div. of Henney Motor Company, Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment—re use of combination nameplate—re Williams Oil-O-Matic Conversion Oil Burner, Model R-160; previously approved.

APPEARANCES—

For Applicant: Stephen J. Dowling.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the application was approved by the Board, on June 1, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution in regards to a combination nameplate.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on June

MINUTES

1, 1955, only so far as it has reference to each burner bearing a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 205-55-SA, by adding thereto:

"that such label, complying with the above requirements may be part of a combination label as proposed and as indicated on plan filed with this request for amendment marked, "Received February 8, 1956"; that such label shall be a combination of brass and white metal, permanently affixed, and may include approval of other organizations such as Underwriters' Laboratories, State Fire Marshall of Massachusetts, State Police of the State of Connecticut."

1464-39-GR

APPLICANT—The George S. Rider Company.

SUBJECT—Application for consideration and report as to additional inspection agency (Joseph J. Demma, Cleveland, Ohio and Wm. K. Scheeff, Middleburg Heights, Ohio).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to inspection agency.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

28-38-SM

APPLICANT—Concrete Plank Company, Inc., owner.

SUBJECT—Application for consideration—re opening as for test and report—re change in construction—re Cantilite Concrete Plank for Roof and Floor Construction; previously approved.

APPEARANCES—

For Applicant: Alan H. Rice.

ACTION OF BOARD—Application reopened for test and report as to change in construction.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

447-49-SM

APPLICANT—Ernst Halpern, for Williamsburg Steel Products Company, owner.

SUBJECT—Application for consideration—reopening as for test and report—re proposed change in construction—re Williamsburg Patent 1½ Hour Test Hollow Metal Door; previously approved.

APPEARANCES—

For Applicant: Ernst Halpern.

ACTION OF BOARD—Application reopened for test and report as to change in construction.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

518-51-SA

APPLICANT—Carrier Corporation, owner-manufacturer.

SUBJECT—Application for consideration—reopening as for test and report—re additional models—re Carrier Weather-maker, Models 50K4, 50K6, 50K8, 50K12 and 50K16; previously approved.

APPEARANCES—

For Applicant: W. J. Linderman.

ACTION OF BOARD—Application reopened for test and report as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

246-54-SA

APPLICANT—Quiet Automatic Burner Corporation, owner.

SUBJECT—Application for consideration—reopening as for report—re additional model—re Quik Heat Suspended Oil Furnaces, Models 80-SU, 100-SU, 125-SU, 150-SU, 225-SU and 300-SU; previously approved.

APPEARANCES—

For Applicant: J. Gordon Kaveny.

ACTION OF BOARD—Application reopened for test and report as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

Adjourned: 4:15 P.M.

JOSEPH J. DOYLE, Chief Clerk

SPECIAL MEETING

FRIDAY MORNING, MARCH 2, 1956, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

835-38-SR

SUBJECT—Proposed Amendments to the Rules Relative to Submerged Inlets and Protective Methods to be Applied to Prevent Contamination of Water Supply.

APPEARANCES—George Samber, Dept. of Health, Division of Hospitals and Institutions Inspections; Harold Romer, Director, Bureau of Sanitary Engineering, Dept. of Health; James P. Finnerty and George Hauser, Dept. of Water Supply, Gas and Electricity; H. J. Kellershon, Puro Filter Corp.; Vincent Foy, Association of Contracting Plumbing of the City of New York, Inc.

ACTION OF BOARD—Laid over to April 13, 1956, at 10 A.M. Department of Health and Department of Water Supply Gas and Electricity to submit recommendations as to amendment to Rule 12.

Adjourned: 11:50 A.M.

JOSEPH J. DOYLE, Chief Clerk.

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on December 20, 1955, as they appeared in Bulletin No. 52, Vol. 40, are hereby corrected to read as follows:

CORRECTED REPORT OF COMMITTEE ON TEST

Re: Cal. 511-55-SA

Subject: Slattery Domestic Gas Ranges, Models 5590, 5588, 5536, 5500, 5530, 5520 and 55.

J. B. Slattery & Bro. Inc., Brooklyn, New York filed June 23, 1955 an application with the Board of Standards and Appeals for approval of the Slattery Domestic Gas Ranges, Models 5590, 5588, 5536, 5500, 5520 and 55 under the provisions of C26-695.0 Administrative Building Code and for use under the provisions of Section 64 of the Multiple Dwelling Law.

Purpose

The appliances are domestic gas ranges used for cooking purposes.

Description

The appliances are domestic gas ranges, all models except the 55 have four top burners and a combined oven and broiler. The top burners are rated at 9,000 BTU each and the oven broiler at 16,000 BTU. The model 55 has four top burners and a separate oven burner and a separate broiler burner; the top burners are rated at 9,000 BTU each, the

MINUTES

oven burner at 16,000 BTU and the broiler at 13,000 BTU.
All gas valves used are AGA approved gas valves.

Inspection and Test

The ranges were inspected by Asst. Engr. J. A. Darts and it was noted that the ranges have been approved by the American Gas Association under 1-1000.201, 1-1000.101, 1-1000.001, 1-994.001 and 1-1000-5001.

Recommendation

As the wording of Section 64 as amended by Int. 1142—of the Multiple Dwelling Law reads in part as follows: "All automatically controlled gas appliances shall be equipped with a device which shall shut-off automatically the gas supply when the pilot light or other constantly burning flame in such appliance is extinguished" and as the American Standard for Installation of Gas Piping and Gas Appliances in Building approved by ASA and sponsored by the AGA 1954 gives the following definitions:

1. Appliance—automatically controlled, appliances equipped with an automatic pilot and other automatic devices which
(a) accomplish complete turn-on and shut-off of the gas to the main burner or burners.

(b) graduate the gas supply to the burner or burners, but do not affect complete shut-off of the gas.

2. Automatic Ignition—automatic ignition shall be interpreted as means which provide for ignition of the gas at a burner when the gas burner valve controlling the gas to that burner is turned on and will effect reignition if the flames on the burner have been extinguished by means other than closing the gas burner valve.

3. Thermostat—an automatic device actuated by temperature changes; designed to control the gas supply to a burner or burners in order to maintain temperatures between predetermined limits; the Committee on Test recommends as follows: Models 5590, 5588, 5536, 5500, 5530, 5520 and 55 shall be constructed with an approved device which shall shut-off automatically the gas supply when the pilot light or other constantly burning flame is extinguished as the above models are considered to be automatically controlled gas appliances under the definitions as herein set forth and the requirements of the Multiple Dwelling Law, all installations shall be in accordance with the requirements of C26-695.0.2.a Administrative Building Code as the above models have been approved by a recognized testing laboratory and these ranges may be installed in accordance with the provisions of Section 64 of the Multiple Dwelling Law. The Committee further recommends that all appliances bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 511-55-SA" and in addition the label shall also carry the model designation and the wording as follows: "Equipped with approved automatic shut-off" and that each range shall have attached thereto a decal or plate showing the location of the automatic shut-off.

* Correction—Model No. 5536 included in the approval.

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on January 17, 1956, as they appeared in Bulletin No. 4, Vol. 41, are hereby corrected to read as follows:

330-47-BZ

APPLICANT—Henry Nordheim, for 2068 Jerome Avenue Corp., owner; (Kaiser-Frazer Agency, lessee).

SUBJECT—Application for consideration—reopening as to extension of time as to obtain a Certificate of Occupancy—re Application (decision of the borough superintendent); previously granted on condition, under sections 7i and 21 of the zoning resolution, permitting in a business use district, the change in occupancy from stores and supplies to motor vehicle show-room, storage and motor vehicle repair shop.

PREMISES AFFECTED—2070-2076 Jerome avenue, east side, 176.66 ft. north of Burnside avenue, Block 3179, Lot 8, Borough of the Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time extended to complete the work and obtain a Certificate of Occupancy.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly..... 3

Negative: 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 3, 1948, certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 3, 1948 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have *not* been approved by the Department of Buildings, that all permits required and a Certificate of Occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution."
(Alt. App. 146/47.)

* Correction—Reference to plans filed with the Department of Buildings corrected to read that such plans have *not* been approved by that department, as indicated in italics.

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on February 7, 1956, as they appeared in Bulletin No. 7, Vol. 41, are hereby corrected to read as follows:

661-46-A—Vol. II

APPLICANT—Herman E. Horwood, for W. A. & W. O. Kaiser Inc., owners.

SUBJECT—Application reopened June 14, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—re means of egress.

PREMISES AFFECTED—412-414 Avenue of the Americas (6th), east side, 43 ft. 8 in. south of West 9th street, Block 572, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating..... 3

Negative: 0

Absent: Deputy Chief Connolly..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 9, 1955, repeated in a decision of the Borough Superintendent dated November 4, 1955, on Alt. Applic. 539/55, reads:

"1. Provide two legal means of egress from all floors including cellar and 1st floor.

A fire escape is not acceptable as a means of egress in a factory bldg. over five (5) stories high."

and

WHEREAS, the applicant states the building is 7 stories, 78 ft. 2 in. in height, 39 ft. 11 in. front, by 77 ft. 6 in. in depth, of fireproof construction, erected 1902, located on a lot 39 ft. 11 in. by 77 ft. 6 in. in depth, in a restricted retail use,

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C area, $1\frac{1}{4}$ height district, and used and occupied since 1902, without a Certificate of Occupancy, as follows: Cellar—boiler room and storage, no persons; 1st floor and mezzanine—retail druggist, 12 persons; 2nd floor—dentist's office and upholstering, 7 persons; 3rd floor—bookbinder, 2 persons; 4th floor—plaster picture frames, 5 persons; 5th floor—bookbinder, 10 persons; 6th floor—manufacturing artificial flowers, 30 persons; 7th floor—cutting dresses, 2 persons; and proposed to be used and occupied as follows—cellar—boiler room and storage, no persons; 1st floor and mezzanine—retail druggist, 12 persons; 2nd floor—dentist's office and manufacturing similar to the existing type, 35 persons; 3rd to 7th floors inclusive—factory use similar to the present type use, number of occupants proposed not stated; the building is equipped with a dry standpipe system throughout and a dry sprinkler system in the cellar; there is an approved interior fire alarm system and regular monthly fire drills are maintained; there is one interior 33 and 35 in. wide steel stairs with slate treads enclosed in fireproof block partitions, equipped with fireproof self-closing doors, and leading from roof bulkhead direct to street, and one fire escape on the rear extending to roof by stair, with egress from its lower termination across the one story extension adjoining; window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, the applicant contends the primary means of egress is a fireproof enclosed stairway from cellar to roof bulkhead, with fireproof doors at all openings, and the second means of egress is a fire escape on the rear from second floor to roof, with fireproof self-closing doors on the course thereof; that on the second floor there is a stair connecting across the open court to the fire escape balcony of the adjoining premises to the north, with egress into plain glass windows of the adjoining building, or across a one story roof to drop ladder leading to West 9th Street; that the fire escape was subject to Violation #9991 of 1943, and was dismissed after receipt of a letter from the Fire Department stating that their records showed acceptance of same by the State Department of Labor September 14, 1915; that this fire escape is the same as existed at the time appeal was granted by the Board under Cal. No. 661-46-A; that the first story store is occupied by a retail druggist with lunch counter with egress to the street independent of the exit from the interior stairway; that the cellar is used as a boiler room and storage of stock for the druggist and lunch counter concession, with no person regularly employed in cellar; that the cellar is provided with a dry sprinkler system with siamese connections; that in addition to the main exit stairway, which extends to the cellar with a fireproof self-closing door at the bottom, there is a fireproof stairway at the rear leading up to the drug store enclosed at the first story in fireproof blocks equipped with a fireproof self-closing door at the top and egress therefrom is through the open store direct to street; and

WHEREAS, the applicant contends that the present occupancy is very light and in view of the previous approval of the rear exit by the State Department of Labor in 1915 and the City department having jurisdiction at that time, and as the cellar and first floor, since, were also acceptable, and since the objection is now made only due to the amendment of the Labor Law in 1947, and since there are no persons regularly employed within the cellar, it is requested that a variance be granted and that the future occupancy be limited to the capacity of the primary means of egress; and

WHEREAS, the record in Fire Department folder 6A-412.01 has been consulted; and

WHEREAS, the plans filed under Cal. No. 661-46-A show the rear fire escape as it was found to exist upon recent inspection; that the windows at the rear of the building along the course of the fire escape have shutters and are also glazed with wire glass; that a court of the building adjoining to the east of considerable size directly behind the building under appeal provides a larger area for dissemination of smoke in case of fire; and

WHEREAS, the premises were inspected by a Committee of the Board which found that the condition should be permitted to continue and that it is impractical to require an additional stair.

Resolved, that the decision of the Borough Superintendent dated May 9, 1955, and repeated November 4, 1955, on Alt. Applic. 539/55, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the primary means of exit and the exterior fire escape at the rear, with proper ladder location, with access across the one story extension of the adjoining property to 9th Street; and to permit the exits from the cellar as shown on plans filed with this appeal marked, "Received May 20, 1955 (5 sheets) *on condition* that no manufacturing shall be carried on in the cellar; that the means of exit from the cellar as shown shall be maintained; that such exits from the first floor shall be maintained as proposed and as shown on such plans; that the fire escape at the rear of this building shall be made structurally safe and to the satisfaction of the Fire Commissioner; that the standpipe system, cellar dry sprinkler system interior fire alarm and fire drills shall be maintained in accordance with the requirements therefor and to the satisfaction of the Fire Commissioner; that the number of occupants per floor shall be limited to the capacity of the primary means of egress; that such fire-fighting equipment shall be installed as the Fire Commissioner shall require; and that in all other respects the building and occupancy shall comply with the Labor Law and all other laws, rules and regulations applicable thereto.

*Correction—The words "with connection to Fire Headquarters through a central station" deleted in the resolution wherein it referred to the fire fighting equipment maintained in the building.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 11

DIRECTORY

BOARD OF STANDARDS AND APPEALS

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PETITIONS AND CERTIORARI ORDERS SERVED ON THE BOARD OF STANDARDS AND APPEALS

On February 29, 1956, a Copy of Petition and Order of Cer-
tiorari was served on the Board by Mr. Stephen E. Flaherty, attorney
for petitioners, William and Helen Novotny, objecting property owners,
seeking a review of the Board's determination on January 31, 1956,
granting a variance under Section 7, subdivisions e and h, and Sec-
tion 21, of the Zoning Resolution, to permit in a residence use district,
for a term of fifteen years, the erection and maintenance of a gaso-
line service station, lubritorium, car wash, motor vehicle repairs,
storage and sale of accessories, and to permit the parking and storage
of motor vehicles and the proposed setback less than required in a
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Meadow Road, 47-02 to 47-06—164th Street and 47-09 to 47-21—
163rd Street, Flushing, Borough of Queens.

* * *

On March 5, 1956, Copy of Petition and Order of Certiorari was
served on the Board by Mr. Thomas A. Duffy, attorney for Christina
Campbell, Zachary Lewis, et al and Independent Builders Construc-
tion Corp., objecting property owners, seeking a review of the Board's
determination on January 31, 1956, permitting under Section 7,
subdivisions e and f, for a term of fifteen years, in a retail and
residence use district the erection and maintenance of a gasoline
service station, car washing (non-automatic), lubrication, office and
accessory sales, minor repairs, with hand tools only, and parking
of motor vehicles waiting to be serviced; Cal. No. 675-55-BZ; premises
116-32 Merrick Boulevard (116-14 to 116-46—official), west side, 124.94
ft. south of 116th Avenue, St. Albans, Borough of Queens.

* * *

On March 6, 1956, Copy of Petition and Order of Certiorari was
served on the Board by Lome & Thierman, attorneys for The Rose-
dale Civic Association, Inc., Dr. Harry D. Berlin, Kenneth W. Haslam
and Max Raposyk, objectors, seeking a review of the Board's deter-
mination on January 24, 1956, granting a variance under Section
7f, for a term of fifteen years, to permit in a retail use district the
erection and maintenance of a gasoline service station, lubritorium,
car wash (non-automatic), minor repairs, office, sales and storage of
auto accessories and parking of cars awaiting servicing; Cal. No.
419-55-BZ; Premises 244-04 to 244-08 Francis Lewis Boulevard,
243-02 to 243-06 South Conduit Avenue, southeast corner, and 139-03
to 139-11—243rd Street, Rosedale, Borough of Queens.

* * *

COURT DECISION

(Reprinted from Bulletin of December 20, 1955)

Matter of Harold and Frances Smith:—On July 19, 1955, the Board
granted a variance under Section 7e of the Zoning Resolution, to per-
mit in a retail use district, for a term of fifteen years, the erection
and maintenance of a gasoline service station, lubritorium, auto wash-
ing (non-automatic), storage and sale of accessories and an office,
also the parking of cars waiting to be serviced; Cal. No. 14-55-BZ;
premises 1427-1429 Edward L. Grant Highway, S. E. Cor. Plimpton
Avenue, Borough of The Bronx.

At Special Term, Supreme Court, Mr. Justice Aurelio sustained
the Board in the following decision:

Matter of Smith (Board of Standards and Appeals)—Motion
to dismiss petition is granted. Petition dismissed and order of
certiorari vacated (see memorandum on companion motion, cal-
endar No. 38 of November 18, 1955.) Settle order.

Matter of Smith (Board of Standards & Appeals of City of
N. Y.; Bensley)—This cross-motion for an order deeming the
petition herein filed as verified and in conformity with the Ad-
ministrative Code of the City of New York is denied (see mem-
orandum on companion motion, Calendar No. 38 of November 18,
1955). Petitioners' application to file a new petition is also denied
as the applicable provisions of the Administrative Code (sec. 686e-
1.0) which govern herein afford no such relief. Also, section 23
of the Civil Practice Act has no application herein. That section
states, in part: "If an action is commenced within the time
limited therefor, * * *." Under the above cited section of the
Administrative Code, this action was never commenced, as the
failure to verify the petition is a jurisdictional defect. Nor does
it satisfactorily appear that section 253 of the Civil Practice Act
has any application. Section 253 deals with a "defective verifica-
tion" and also an insufficient verification. The language of the

(Continued on page 372)

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New Cases filed up to March 6, 1956

Col. No. Dept. Premises Affected

116-56-BZ—B.Bx.—2451-2459 Westchester avenue and 1400-1408 Rowland street, northeast corner, Block 3974, Lot 1, Borough of The Bronx, N.B. 163-56—re gasoline service station, auto washing, lubrication, minor repairs—retail use district.

117-56-BZ—B.B.—278-280 (276 displayed) Sackman street, west side, 175 ft. north of Pitkin avenue, Block 3710, Lot 22, Borough of Brooklyn, Alt. 2764-55—re change in occupancy from storage garage and repair shop to storage garage, repair shop, loading and unloading space, with erection of mezzanine considered extension of non-conforming use—residence use district.

118-56-BZ—B.Q.—182-29 89th avenue and 88-37 182nd place, northeast corner, Block 9919, Lots 6 and 9, Jamaica, Borough of Queens, Alt. 38-56—re parking and storage of motor vehicles in residence use district.

119-56-BZ—B.Bx.—1150 Neill avenue, south side, 75 ft. east of Williamsbridge road, Block 4274, Lot 4, Borough of The Bronx, Alt. 875-55—re conversion of occupancy from 2 families to multiple dwelling partially in E-1 and partially in C district.

120-56-A—B.M.—53-55 Elizabeth street, west side, 99 ft. 10 in. south of Hester street, Block 204, Lot 20, Borough of Manhattan, Amendment to Alt. 1818-55—re egress; live load, etc.

121-56-A—B.M.—24-26 East 13th street, south side, 142 ft. 1¼ in. west of University place, Block 570, Lot 17, Borough of Manhattan, Alt. 1874-55—re egress.

122-56-A—B.M.—5 East 3rd street, north side, 104 ft. 4 in. east of Bowery, Block 459, Lot 47, Borough of Manhattan, Amendment to Alt. 1925-55—re egress.

123-56-SA—Hunt No-Vent Gas-fired Heating Unit, for window or wall installation, Model W-355, manufactured by Hunt Heater Corp., Appliance.

124-56-SA—Hunt Vented Gas-fired Circulators, Models 3554-U, 4254-U, 5554-U, 6554-U and 8054-U, manufactured by Hunter Heater Corp., Appliance.

125-56-A—F.D.—101-103 Crosby street, east side, 53 ft. 4 in. south of Prince street, Block 496, Lot 12, Borough of Manhattan, Order No. 8029-5—re shutters, etc.

126-56-BZ—B.Bx.—1021-1029 East Tremont avenue and 1995-1997 Boston road, northwest corner, Block 3135, Lot 39, Borough of The Bronx, N.B. 302-56—re gasoline service station, lubritorium, office, car wash, minor repairs, parking of more than 5 cars—business use district.

127-56-A—B.M.—22 East 67th street, south side, 44 ft. west of Madison avenue, Block 1381, Lot 58, Borough of Manhattan, Alt. 1518-55—re change in use from class A to commercial use—building over 4 stories in height—class 3 construction; exits.

128-56-BZ—B.Bx.—1942 Hering avenue, east side, 233 ft. 4 in. south of Neill avenue, Block 4276, Lot 63, Borough of The Bronx, Amendment to Alt. 519-53—re increase in occupancy from 2 family dwelling to three families—residence use, E-1 area district.

129-56-BZ—B.Bx.—1946 Hering avenue, east side, 191.67 ft. south of Neill avenue, Block 4276, Lot 65, Borough of The Bronx, Amendment to Alt. 391-53—re increase in occupancy from 2 families to three families—residence use, E-1 area district.

130-56-BZ—B.Bx.—1950 Hering avenue, east side, 150 ft. south of Neill avenue, Block 4276, Lot 67, Borough of The Bronx, Amendment to Alt. 520-53—re increase in occupancy from 2 families to three families—residence use, E-1 area district.

131-56-BZ—B.Q.—84-07 and 84-19 Elmhurst avenue, north side, 60 ft. east of Broadway, Block 1518, Lot 83, Corona, Borough of Queens, N.B. 84-56—re storage, stores and offices; area excessive; show windows and signs; business entrances—residence and business use districts.

132-56-A—B.Q.—84-07 to 84-19 Elmhurst avenue, north side, 60 ft. east of Broadway, Block 1518, Lot 83, Corona, Borough of Queens, N.B. 84-56—re egress.

133-56-A—B.M.—138-142 Prince street, southeast corner of West Broadway, Block 501, Lots 12 and 14, Borough of Manhattan, Amendment to Alt. 560-55—re egress.

134-56-BZ—B.M.—113-115 East 84th street, north side, 133 ft. 4 in. east of Park avenue, Block 1513, Lot 7, Borough of Manhattan, Alt. 1777-55—re roof garage in residence use district.

135-56-A—B.M.—113-115 East 84th street, north side, 133 ft. 4 in. east of Park avenue, Block 1513, Lot 7, Borough of Manhattan, Alt. 1777-55—re non-fireproof construction—extension of garage to roof of class 3 building.

Restored to Docket

820-39-SA—Lines Thermal Electric Conduction System (heating system for viscous liquids, including fuel oil); (reopened for report as change of owner), manufactured by Albert G. Purdue Associates, Appliance.

765-49-BZ—Vol. II—B.Q.—164-11 to 164-29 Hillside avenue, northwest corner of 165th street, Block 9836, Lot 1, Jamaica, Borough of Queens, Alt. 1927-55—re extension of parking and storage.

193-37-BZ—Vol. II—B.B.—796-804 Broadway (1016-1030 displayed) and 874-876 Willoughby avenue, Block 1593, Lots 23, 28, 29, 30 and 31, Borough of Brooklyn, N.B. 2810-55—re gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repair shop, parking of motor vehicles—residence and business use district.

465-50-BZ—Vol. II—B.Q.—112-01 to 112-19 (112-15 official) Colonial avenue, west side, between Van Doren street and Van Cleff street; 58-46 to 58-54 Van Cleff street and 59-43 Van Doren street, Block 1971, Lot 52, Corona, Bor-

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ough of Queens, N.B. 4995-55—re gasoline service station, lubritorium, car washing, parking of cars waiting to be serviced; etc. non-flashing business sign—retail and residence use district.

724-50-BZ—Vol. III—B.Bx.—2241 Light street, northeast corner of Rombouts avenue, Block 4951, Lots 20 and 22, Borough of The Bronx, Alt. 124-56—re extension of factory use in residence use district.

60-55-BZ—B.B.—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn, N.B. 1644-54—re gasoline service station, lubritorium, auto wash, motor vehicle repairs, etc.; business entrance; show windows and signs—residence use district.

41-26-BZ—Vol. III—B.Bx.—3598-3600 Jerome avenue, east side, 35 ft. north of East 213th street, Block 3328, Lots 85 and 92, Borough of The Bronx, Alt. 807-55—re area for manufacturing excessive.

1115-40-BZ—Vol. II—B.B.—2101-2113 Surf avenue and 2944-2962 West 21st street, northwest corner and 2943-2955 West 22nd street, Block 7058, Lot 27, Borough of Brooklyn, Alt. 22-56—re parking on lot extending into a residential district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules...	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of...	April 12, 1955.
Cements, Blended, Rules for Testing and Use of.....	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules.....	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)...	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1955.
Exit Rules (Revolving Doors).....	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules.....	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules.....	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of.....	May 26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	April 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of.....	April 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for.....	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules.....	April 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules.....	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules.....	May 25, 1954.
Opening Protective Assemblies, Rules for Inspection of.....	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings.....	Sept. 7, 1948—Vol. 33, No. 36

	Last Publication
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	April 15, 1952—Vol. 37, No. 16A
Procedure, Rules of.....	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for.....	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.....	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules.....	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting...	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—\$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

MARCH 13, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 13, 1956, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

361-52-BZ—Vol. II

APPLICANT—Ingram S. Carner, for LMJ Realty Corporation, owner.

SUBJECT—Application reopened October 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs, sales and storage of auto accessories, storage of more than 5 cars waiting to be serviced with show windows and curb cuts and signs less than 75 ft. from the residence district.

PREMISES AFFECTED—9609-9625 Ditmas avenue and 732-742 Rockaway parkway, northwest corner, Block 8114, Lots 1, 6, 63 and 64, Borough of Brooklyn.

Laid over from January 24, 1956, to March 13, 1956, for inspection and decision; hearing closed; applicant to file revised plan showing the route for the auto laundry, space for cars, etc.

73-55-BZ

APPLICANT—Henry Nordheim, for Rubenstein and Tutanauer, owners.

SUBJECT—Application February 3, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, and office and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1680 Gun Hill road and 1674 Allerton avenue, intersection of Gun Hill road, Allerton avenue and Lodovick avenue, Block 4539, Lot 1, Borough of The Bronx.

Laid over from February 7, 1956, to March 13, 1956, for inspection and decision; hearing closed.

573-55-BZ

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application July 13, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto wreck-

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ing (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner and 1727 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

Laid over for inspection and decision; hearing closed; date to be set, awaiting information as to action of Board of Education and the Board of Estimate as to proposed adjacent school; then set for January 17, 1956; then to February 15, 1956, for information from the Board of Education; then to March 13, 1956, at 10 a.m.; hearing previously closed.

1044-55-A

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application December 27, 1955—filed pursuant to section 35, General City Law re part of premises located in bed of mapped street—Clintonville street.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner, and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

950-54-BZ

APPLICANT—Herman Kron, for L. B. Oil Co., Inc., owner.

SUBJECT—Application December 14, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the proposed erection of gasoline service station, auto repairs, office, store, parking and storage of more than 5 cars and sale of used cars. Proposed driveway is more than 25 ft. from the intersection of Bruckner boulevard and Evergreen avenue.

PREMISES AFFECTED—1475 Bruckner boulevard, northwest corner of Evergreen avenue, Block 3711, Lot 1, Borough of The Bronx.

Laid over from February 15, 1956, to March 13, 1956, for inspection and decision; hearing closed; applicant to file revised plans.

83-55-BZ

APPLICANT—A. M. and F. P. Luongo, for Frank Dolansky, owner.

SUBJECT—Application February 4, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit the proposed exit through kitchen of a restaurant located in a retail use district, through adjoining property located in a residence use district.

PREMISES AFFECTED—345 Myrtle avenue, north side, 74 ft. 10¾ in. east of Carlton avenue, Block 2044, Lots 80 and 88, Borough of Brooklyn.

Laid over from February 15, 1956, to March 13, 1956, for inspection and decision; hearing closed.

245-55-BZ

APPLICANT—Burke, Green and Groh, for Joseph T. King, owner.

SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the proposed erection of a 1 family residence of class 4 construction, and garage with a setback of less than 15 ft. from the street line, and including a side yard of less than the minimum five feet as required.

PREMISES AFFECTED—219-44 89th avenue, southwest corner of 220th street, Block 10665, Lot 51, Bellerose, Borough of Queens.

Laid over from February 15, 1956, to March 13, 1956, for inspection and decision; hearing closed; applicant to file plan of first two or three adjoining houses and show in what respect they do not comply with G-1 requirements.

246-55-BZ

APPLICANT—Burke, Green and Groh, for Joseph T. King, owner.

SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the proposed erection of a 1 family residence of class 4 construction and garage with a setback of less than 15 ft. from the street line and including a side yard of less than the minimum five feet as required.

PREMISES AFFECTED—220-02 89th avenue, southeast corner of 220th street, Block 10666, Lot 46, Bellerose, Borough of Queens.

Laid over from February 15, 1956, to March 13, 1956, for inspection and decision; hearing closed; applicant to file plan of first two or three adjoining houses and show in what respect they do not comply with G-1 requirements.

530-55-BZ

APPLICANT—Abraham N. Horowitz and Herbert Glabman, for Silver Castelli, owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication and accessory sales and minor repairs with hand tools only, with proposed show window less than 75 ft. from the residence use district, all for a term of 15 years.

PREMISES AFFECTED—144-11 to 144-21 Rockaway boulevard and 123-32 to 123-42 145th street, northeast corner, Block 12047, Lot 32, South Ozone Park, Borough of Queens.

Laid over from February 15, 1956, to March 13, 1956, for inspection and decision; hearing closed.

104-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Potter Brothers, Inc., owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the continued use of an existing factory and storage building for a term of 5 years.

PREMISES AFFECTED—150-18 to 150-22 Tahoe street, west side, 170.07 ft. south of Albert road, Block 11556, Lot 23, Ozone Park, Borough of Queens.

Laid over from January 10, 1956, to February 7, 1956, for applicant to submit information as to amount of manufacturing, if any, any machinery, drainage from roof and whether owner has complied with the Board's original resolution; hearing closed; then to February 28, 1956, for inspection and decision; then to March 13, 1956, for applicant to furnish statement as to prevailing conditions, including lease of occupant.

756-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.

SUBJECT—Application September 6, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the extension of an existing building used for restaurant, storage and cabaret and to permit parking of patrons' cars.

PREMISES AFFECTED—2640-2660 Ocean parkway and 63-73 Nixon Court, northwest corner and 64-70 Murdock Court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

Laid over from January 17, 1956, to February 7, 1956, for inspection and decision; hearing closed; applicant to revise plans and file new decision of the borough superintendent; then to February 21, 1956, for applicant to file revised plans showing reorientation of the kitchen and no cabaret or dancing; hearing previously closed; then to

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February 28, 1956, for further inspection and decision; then to March 13, 1956, for further inspection and decision.

757-55-A

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.

SUBJECT—Application September 6, 1955—re Appeal from a decision of the borough superintendent—relating to the proposed use of a portion of a plot within the 30 ft. Ocean parkway setback for the parking of patrons cars and the construction of a driveway entrance accessory thereto.

PREMISES AFFECTED—2640-2660 Ocean parkway and 63-73 Nixon court, northwest corner and 64-70 Murdock court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

802-55-BZ

APPLICANT—Paul Friedman, for Edna Greiner, owner.

SUBJECT—Application October 13, 1955—re (decision of the borough superintendent) under sections 7f, 7A and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs (hand tools only), car washing (non-automatic), office, storage and sale of auto accessories, parking of more than 5 cars waiting to be serviced, with proposed show window less than 75 ft. from a residence use district, for a term of 15 years.

PREMISES AFFECTED—219-11 to 219-19 Northern boulevard and 43-32 to 43-38 220th street, northwest corner, Block 6322, Lot 24, Bayside, Borough of Queens.

Laid over from January 31, 1956, to March 6, 1956, for inspection and decision; hearing closed; then to March 13, 1956, for full vote of the Board.

594-29-BZ—Vol. IV

APPLICANT—Kitzler and Nurick, for Jeanne Frischling, owner (Morey Motors, lessee).

SUBJECT—Application reopened June 7, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a business and residence use district the proposed change in occupancy from auto showroom, simonizing, greasing, washing, auto repairs for more than 5 cars (hand tools only), office and dressing room to auto showroom, simonizing, greasing, washing and auto repairs (hand tools only) for more than 5 cars, and gasoline service station.

PREMISES AFFECTED—5810-5824 Bay parkway and 2177-2183 59th street, northwest corner, Block 5508, Lot 44, Borough of Brooklyn.

550-32-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Anita Albanese, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the proposed change of use from office, parking and storage lot for more than 5 motor vehicles and area 20 ft. x 65 ft. to be used for selling used motor vehicles, to gasoline service station, lubricatorium, minor repairs, car washing, office and sales, storage parking, and storage of motor vehicles, with proposed show window and sign less than 75 ft. from residence use district.

PREMISES AFFECTED—9902-9912 4th avenue and 352-360 99th street, southwest corner, Block 6134, Lot 22, Borough of Brooklyn.

463-50-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Patrick Filomio, owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed erection and maintenance of an auto laundry.

PREMISES AFFECTED—3221-3225 Boston road and 3250-3254 Laconia avenue, northeast corner, Block 4614, Lot 22, Borough of The Bronx.

162-53-BZ

APPLICANT—The Horn and Hardart Co., owner.

SUBJECT—Application February 10, 1953—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district the maintenance of 2 existing electric signs at right angle to building projecting more than the permitted distance.

PREMISES AFFECTED—451-457 Lexington avenue and 124-130 East 45th street, southeast corner, Block 1299, Lot 51, Borough of Manhattan.

499-55-BZ

APPLICANT—Robert Gottlieb, for Jacob and Gussie Furman, owners.

SUBJECT—Application June 17, 1955—re (decision of the borough superintendent) under sections 19A and 21 of the zoning resolution, to permit in a business and residence use district the proposed conversion of the existing building from garage to factory use, without the required loading berth, using more than the area permitted.

PREMISES AFFECTED—2927 White Plains road, west side, 125 ft. north of Arnow avenue, Block 4542, Lot 20, Borough of The Bronx.

514-55-BZ

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application June 22, 1955—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a residence and retail use district, the proposed extension of gasoline service station, auto repairs, accessory store, office and dwelling to be used for gasoline station, motor vehicle repair, shop, car washing, greasing, office, accessory store, boiler room and dwelling, with curb cut closer to residence use district than permitted.

PREMISES AFFECTED—78-08 51st avenue and 51-02 Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

515-55-A

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application June 22, 1955—re Appeal from a decision of the borough superintendent—non-fireproof construction—gasoline service station.

PREMISES AFFECTED—78-08 51st avenue and 51-02 Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

624-55-BZ

APPLICANT—Herman Kron, for Oscar and Ethel Gordon, owners.

SUBJECT—Application July 26, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline station, lubricatorium, office, auto laundry, minor repairs, parking of cars waiting to be serviced, with ground signs, curb cuts and show windows closer to the residence use district than is permitted.

PREMISES AFFECTED—202-15 Northern boulevard and 43-22 to 43-30 203rd street, northwest corner, Block 6263, Lot 17, Bayside, Borough of Queens.

725-55-BZ

APPLICANT—William Lescaze and Matthew Del Gaudio, for Department of Public Works, City of New York, owner.

SUBJECT—Application September 19, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use district, B

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area, class 2 height district, the erection of a class 1, 12 story and penthouse building, with proposed building widths outside of the setback lines above the height limit, in excess of permissible dormer widths.
PREMISES AFFECTED—71-83 Lafayette street, east side, 111-131 Centre street, west side, 20-38 Franklin street, north side and 101-113 White street, south side, entire block, Block 169, Lot 10, Borough of Manhattan.

737-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Weinstein and Abraham Saperstein, owners.
SUBJECT—Application September 20, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a unrestricted and business use district, the proposed change of use from storage of used tires to auto wrecking, buying, selling, processing, sorting and storage of scrap ferrous and non-ferrous metals, metal products, used auto parts, torch, truck scale, storage of motor vehicles in open area and one gasoline pump and tank (for accessory use).
PREMISES AFFECTED—289-309 Dewitt avenue and 814-834 Van Sinderen avenue, northwest corner and 709-747 Bank street, Block 3872, Lots 1, 46 and 47, Borough of Brooklyn.

812-55-BZ

APPLICANT—Ingram S. Carner, for LMJ Realty Corp., owner (Shell Oil Company, proposed lessee).
SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs (hand tools only), auto washing (non automatic), office, sales and storage of auto accessories, parking of more than 5 cars waiting to be serviced.
PREMISES AFFECTED—4011-4029 New Utrecht avenue and 4002-4024 10th avenue, northeast corner, and 972-982 40th street, Block 5586, Lots 70, 71, 72, 73 and 75, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 13, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 13, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

196-55-SA

APPLICANT—Ingersoll Conditioned Air Division of Borg-Warner Corp., owner.
SUBJECT—Application March 7, 1955—Ingersoll Suspended Oil-fired Warm Air Furnaces, approval of.

297-55-SA

APPLICANT—Besser Metal Products Corp., owner.
SUBJECT—Application March 30 1955—Besser Horizontal Oil Burning Furnaces, Models Z-90, Z-125, Z190, Z-250, and Z-400, approval of.

866-53-SM

APPLICANT—Suspended Ceiling Division of Sanymetal Products Company, Inc., owner.
SUBJECT—Application November 29, 1953—Sanymetal Ceiling Suspension Systems Nailock Channel Screwlock Channel and Accessories, approval of.

486-55-SM

APPLICANT—Universal Atlas Cement Company, owner.
SUBJECT—Application June 7, 1955—Atlas Duraplastic Air Entraining Portland Cement, Type IA and IIA and Atlas White Duraplastic Air Entraining Portland Cement, approval of.

547-55-SA

APPLICANT—Erich Loeb, for Samuel Stamping and Enameling Company, owner.
SUBJECT—Application June 27, 1955—Samco or Chef's Delight Lower Oven Apartment Size Gas Ranges, Models 3120 and 3220, approval of.

333-39-SM Vol. II

APPLICANT—Joseph Platzker, for De Yorgi Bros., Inc., owner-manufacturer.
SUBJECT—Application for consideration reopened November 15 1955—re amendment to resolution as to cinder brick—re Double V. Cinder Block (cinder concrete construction) sizes various: 4 x 8 x 18, 8 x 8 x 18, 12 x 8 x 16, 6 x 8 x 10, 10 x 8 x 16, 12 x 8 x 18 and 8 x 9 x 18, previously approved.

99-53-SM

APPLICANT—Luminous Ceilings, Inc., owner.
SUBJECT—Application for consideration reopened December 20, 1955—re amendment to resolution as to installation in sprinkled locations—re Acousti-Luminus Ceilings; previously approved.

79-51-SM

APPLICANT—California Flameproofing and Processing Company, owner.
SUBJECT—Application for consideration reopened September 20, 1955—re amendment to resolution as to change of name of ownership and trade name of flameproofing compound—re QRS DeLuxe Fabric Flame Retardent Interior; previously approved.

588-48-SM

APPLICANT—Stanley G. Flagg and Company, Inc., owner.
SUBJECT—Application for consideration reopened May 10, 1949—re amendment to resolution to include larger sizes of Flagg-Flow Threadless Bronze Fittings; previously approved.

540-55-A

APPLICANT—Leonard F. Rothkrug, for 864 Pennsylvania Avenue Corp., owner.
SUBJECT—Application July 1, 1955—re Appeal from a decision of the borough superintendent—review of Borough Superintendent decision re zoning matter.
PREMISES AFFECTED—864-880 Pennsylvania avenue, west side, 95 ft. south of Stanley avenue, Block 4368, Lot 11, Borough of Brooklyn.

382-43-A—Vol. VI

Applicant—Henry Z. Harrison, for Caton Nursing Home (Pearl Horowitz, owner).
SUBJECT—Application reopened January 10, 1956 as Vol. VI—re Appeal from a decision of the borough superintendent—relating to the rearrangement of kitchen etc. in a nursing home.
PREMISES AFFECTED—150 Ocean parkway, west side, 395 ft. south of Caton avenue, Block 5328, Lot 30, Borough of Brooklyn.

2-54-A

APPLICANT—Elias K. Herzog, for Maseral Realty Corp., owner.
SUBJECT—Application January 4, 1954—re Appeal from an order of the fire commissioner and a decision of the borough superintendent—egress.
PREMISES AFFECTED—422-426 East 89th street, south side, 256 ft. east of 1st avenue, Block 1568, Lot 37, Borough of Manhattan.

360-30-A—Vol. III

APPLICANT—Horn and Hardart Company, owner.
SUBJECT—Application reopened February 15, 1956 as Vol. III—re Appeal from a decision of the fire commissioner—re refrigeration.

CALENDAR

PREMISES AFFECTED—691-699 11th avenue, west side, from West 49th street to West 50th street, 605-637 West 49th street and 600-634 West 50th street, Block 1097, Lots 11, 18, 27, 32½, 36 and 40, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 20, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 20, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

421-55-BZ

APPLICANT—Robert Gottlieb, for David Berman, owner.
SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sale of accessories and parts, motor vehicle repairs (hand tools only), parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—547 Westchester avenue and 618 Hegney place, northeast corner, Block 2358, Lots 1 and 5, Borough of The Bronx.

Laid over from February 15, 1956, to March 20, 1956, for inspection and decision; hearing closed.

433-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rentways, Inc., owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a unrestricted and residence use district the proposed extension of a storage garage for more than 5 motor vehicles, parking and storage for more than 5 motor vehicles and the installation of one 550 gallon gasoline storage tank and one pump in open area for owners use only.

PREMISES AFFECTED—701-711 East 139th street and 275-295 Jackson avenue, northwest corner and 698-710 East 140th street, Block 2568, Lots 14, 17, 20 and 30, Borough of The Bronx.

Laid over from February 15, 1956, to March 20, 1956 for inspection and decision; hearing closed.

448-55-BZ

APPLICANT—Patrick D. Concagh, for Beretta Realty Corp., owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, F area district the proposed structure to be occupied as stores, with setback less than 15 ft. from the street line, with coverage in excess of that permitted.

PREMISES AFFECTED—5600-5610B Riverdale avenue, northeast corner of West 256th street, Block 3423, Lots 91 and 95, Borough of The Bronx.

Laid over from February 15, 1956 to March 20, 1956, for inspection and decision; hearing closed.

406-55-BZ

APPLICANT—Gabriel Nathan, for Edwin and Edna Hernly, owners.

SUBJECT—Application May 13, 1955—re (decision of the Commissioner Marine and Aviation) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the construction of a timber bulkhead wall along the property, and the use of the property for boat landing and parking of patrons cars.

PREMISES AFFECTED—225-229 Beach 3rd street, west side, 240 ft. north of Seagirt avenue and 224-230 Beach 4th street, Block 103, Lot 14, Far Rockaway, Borough of Queens.

Laid over from January 24, 1956 to February 21, 1956,

for inspection and decision; hearing closed; applicant to file plan showing pierhead and bulkhead lines and small scale plan showing distance to boats and where they are moored; then to March 20, 1956, for inspection and decision.

119-29-BZ—Vol. II

APPLICANT—John J. Tricarico, for Elizabeth Stevens, owner.

SUBJECT—Application reopened February 15, 1955 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the proposed change of occupancy from garage to garage and parking and storage of more than 5 motor vehicles, on open portion of the plot.

PREMISES AFFECTED—625 Halsey street, north side, 200 ft. west of Patchen avenue, Block 1662, Lots 59 and 61, Borough of Brooklyn.

Laid over from January 31, 1956 to February 15, 1956, at the request of objectants; then to February 21, 1956, at the request of an objector; then to March 20, 1956, for inspection and decision; applicant to check Building Department records as to the basis of the Certificate of Occupancy; hearing closed.

414-55-BZ

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner.

SUBJECT—Application May 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the proposed parking and storage of motor vehicles for a term of 5 years.

PREMISES AFFECTED—361-371 89th street, north side, 100 ft. west of 4th avenue, Block 6062, Lots 45 and 48, Borough of Brooklyn.

Laid over from February 21, 1956 to March 20, 1956, for inspection and decision; and for statement from applicant as to use of plot; hearing closed.

463-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Cody and Marie Ingenito, owners.

SUBJECT—Application June 2, 1955—re (decision of the borough superintendent) under sections 7i, 7e and 7h of the zoning resolution, to permit in a business and residence use district, the proposed change of use of store and dwelling to body and fender repairs, welding, painting and spraying, parking of cars waiting to be serviced on unbuilt upon portion of the plot.

PREMISES AFFECTED—208-20 Northern boulevard, south side, 125 ft. west of Oceania street and 206-63 45th road, Block 7305, Lot 29, Bayside, Borough of Queens.

Laid over from February 21, 1956 to March 20, 1956, for inspection and decision; hearing closed; also for applicant to file a revised plan showing entrance and gate proposed.

464-55-A

APPLICANT—Lama, Proskauer and Prober, for Cody and Marie Ingenito, owners.

SUBJECT—Application June 2, 1955—re Appeal from a decision of the borough superintendent, Class 3 construction—repair shop.

PREMISES AFFECTED—208-20 Northern boulevard, south side, 125 ft. west of Oceania street and 206-63 45th road, Block 7305, Lot 29, Bayside, Borough of Queens.

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

CALENDAR

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

Laid over from May 3, 1955 to June 7, 1955, to permit the applicant to obtain a decision from the Building Department as to structural conditions to comply with the Labor Law and to permit the filing of a companion administrative appeal to be heard with the zoning application on the laid over date; laid over, date to be set for hearing when companion "A" appeal has been examined and set for hearing; the "A" and "BZ" cases to be heard on the same date; then set for hearing January 10, 1956; then February 15, 1956, for inspection and decision; hearing closed; then to February 28, 1956, for applicant to file revised plan; then laid over to March 20, 1956, for further inspection and decision.

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner.
SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

846-26-BZ—Vol. II

APPLICANT—Joseph Schafran, for Grace Battaglini and Angela Modello, owners.

SUBJECT—Application reopened May 24, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the extension of existing gasoline service station and the relocation of gasoline pumps, and to include lubritorium and motor vehicle repairs.

PREMISES AFFECTED—3156 Boston road, southwest corner of Burke avenue, Block 4579, Lot 35, Borough of The Bronx.

263-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Thomas Amari, owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a refreshment building, and parking of patrons cars, no fee to be charged.

PREMISES AFFECTED—2003-2013 Rockaway parkway and 9705-9711 Sea View avenue, northeast corner, Block 8300, Lots 8 and 13, Borough of Brooklyn.

233-54-BZ—Vol. II

APPLICANT—Arthur S. Hirsch, for Joseph Lubin and Joseph Eisner, owners (Car Wholesalers, Inc., lessee).

SUBJECT—Application reopened November 15, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, the proposed extension in use and area of an existing parking lot for more than 5 motor vehicles and the erection of a 10 ft. x 10 ft. attendant's shelter on a plot presently occupied as parking lot, gasoline service station and garage.

PREMISES AFFECTED—Franklin D. Roosevelt drive, west side, from East 48th to East 49th street, 403-435 East 48th street and 410-430 East 49th street, Block 1360, Lots 1, 2, 3, 4, 5, 6, 8, 11, 14, 15, 16, 26, 34, 35, 37, 38 and 50, Borough of Manhattan.

418-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Vincenzo Delia, owner.

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7c, 7A and 7i of the zoning resolution, to permit in a business use district the proposed reconstruction and rearrangement of an ex-

isting gasoline service station, lubritorium, minor auto repairs, car washing, with proposed business entrance, sign and show window closer to the residence use district than is permitted.

PREMISES AFFECTED—1318-1324 Avenue X and 2402-2412 East 14th street, southwest corner, Block 7415, Lot 6, Borough of Brooklyn.

598-55-BZ

APPLICANT—Leonard F. Rothkrug and Samuel Gardstein, for Kayan Realty Corp., owner (Packer's Supermarket, lessee).

SUBJECT—Application July 6, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed extension of existing parking lot and the installation of a new curb cut, to be used for the parking of motor vehicles, accessory to a supermarket (no fees to be charged).

PREMISES AFFECTED—4601-4613 New Utrecht avenue and 1118-1138 46th street, southeast corner, Block 5621, Lot 23, Borough of Brooklyn.

753-55-BZ

APPLICANT—Fred C. Dahlem, for All Estates, Inc., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the use of premises for the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—112-114 Bennett avenue, west side, 108.64 ft. north of West 186th street, Block 2180, Lot 196, Borough of Manhattan.

871-55-BZ

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (United Cerebral Palsy of Queens, Inc., contract vendee).

SUBJECT—Application November 4, 1955—re (decision of the borough superintendent) under sections 7e and 21 of zoning resolution, to permit in a residence use, E area district, the erection and maintenance of a building for therapy, vocational rehabilitation (to include instruction on machines, recreation, administration), the building to exceed permissible coverage.

PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

61-56-A

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (United Cerebral Palsy of Queens, Inc., contract vendee).

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—stairways.

PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

892-55-BZ

APPLICANT—Samuel Rosenblum, for Tak Realty Corp., owner.

SUBJECT—Application November 10, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, B area district, the erection of a basement 15 story and penthouse, class A, multiple dwelling, stores and garage, with less than the required rear yard.

PREMISES AFFECTED—1227-1231 Madison avenue and 48 East 89th street, southeast corner, Block 1500, Lots 51, 52 and 53, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

MARCH 20, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 20, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

369-55-A

APPLICANT—Larry Meltzer, for 161 Washington Street Corp., owner.

SUBJECT—Application May 2, 1955—re Appeal from a decision of the borough superintendent—egress, stairs, etc.

PREMISES AFFECTED—161 Washington street, east side, 77 ft. north of Liberty street, Block 58, Lot 11, Borough of Manhattan.

370-55-A

APPLICANT—Larry Meltzer, for Meliberty Realty Corp., owner.

SUBJECT—Application May 2, 1955—re Appeal from a decision of the borough superintendent—egress, stairs, etc.

PREMISES AFFECTED—131 Liberty street, north side, 90 ft. 7½ in. east of Washington street, Block 58, Lot 30, Borough of Manhattan.

147-49-A—Vol. II

APPLICANT—Frederick C. Genz, for Diller-Quaile Music School, Inc., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—construction.

PREMISES AFFECTED—24 East 95th street, south side, 81 ft. 9½ in. west of Madison avenue, Block 1506, Lot 60, Borough of Manhattan.

241-32-S—Vol. II

APPLICANT—Joseph Lau, for Harry Bura, owner.

SUBJECT—Application reopened April 19, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—130 Green street, east side, 125 ft. north of Prince street, Block 513, Lot 2, Borough of Manhattan.

28-55-A

APPLICANT—Continental Baking Co., owner.

SUBJECT—Application January 11, 1955—Appeal from an order and a decision of the fire commissioner—re direct method of refrigeration.

PREMISES AFFECTED—87-105 Heyward street, north side, 100 ft. east of Bedford avenue and 128 Rutledge street, Block 2225, Lot 10, Borough of Brooklyn.

442-55-A

APPLICANT—Harry L. Alper, for 1913 3rd Avenue, Inc., owner (Bess Mile Shoe Co., Inc., lessee).

SUBJECT—Application June 3, 1955—Appeal from a decision of the borough superintendent—re cellar stairs.

PREMISES AFFECTED—1911-1913 3rd avenue, east side, 60 ft. 7 in. north of East 105th street, Block 1655, Lot 3, Borough of Manhattan.

157-55-A

APPLICANT—Nassau Smelting and Refining Co., Inc., owner.

SUBJECT—Application February 25, 1955—Appeal from a decision of the fire commissioner—re permit for smoking.

PREMISES AFFECTED—1 Nassau place, northeast corner of Arthur Kill road, Block 7971, Lot 125, Tottenville, Borough of Richmond.

906-54-A

APPLICANT—Ferdinand Savignano, for Joseph and William Bardsley, Estate, Inc., owner.

SUBJECT—Application November 29, 1954—re Appeal from a decision of the borough superintendent for variation of Sec. 271 of the Labor Law as to second means of egress.

PREMISES AFFECTED—147-151 Baxter street, east side, 97 ft. 9 in. south of Grand street, Block 236, Lot 8, Borough of Manhattan.

217-55-A

APPLICANT—Jacob W. Sherman, for Barbara Parente, owner.

SUBJECT—Application March 17, 1955—re Appeal from a decision of the borough superintendent—frame building—business use.

PREMISES AFFECTED—679 DeKalb avenue, north side, 100 ft. west of Marcy avenue, Block 1774, Lot 55, Borough of Brooklyn.

542-53-A

APPLICANT—Siegel and Green, for Morbro Holding Corp., owner (Morris Brothers Auto Trucks Parts Corp., lessee).

SUBJECT—Application July 10, 1953—Appeal from decisions of the borough superintendent—re construction.

PREMISES AFFECTED—56-46th 54th drive, southwest corner of 58th street and 56-57 55th drive, northwest corner of 58th street, Block 2581, Lots 1, 18 and 40), Maspeth Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

APRIL 3, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 3, 1956, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:*

453-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Francis Formica, owner.

SUBJECT—Application June 6, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, minor auto repairs, sales and storage room, parking and storage of motor vehicles with proposed curb cuts and show windows closer to the residence use district than is permitted.

PREMISES AFFECTED—1003-1013 Utica avenue and 5001-5009 Tilden avenue, northeast corner, Block 4722, Lots 40, 43 and 44, Borough of Brooklyn.

Laid over from February 15, 1956 to April 3, 1956, for inspection and decision; hearing closed.

561-55-BZ

APPLICANT—Herman E. Horwood, for Mary Franco-mano, owner.

SUBJECT—Application July 8, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection of a 2 family dwelling with less than the 10 ft. setback required on each street front.

PREMISES AFFECTED—2894 Roebling avenue, southwest corner of Edison avenue, Block 5388, Lot 27, Borough of The Bronx.

Laid over from February 21, 1956 to April 3, 1956, for inspection and decision; hearing closed.

808-55-BZ

APPLICANT—Paul Friedman, for Hans J. Heckmann and R. Harold Paltrow, owners.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under sections 7h, 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto repairs (hand tools only), auto washing (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—35-02 to 35-08 (35-04 official) Bell boulevard and 213-12 to 213-20 35th avenue, south-

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west corner, Block 6169, Lot 6, Bayside, Borough of Queens.

Laid over from February 21, 1956 to April 3, 1956, for inspection and decision; hearing closed.

375-55-BZ

APPLICANT—Michael Alfano, for Max Sakow, owner.
SUBJECT—Application May 5, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a local retail use district the erection of a gasoline service station, lubritorium, auto repair shop, salesroom, car washing and storage.

PREMISES AFFECTED—950-970 Allerton avenue, south side, from Paulding avenue to Williamsbridge road, Block 4447, Lots 62, 64 and 66, Borough of The Bronx.

Laid over from January 17, 1956 to January 24, 1956, for continued hearing; then to February 15, 1956, for inspection and decision; hearing closed; then to February 28, 1956, for applicant to file authorization of present owner of record; then to April 3, 1956, at the request of the applicant for the purpose of filing authorization of the present owner of record.

1085-38-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Loha Realty Corp., owner.

SUBJECT—Application reopened February 8, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—5307-5315 21st avenue and 1072-1082 Dahill road, southeast corner, Block 5495, Lot 465, Borough of Brooklyn.

Laid over from February 21, 1956 to February 28, 1956, at request of objector, applicant concurring; no further requests for adjournment to be considered; then to April 3, 1956, for inspection and decision; hearing closed.

695-49-BZ Vol. III

APPLICANT—Siegel and Green, for Pauline Schulson, owner.

SUBJECT—Application reopened February 21, 1956 re extension of time to complete—expired May 30, 1955—re (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, permitting for a term of 5 years in a residence use district the parking and storage of motor vehicles (previously granted for the erection and maintenance of a business building).

PREMISES AFFECTED—298-306 East 140th street, south side, 104.30 ft. east of 3rd avenue, Block 2314, Lot 58, Borough of The Bronx.

130-21-BZ Vol. III

APPLICANT—Seymour W. Gage, for Paramount Distillate Co., owner.

SUBJECT—Application reopened October 11, 1955 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—94 Monroe street, west side, 36.2 ft. south of Pelham street, Block 255, Lot 48, Borough of Manhattan.

910-49-BZ Vol. II

APPLICANT—M. Martin Elkind, for Irene Meehan, Anita Pederson and Anne E. Loewer, owners (White Castle System, Inc., Lessee).

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under section 7f and 7e of the zoning resolution, to permit in a retail and residence use district, the proposed extension of the parking area into the residence use district.

PREMISES AFFECTED—972 Castle Hill avenue and 2200 Bruckner boulevard, southeast corner and 2201 Houghton avenue, Block 3695, Lots 1 and 9, Borough of The Bronx.

417-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Lucky Star Realty Corp., owner.

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, office, auto repair shop, restaurant and kitchen, and parking for more than 5 cars.

PREMISES AFFECTED—183-02 to 183-20 (183-10 official) South Conduit avenue, 144-01 to 144-13 183rd street, southeast corner and 144-02 to 144-18 184th street, southwest corner of South Conduit avenue, Block 13326, Lot 16, Springfield Gardens, Borough of Queens.

395-55-BZ

APPLICANT—Vincent J. Tortorelli, for Edward Veldor-anlo, owner.

SUBJECT—Application May 18, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking of more than 5 motor vehicles.

PREMISES AFFECTED—329-331 East 150th street, north side, 200 ft. west of Courtlandt avenue, Block 2410, Lot 56, Borough of The Bronx.

441-55-BZ

APPLICANT—Hurley, Kearney Lane and Mattison, for St. Joseph's Hospital, owner.

SUBJECT—Application June 2, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the use of premises as a parking lot.

PREMISES AFFECTED—330 Beach 19th street, east side, 49.27 ft. south of Brookhaven avenue, Block 131, Lot 34, Far Rockaway, Borough of Queens.

528-55-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Gaiti, owner.

SUBJECT—Application June 29, 1955—re (decision of the borough superintendent) under sections 7i and 7e of the zoning resolution, to permit in a business and residence use district, proposed building to be used for motor vehicle repair shop.

PREMISES AFFECTED—518 Coney Island avenue, west side, 60 ft. 1¾ in. south of Turner place, Block 5342, Lot 17, Borough of Brooklyn.

673-55-BZ

APPLICANT—Kitzler and Nurick, for Bertha Sherain, owner (92 car Wash Corp., lessee).

SUBJECT—Application August 2, 1955—re (decision of the borough superintendent) under sections 7c, 7f, 7A and 7i of the zoning resolution, to permit in a business use district automatic auto laundry, gasoline service station, office, lubritorium, motor vehicle repair shop (with hand tools only) and parking cars awaiting service.

PREMISES AFFECTED—5802-5824 Church avenue and 119-129 East 58th street, southeast corner and 74-84 East 59th street, Block 4706, Lot 36, Borough of Brooklyn.

734-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 19, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in retail use district proposed use of premises for high speed auto laundry, office, waiting area and simonizing, with ground signs closer to residence use district than is permitted.

PREMISES AFFECTED—14-59 150th place, east side, 44.66 ft. north of Cross Island parkway and 14-54 Clintonville street, Block 4697, Lot 8, Whitestone, Borough of Queens.

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801-55-BZ

APPLICANT—Seymour W. Gage, for Paramount Distillate Co., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking of more than 5 motor vehicles.

PREMISES AFFECTED—307 Pelham street, south side, 45.0 ft. east of Monroe street, Block 255, Lots 43 and 45, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 3, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 3, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

858-54-A

APPLICANT—Samuel Cohen, for Boris Feinberg, owner.

SUBJECT—Application November 8, 1954—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—74-76 Laight street and 413 Washington street, northeast corner, Block 218, Lot 2, Borough of Manhattan.

54-56-A

APPLICANT—Elias K. Herzog, for Murray H. Weinkrantz, owner.

SUBJECT—Application January 12, 1956—Appeal from a decision of the borough superintendent—re exterior stairway.

PREMISES AFFECTED—591 Broadway, west side, 176 ft. 10 in. south of West Houston street and 164 Mercer street, east side, 176 ft. 8 in. south of West Houston street, Block 512, Lot 16, Borough of Manhattan.

863-55-A

APPLICANT—Irving Kudroff, for Eaglet Realty Corp., owner.

SUBJECT—Application October 25, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—382 Lafayette street, west side, 74 ft. south of East 4th street, Block 531, Lot 11, Borough of Manhattan.

22-56-A

APPLICANT—Morris Hannes, for J. L. Spigel and Herman Zeligman, owners.

SUBJECT—Application January 18, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—15 Spruce street, north side, 100 ft. west of William street, Block 102, Lot 18, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 10, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 10, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of

accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed; then to September 27, 1955, at request of the applicant for information as to possible acquisition on subject site for approach to Throggs Neck Bridge; then to December 13, 1955, for further information as to the acquisition of land, including the subject site in connection with approaches for the proposed Throggs Neck Bridge; then to January 31, 1956, for consideration in relation to proposed Throggs Neck Housing Project; then laid over from January 31, 1956 to February 28, 1956, for further information from the Triborough Bridge Authority as to future roadway; then to April 10, 1956, for further consideration.

576-23-BZ—Vol. III

APPLICANT—Henry C. Brucker, for Louis Schneider, owner (Central Garage and Service Station, lessee).

SUBJECT—Application reopened May 25, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district, the change in use of an existing non conforming use as garage, motor vehicle repair shop, auto laundry, sale and display of used cars, welding, painting and spraying, to include additional uses of baling and storage of old clothes for export and storage of 7,000 gals of lubricating oil.

PREMISES AFFECTED—64-01 to 64-25 Central avenue and 64-02 to 64-24 Otto road, northeast corner, Block 3641, Lot 1, Ridgewood, Borough of Queens.

Laid over from February 28, 1956 to April 10, 1956, for inspection and decision; hearing closed.

311-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobile Oil Company, owner.

SUBJECT—Application reopened July 12, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district the extension of existing gasoline service station, lubritorium, auto laundry, minor repairs, office and sale of accessories and boiler room, to include gasoline service station, lubritorium, auto laundry, minor repairs, office and sale of accessories, boiler room, dealers' training room, storage, heater room and parking as accessory to training room.

PREMISES AFFECTED—165-01 to 165-09 Hillside avenue and 87-45 to 87-55 165th street, northeast corner, Block 9837, Lot 13, Jamaica, Borough of Queens.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

882-54-BZ

APPLICANT—Gustave Goldman, for John D'Emic, owner.

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under sections 7e, 7i and 7c of the zoning resolution, to permit in a business and residence use district, the proposed change in occupancy from parking lot to automobile testing room, cleaning of cars and storing of equipment, and minor repairs with hand tools only.

PREMISES AFFECTED—867-873 4th avenue and 168-190A 32nd street, southeast corner, Block 681, Lot 6, Borough of Brooklyn.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

110-55-BZ

APPLICANT—Philip Freshman and Joseph Platzker, for Harry Field, owner.

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SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—635-637 East 12th street, north side, 183 ft. west of Avenue C, Block 395, Lots 43 and 44, Borough of Manhattan.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

292-55-BZ

APPLICANT—Burke, Green and Groh, for Karl Schneider, owner.

SUBJECT—Application April 15, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, and minor repairs (hand tools only).

PREMISES AFFECTED—239-11 to 239-19 Jamaica avenue, northwest corner of 240th street, Block 8001, Lot 1, Bellerose, Borough of Queens.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

500-55-BZ

APPLICANT—Rudolph C. P. Boehler, for Webb and Knapp Inc., owner.

SUBJECT—Application June 17, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, a drive-in restaurant, kitchen service area, storage room and parking of more than 5 motor vehicles.

PREMISES AFFECTED—80-11 Parsons boulevard, southeast corner of Union turnpike, Block 6853, Lot 20, Jamaica, Borough of Queens.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

706-55-BZ

APPLICANT—Charles M. Spindler, for Michael Bove, owner.

SUBJECT—Application September 9, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the proposed use of gasoline service station, auto safety inspection station, minor repairs (hand tools only), lubrication, auto washing, storage, office and sales, and storage of more than 5 motor vehicles.

PREMISES AFFECTED—8825-8911 5th avenue, east side, 108 ft. 7 in. north of 90th street, Block 6067, Lots 7 and 10, Borough of Brooklyn.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

746-55-BZ

APPLICANT—Paul Friedman, for Queens Beer Sales, Inc., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), office, storage and sale of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—259-02 to 259-16 Hillside avenue and 84-01 to 84-09 259th street, southeast corner, Block 8789, Lot 31, Floral Park, Borough of Queens.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed; the applicant stated that he wished to amend his application to include section 7i and 7h of the zoning resolution as a basis for the application.

739-39-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Cromwell Avenue Garage Corp., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto repairs, car washing, storage, offices, parking and storage of motor vehicles upon unbuilt upon portion of the plot.

PREMISES AFFECTED—1722-1730 Lexington avenue and 128-130 East 108th street, southwest corner, Block 1635, Lot 56, Borough of Manhattan.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

60-55-BZ

APPLICANT—Charles M. Spindler, for Morris Winick, owner.

SUBJECT—Application reopened March 6, 1955 and restored to docket—previously withdrawn—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

221-28-BZ—Vol. II

APPLICANT—Charles M. Spindler, for GAF Service Station, Inc., owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a retail use district, the additional use of motor vehicle repair shop to existing gasoline service station, lubritorium, auto wash, storage and sale of accessories and office.

PREMISES AFFECTED—120-12 to 120-28 Merrick boulevard and 174-11 to 174-17 Baisley boulevard, southwest corner, Block 12392, Lot 43, Jamaica, Borough of Queens.

94-47-BZ—Vol. II

APPLICANT—Siegel and Green, for Dolford Realty Corp., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, accessory building for sales room, lubritorium, auto repairs and automatic auto laundry.

PREMISES AFFECTED—2318-2332 Jerome avenue, east side, 197.03 ft. north of East 183rd street, Block 3187, Lot 9, Borough of The Bronx.

287-55-BZ

APPLICANT—Reuben Rappaport, Lorbeer Juvenile Furniture Manufacturing Co., owner.

SUBJECT—Application April 11, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the extension of a factory and cabaret, from a business use district, into a residence use district.

PREMISES AFFECTED—866-870 Hewitt place and 878-886 Westchester avenue, southeast corner, Block 2696, Lot 24, Borough of The Bronx.

410-55-BZ

APPLICANT—Burke, Green and Groh, for Kono Fuel Oil Corp., owner.

SUBJECT—Application May 20, 1955—re (decision of the borough superintendent) under section 7f, 7i and 7A of the zoning resolution, to permit in a business use district,

CALENDAR

the erection and maintenance of a gasoline service station, ground sign, auto washing, lubritorium, office and accessory sales and minor repairs with hand tools only.

PREMISES AFFECTED—152-10 Rockaway boulevard, southwest corner of Baisley boulevard, Block 12125, Lot 11, Baisley Park, Borough of Queens.

465-55-BZ

APPLICANT—Lama, Proskauer and Prober, for 325 North Macquesten Parkway Corp., owner.

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed change in occupancy from gasoline station, public garage, parking lot for more than 5 cars and auto laundry, to boiler room, gasoline station, public garage, parking lot for more than 5 motor vehicles, auto laundry, auto repairs, painting and spraying, body and fender repairs, welding, wheel alignment, brake testing, recapping and vulcanizing of tires, sale and storage of car washing, supplies.

PREMISES AFFECTED—486-496 Coney Island avenue, west side, 80 ft. 2½ in. north of Turner place and 820-826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

466-55-A

APPLICANT—Lama, Proskauer and Prober, for 325 North Macquesten Parkway Corp., owner.

SUBJECT—Application May 23, 1955—Appeal from a decision of the borough superintendent—re frame building—factory use, etc.

PREMISES AFFECTED—486-496 Coney Island avenue, west side, 80 ft. 2½ in. north of Turner place and 820-826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

662-55-BZ

APPLICANT—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the extension of a non-conforming use (residence and stores).

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

663-55-A

APPLICATION—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—Appeal from a decision of the borough superintendent—re frame building business use.

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

747-55-BZ

APPLICANT—August and Concetta LoBue, owners.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the use of the premises as a 2 family dwelling, with side yards less than the required 5 feet.

PREMISES AFFECTED—29-20 Bell boulevard, west side, 186 ft. south of 29th avenue, Block 6053, Lot 31, Bayside, Borough of Queens.

752-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, office, storage, lubritorium, minor auto repairs, car

washing and parking of motor vehicles awaiting service.
PREMISES AFFECTED—14-43 to 14-47 (14-45 official) Clintonville street, east side, 63.99 ft. south of 14th road, 151-20 to 152-20 14th road and 153-15 to 153-91 Cross Island parkway, Block 4717, Lot 16, Whitestone, Borough of Queens.

814-55-BZ

APPLICANT—Fred C. Dahlem, for Estate of Newbold Morris, Bank of New York, trustee, owner (Martin Gollubier, lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of use of parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—1034-1040 College avenue, east side 100 ft. north of East 165th street, Block 2433, Lots 1 and 6, Borough of The Bronx.

930-55-BZ

APPLICANT—Fred C. Dahlem, for Valentine Galcik, owner.

SUBJECT—Application November 21, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7c and 21 of the zoning resolution, to permit in a retail use, D area district, the use of a building for motor vehicle repairs and garage for more than 5 motor vehicles and extension of subject building to occupy 100% of the area of the lot.

PREMISES AFFECTED—424-426 East 10th street, south side, 306 ft. west of avenue D, Block 379, Lot 21, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 13, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, April 13, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

835-38-SR—Proposed Amendments Relative to Submerged Inlets and Protective Methods to Be Applied to Prevent Contamination of Water Supply.

HARRIS H. MURDOCK, *Chairman.*

APRIL 17, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 17, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

260-55-BZ

APPLICANT—Abraham Grossman, for Leonard J. Swanson, owner.

SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from 4 car private garage on first floor to plumbing shop, office and private garage for 2 cars.

PREMISES AFFECTED—37-39 Perry street, north side, 215 ft. 4 in. west of Waverly place, Block 613, Lot 38, Borough of Manhattan.

Laid over from January 31, 1956, to March 6, 1956, for inspection and decision; hearing closed; then to April 17, 1956, for inspection and decision.

512-29-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Merry Twins, Inc., owner.

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SUBJECT—Application reopened May 17, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a business and residence use district the proposed extension of present gasoline service station and use of premises as gasoline service station, lubritorium, auto washing, office and sale of accessories, minor repairs (hand tools only) and parking and storage of more than 5 motor vehicles, with curb cuts and sign closer to the residence use district than permitted.

PREMISES AFFECTED—173-02 to 173-16 64th avenue, southeast corner of Fresh Meadow lane, Block 6902, Lot 26, Flushing, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed; applicant to file additional information and engineer to check plan as to actual amount of land taken by the city; then to April 17, 1956, for inspection and decision.

416-54-BZ

APPLICANT—Siegel and Green, for Kollsman Instrument Corp., lessee (Leator Corp., owner).

SUBJECT—Application May 26, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles for patrons and employees (no fee to be charged).

PREMISES AFFECTED—42-61 81st street, west side, 100 ft. north of 45th avenue, Block 1527, Lot 6, Elmhurst, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed; then to April 17, 1956, for inspection and decision.

423-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Epstein, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, high speed auto laundry, lubritorium, body and fender work, welding, incidental repairs, brake testing, wheel alignment, incidental painting and spraying, office and sales, parking of motor vehicles awaiting service with entrances closer to the residence use district than permitted.

PREMISES AFFECTED—70-11 to 70-19 Northern boulevard, and 32-62 to 32-70 71st street, northwest corner, Block 1166, Lot 37, Woodside, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed; then to April 17, 1956, for inspection and decision.

480-55-BZ

APPLICANT—George W. Swiller, for Tivoli Realty Corp., owner.

SUBJECT—Application June 15, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed alteration of existing 4 apartments, with a total of 11 rooms, into stores at the first story of the 4 story class A multiple dwelling, new law tenement, the extension from 2 stores and 5 apartments to 7 stores and 1 apartment.

PREMISES AFFECTED—1090-1098 Croes avenue and 1700-1712 Watson avenue, southeast corner, Block 3723, Lot 48, Borough of The Bronx.

Laid over from February 21, 1956, to March 6, 1956, for applicant to file proof of service of notice to affected property owners; then to April 17, 1956, for inspection and decision; hearing closed.

888-54-BZ

APPLICANT—Abraham Grossman, for 87-25 108th Street Corp., owner.

SUBJECT—Application November 24, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from stable, garage and apartment to existing use of refrigerator storage, servicing and testing.

PREMISES AFFECTED—87-25 108th street, east side, 229.17 ft. south of Jamaica avenue, Block 9298, Lot 62, Richmond Hill, Borough of Queens.

Laid over from March 6, 1956, to April 17, 1956, for inspection and decision; hearing closed.

513-55-BZ

APPLICANT—Irving P. Marks, for Frank and William Marx, owners (Joseph Skolnik, owner under contract).

SUBJECT—Application June 23, 1955—re (decision of the borough superintendent) under section 7A of the zoning resolution, to permit in an unrestricted use district, the change in occupancy from garage and factory for the manufacture of wooden station wagon bodies, dwelling and stores to gasoline service station, lubritorium, washing, repair shops, office, parking and storage of more than 5 motor vehicles, with curb cuts and signs less than 75 ft. from the residence use district.

PREMISES AFFECTED—163-171 Clifton place and 314 Franklin avenue, northwest corner, Block 1949, Lot 44, Borough of Brooklyn.

Laid over from March 6, 1956, to April 17, 1956, for inspection and decision; hearing closed.

732-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Tiron Management Corp., owner.

SUBJECT—Application September 19, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—1829-1835 Caton avenue, north side, 105 ft. west of Ocean avenue, Block 5061, Lots 49 and 51, Borough of Brooklyn.

Laid over from March 6, 1956, to April 17, 1956, for inspection and decision; hearing closed.

777-55-BZ

APPLICANT—Charles M. Spindler, for Milber Realty Corp., owner.

SUBJECT—Application September 30, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, garage for more than 5 motor vehicles, motor vehicle repair shop, auto safety inspection station, office, sale of auto accessories, lubrication, auto washing.

PREMISES AFFECTED—858-870 Gates avenue, south side, 72 ft. 5 in. east of Reid avenue, Block 1637, Lot 5, Borough of Brooklyn.

Laid over from March 6, 1956, to April 17, 1956, for inspection and decision; hearing closed.

285-30-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bukzin Realty Corp., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the proposed occupancy of a building for the manufacturing of steel partitions, shelving and steel metal specialties.

PREMISES AFFECTED—625-631 Bergen street, north side, 115 ft. west of Vanderbilt avenue, Block 1137, Lot 60, Borough of Brooklyn.

56-40-BZ—Vol. IV

APPLICANT—Charles C. Weinstein, for 4747 Bronx Boulevard Corp., owner.

CALENDAR

SUBJECT—Application reopened February 1, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district the proposed use of premises for the manufacture of aerosol products and the storage and fabrication of foam rubber products.

PREMISES AFFECTED—4745-4755 Bronx boulevard and 550 East 242nd street, southwest corner, Block 5102, Lot 27, Borough of The Bronx.

781-50-BZ—Vol. II

APPLICANT—Paul Friedman, for Empire Chevrolet, Inc., owner (G and G Auto Sales of Brooklyn, Inc., lessee; Volkswagen, contingent lessee).

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of an automobile showroom and sales (franchised Volkswagen dealer), gasoline service station, lubritorium, auto washing (non-automatic), minor repairs (hand tools only), office, storage and sale of auto accessories, parking and storage for more than 5 cars waiting to be serviced, and outdoor display and sales for more than 5 motor vehicles for a term of 15 years.

PREMISES AFFECTED—68-92 Remsen avenue and 9-35 East 51st street, southwest corner, Block 4592, Lots 1 and 4, Borough of Brooklyn.

929-53-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application reopened November 9, 1955 and restored to docket, previously withdrawn—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years, the erection and maintenance of a gasoline service station, auto wash, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—10504-10524 Flatlands avenue, south side, from East 105th to East 106th streets, 901-911 East 105th street and 902-912 East 106th street, Block 8213, Lots 37, 40, 41, 42 and 43, Borough of Brooklyn.

367-55-BZ

APPLICANT—Jack Z. Cohen, for Angelina Pellegrino, owner (Beltway Service Station, Inc., lessee).

SUBJECT—Application May 6, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district the maintenance of an existing gasoline service station, office, auto repair shop, lubritorium, auto laundry, parking and storage of more than 5 motor vehicles without the required rear yard.

PREMISES AFFECTED—9012-9022 7th avenue, west side, 94 ft. 6 $\frac{3}{8}$ in. south of 90th street, Block 6094, Lot 26, Borough of Brooklyn.

494-55-BZ

APPLICANT—Leonard F. Rothkrug, for Louis Ciervo, owner.

SUBJECT—Application June 15, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district a proposed 5 car garage and automobile repair shop.

PREMISES AFFECTED—67-69 Avenue U, north side, 40 ft. east of West 11th street, Block 7095, Lot 47, Borough of Brooklyn.

618-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Hyman Herringman, owner.

SUBJECT—Application July 22, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district,

the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles, with proposed show windows and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—3902-3924 Avenue U, south side, from Ryder street to Kimball street, 2201-2211 Ryder street and 2202-2212 Kimball street, Block 8556, Lot 37, Borough of Brooklyn.

811-55-BZ

APPLICANT—Ingram S. Carner, for Milton Waldman, owner.

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district, the erection and maintenance of a 2 car garage located within 15 ft. of the street line.

PREMISES AFFECTED—157-68 20th avenue, southwest corner of 160th street, Block 4750, Lot 41, Whitestone, Borough of Queens.

984-55-BZ

APPLICANT—Gabriel Nathan, for Julius Singer and Harold Garvin, owners (Samuel F. Berner, lessee).

SUBJECT—Application December 14, 1955—re (decision of the borough superintendent) under sections 7e of the zoning resolution, to permit in a residence use district, the use of premises as a children's day camp, day school, accessory two car garage and playroom.

PREMISES AFFECTED—125-147 (137) Beach 8th street, west side, 113.55 ft. south of Seagirt avenue, Block 143, Lot 13, Far Rockaway, Borough of Queens.

985-55-A

APPLICANT—Gabriel Nathan, for Julius Singer and Harold Garvin, owners (Samuel F. Berner, lessee).

SUBJECT—Application December 14, 1955—Appeal from a decision of the borough superintendent—re frame building—school use, stairs, etc.

PREMISES AFFECTED—125-147 (137) Beach 8th street, west side, 113.55 ft. south of Seagirt avenue, Block 143, Lot 13, Far Rockaway, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

APRIL 17, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 17, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

834-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Finkel Umbrella Frame Company, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re Appeal from a decision re an order of the fire commissioner—re dip tank covers, etc.

PREMISES AFFECTED—890-914 Brush avenue, east side, 551.16 ft. south of Bruckner boulevard 2nd floor, Block 5541, Lot 130, Borough of The Bronx.

37-55-A

APPLICANT—Mayflower Doughnut Corp., lessee, for Irving Maidman, owner.

SUBJECT—Application January 19, 1955—Appeal from a decision of the Commissioner of Health—re cellar bakery.

PREMISES AFFECTED—565 Lexington avenue, northeast corner of East 50th street, Block 1305, Lot 20, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

APRIL 24, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, April 24, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

118-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Paul Keller, owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, parking of cars waiting to be serviced, office and sales, storage.

PREMISES AFFECTED—2269-2281 8th avenue and 301 West 122nd street, northwest corner and 242-252 St. Nicholas avenue, Block 1949, Lot 29, Borough of Manhattan.

Laid over from March 6, 1956, to April 24, 1956, for inspection and decision; hearing closed.

754-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Mary Gianos, Marie Colonna and Theodore Sagliocca, owners.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), car washing (non automatic), office, storage and sale of auto accessories, and parking of cars waiting to be serviced all for a term of 15 years.

PREMISES AFFECTED—76-31 to 76-45 164th street and

164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

Laid over from March 6, 1956, to April 24, 1956, for inspection and decision; hearing closed.

300-54-BZ

APPLICANT—Enzo Gaspari, for Consiglia Aufiero, owner. SUBJECT—Application April 16, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use, C area district, the extension of existing commercial building, using more than the area permitted, without the required rear yard.

PREMISES AFFECTED—3222 Ely avenue, east side, 170 ft. north of Burke avenue, Block 4755, Lot 50, Borough of The Bronx.

Laid over from March 6, 1956, to April 24, 1956, for inspection and decision; hearing closed.

291-55-BZ

APPLICANT—Herman Kron, for L. B. Oil Co., Inc., owner.

SUBJECT—Application April 13, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit partly in an unrestricted and partly in a business use district the erection and maintenance of a storage garage for more than 5 motor vehicles, auto repairs, and gasoline service station.

PREMISES AFFECTED—335-343 Bowery and 2-4 East 3rd street, southeast corner, Block 458, Lot 6, Borough of Manhattan.

Laid over from March 6, 1956, to April 24, 1956, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 6, 1956, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, February 21, 1956, were approved as printed in the Bulletin of February 28, 1956, Vol. 41, No. 9.

512-29-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Merry Twins, Inc., owner.

SUBJECT—Application reopened May 17, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7f, 7h, 7A of the zoning resolution, to permit in a business and residence use district, the proposed extension of present gasoline service station and use of premises as gasoline service station, lubritorium, auto washing, office and sale of accessories, minor repairs (hand tools only) and parking and storage of more than 5 motor vehicles, with curb cuts and sign closer to the residence use district than permitted.

PREMISES AFFECTED—173-02 to 173-16 64th avenue, southeast corner of Fresh Meadow lane, Block 6902, Lot 26, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: Henry G. Zialinski.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 17, 1956, at 10 A. M. for inspection and decision; hearing previously closed.

118-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Paul Keller, owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, parking of cars waiting to be serviced, office and sales, storage.

PREMISES AFFECTED—2269-2281 8th avenue and 301 West 122nd street, northwest corner and 242-252 St. Nicholas avenue, Block 1949, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama and James E. Vassalotti.

For Opposition: A. Michael Katz.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 24, 1956, at 10 A. M. for inspection and decision; hearing closed.

21-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Minnie Berkowitz, owner.

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit

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in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto laundry (non automatic), office, storage and sale of auto accessories, parking for more than 5 cars waiting to be serviced for a term of 15 years.

PREMISES AFFECTED—379-389 Kings Highway and 1753-1763 West 3rd street, northeast corner, Block 6654, Lots 37, 39 and 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and Minnie Berkowitz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over, date to be set, pending decision by the Court in matter of Cal. No. 561-40-BZ.

754-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Mary Gianos, Marie Colonna and Theodore Sagliocca, owners.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), car washing (non automatic), office, storage and sale of auto accessories, and parking of cars waiting to be serviced all for a term of 15 years.

PREMISES AFFECTED—76-31 to 76-164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Abraham R. Kirshon, Helen A. Ledek, Arthur J. Hayslip, Margaret Ognibene, Mrs. Walter Bunger, Mary Basciano and William Guiffre.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 24, 1956, at 10 A. M. for inspection and decision; hearing closed.

300-54-BZ

APPLICANT—Kollsman Instrument Corp., lessee, for Leator Corp., owner.

SUBJECT—Application May 26, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking of motor vehicles for patrons and employees (no fee to be charged).

PREMISES AFFECTED—42-61 81st street, west side, 100 ft. north of 45th avenue (Block 1527, Lot 6), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 17, 1956, at 10 A. M. for inspection and decision; hearing closed.

416-54-BZ

APPLICANT—Enzo Gaspari, for Consiglia Aufiero, owner.

SUBJECT—Application April 16, 1954—(decision of the borough superintendent) under sections 7a and 21, of the zoning resolution, to permit in a residence use, C area district, the extension of existing commercial building, using more than the area permitted, without the required rear yard.

PREMISES AFFECTED—3222 Ely avenue, east side, 170 ft., north of Burke avenue (Block 4757), Lot 50), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 24, 1956, at 10 A. M. for inspection and decision; hearing closed.

888-54-BZ

APPLICANT—Abraham Grossman, for 87-25 108th Street Corp., owner.

SUBJECT—Application November 24, 1954—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from stable, garage and apartment to existing use of refrigerator storage, servicing and testing.

PREMISES AFFECTED—87-25 108th street, east side, 229.17 ft. south of Jamaica avenue, Block 9298, Lot 62, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Abraham Grossman and D. L. Dineen.

For Opposition: Joseph S. Leo, Arthur Meierdiereks, Alva Hill, Anna E. Hughes, Grayce M. McGuire, William Roegen, J. McGuire, Francis Samoleuski and Emily Hill.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 17, 1956, at 10 A. M. for inspection and decision; hearing closed.

260-55-BZ

APPLICANT—Abraham Grossman, for Leonard J. Swanson, owner.

SUBJECT—Application March 30, 1955—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from 4 car private garage on first floor to plumbing shop, office and private garage for 2 cars.

PREMISES AFFECTED—37-39 Perry street, north side, 215 ft. 4 in. west of Waverly place, Block 613, Lot 38, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman and Leonard Swanson.

For Opposition: J. G. L. Molloy, Arthur P. McNulty and Elsa Steinert.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 17, 1956, at 10 A. M. for inspection and decision; hearing closed.

291-55-BZ

APPLICANT—Herman Kron, for L. B. Oil Co., Inc., owner.

SUBJECT—Application April 13, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit partly in an unrestricted and partly in a business use district, the erection and maintenance of a storage garage for more than 5 motor vehicles, auto repairs, and gasoline service station.

PREMISES AFFECTED—335-343 Bowery and 2-4 East 3rd street, southeast corner, Block 458, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 24, 1956, at 10 A. M. for inspection and decision; hearing closed.

423-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Epstein, owner.

SUBJECT—Application May 25, 1955—(decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, high speed auto laundry, lubritorium, body and fender work, welding, incidental repairs, brake testing, wheel alignment, incidental painting and spraying, office and sales, parking of motor vehicles awaiting service with entrances closer to the residence use district than permitted.

PREMISES AFFECTED—70-11 to 70-19 Northern boulevard, 32-62 to 32-70 71st street, northwest corner, Block 1166, Lot 37, Woodside, Borough Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

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For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to April 17, 1956, at 10 A. M. for inspection and decision; hearing closed.

480-55-BZ

APPLICANT—George W. Swiller, for Tivoli Realty Corp., owner.

SUBJECT—Application June 15, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed alteration of existing 4 apartments, with a total of 11 rooms, into stores at the first story of the 4 story class A multiple dwelling, new law tenement, the extension from 2 stores and 5 apartments to 7 stores and 1 apartment.

PREMISES AFFECTED—1090-1098 Croes avenue, and 1700-1712 Watson avenue, southeast corner, Block 3723, Lot 48, Borough of The Bronx.

APPEARANCES—

For Applicant: George W. Swiller and Adolph Tenen.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 17, 1956, at 10 A. M. for inspection and decision; hearing closed.

513-55-BZ

APPLICANT—Irving P. Marks, for Frank and William A. Marx, owners (Joseph Skolnik, owner under contract).

SUBJECT—Application June 23, 1955—(decision of the borough superintendent) under section 7A of the zoning resolution to permit in a unrestricted use district, the change in occupancy from garage and factory for the manufacture of wooden station wagon bodies, dwelling and stores to gasoline service station, lubritorium, washing, repair shop, office, parking and storage of more than 5 motor vehicles, with curb cuts and signs less than 75 ft. from the residence use district.

PREMISES AFFECTED—163-171 Clifton place, and 314 Franklin avenue, northwest corner, Block 1949, Lot 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving P. Marks and Michael R. Bellucci.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 17, 1956, at 10 A. M. for inspection and decision; hearing closed.

732-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Tiron Management Corp., owner.

SUBJECT—Application September 19, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—1829-1835 Caton avenue, north side, 105 ft. west of Ocean avenue, Block 5061, Lots 49 and 51, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Joseph Greenberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 17, 1956, at 10 A. M. for inspection and decision; hearing closed.

777-55-BZ

APPLICANT—Charles M. Spindler, for Milber Realty Corp., owner.

SUBJECT—Application September 30, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, garage for more than 5 motor vehicles, motor vehicle repair shop, auto safety inspection station, office, sale of auto accessories, lubrication, auto washing.

PREMISES AFFECTED—858-870 Gates avenue, south

side, 72 ft. 5 in. east of Reid avenue, Block 1637, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Beri Griffin, Evelyn B. Meroney and Othilda R. Ojoe.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 17, 1956, at 10 A. M. for inspection and decision; hearing closed.

802-55-BZ

APPLICANT—Paul Friedman, for Edna Greiner, owner.

SUBJECT—Application October 13, 1955—(decision of the borough superintendent) under sections 7f, 7A and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs (hand tools only), car washing (non-automatic), office, storage and sale of auto accessories, parking of more than 5 cars waiting to be serviced, with proposed show window less than 75 ft. from a residence use district, for a term of 15 years.

PREMISES AFFECTED—219-11 to 219-19 Northern boulevard and 43-32 to 43-38 220th street, northwest corner, Block 6322, Lot 24, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 13, 1956, at 10 A. M. for full vote of the Board; hearing previously closed.

THE VOTE—

Affirmative: Commissioner Kleinert and Deputy Chief

Connolly 2

Negative: Chairman Murdock 1

Not Voting: Commissioner Keating 1

135-55-BZ

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail and retail use C area district the extension of existing structure on first story, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. 1/8 in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

APPEARANCES—

For Applicant: Anthony M. Salvati.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn, without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the premises were the subject of a public hearing and have been inspected by a committee of the Board and the applicant has been requested that the matter be withdrawn as no new design of the rear exit has been furnished.

Resolved, that the application be and it hereby is withdrawn without prejudice.

136-55-A

APPLICANT—Dominick Salvati and Son, Anthony M. Salvati, for Luigi Esposito, owner.

SUBJECT—Application February 18, 1955—re Appeal from a decision of the borough superintendent re exits.

PREMISES AFFECTED—3178 Coney Island avenue, west side, 139 ft. 1/8 in. north of Brighton Beach avenue, Block 7284, Lot 1582, Borough of Brooklyn.

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APPEARANCES—

For Applicant: Anthony M. Salvati.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the premises were the subject of a public hearing and have been inspected by a committee of the Board and the applicant has requested that the matter be withdrawn as no new design of the rear exit has been furnished.

Resolved, that the appeal be and it hereby is *withdrawn* without prejudice.

709-55-BZ

APPLICANT—Henry Kohler, for Louis L. Rosenberg, owner.

SUBJECT—Application September 12, 1955—(decision of the borough superintendent) under sections 21, 7e and 7h of the zoning resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a gasoline service station, sales office, lubricatorium, storage and parking of more than 5 motor vehicles, within the required setback, also the erection of signs within the required setback.

PREMISES AFFECTED—1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 8299, Lots 63-68 inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry Kohler.

For Opposition: Benjamin Schatz, Maurice C. Greenberg, John Minale and Lillian Gusuno.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the Board found that the papers contained in the subject application differed as to information with the application filed in the Department of Buildings.

Resolved, that the application be and it hereby is *dismissed* as being improperly before the Board.

434-16-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Marjorie E. Hart, owner (J. J. Hart, Inc., lessee).

SUBJECT—Application reopened March 3, 1953 as Vol. IV—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business and unrestricted use district proposed addition of garage for more than 5 motor vehicles to proposed occupancy as granted by the Board of Standards and Appeals under Cal. 434-16-BZ. Proposed driveway on Bedford place is contrary to original and amended resolution of the Board.

PREMISES AFFECTED—1095-1107 Atlantic avenue and 14-36 Bedford place, northwest corner, Block 2021, Lot 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on March 3, 1953 subject to regular procedure, and for proof

that the proposed opening to Bedford place does not violate the requirements of section 21-A; and

WHEREAS, a public hearing was held on this application on January 24, 1956 after due notice by publication in the Bulletin; laid over to February 28, 1956, for inspection and decision; hearing closed; applicant to file stipulation as to discontinuance of parking of cars; then to March 6, 1956, for applicant to file stipulation of owner as to discontinuance of parking of cars on Bedford Place; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Atlantic avenue and Bedford place are in business and unrestricted use, B area, class 1¼ height district; Brevoort place is in a business use, B area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated May 13, 1955 acting on Alt. Applic. 1927-47, reads:

"1. Proposed driveway opening on Bedford Pl. is contrary to original and amended resolution of Bd. of Standard & Appeals under Cal. 434-16-BZ.

2. Proposed addition of "garage for more than (5) five motor vehicles (non-storage) to proposed occupancy is not in accordance with original resolution of Bd. of Standards & Appeals under Cal. 434-16-BZ and is also contrary to Article II, P. 4a, subsection 15 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 142 ft. 2½ in. frontage by 141 ft. 5½ in. in depth, on which is located a one story building occupied as office, showrooms, sales room and motor vehicle repair shop; that it is proposed to permit the inclusion of an exit door, 12 ft. in width, to Bedford place near the rear of the building and to add the use of storage garage for more than five motor vehicles, to those permitted by the resolution of September 30, 1947; and

WHEREAS, the applicant contends that on January 16, 1917 the Board granted application to permit the premises to be used as a public garage, and on September 30, 1947 the Board amended its earlier resolution to permit the premises to be used as offices, show rooms, sales rooms and motor vehicle repair shop; that the operation of the tenant's business in the subject premises necessitates a means of egress from the rear of the building; that when permission to install such a doorway was sought in the past, it was felt that section 21A of the zoning resolution barred action by the Board, there being a school on the easterly side of Bedford place between Atlantic avenue and Brevoort place; that this section, as recently amended, is no longer applicable to non-storage garages and therefore does not affect this application; that the property located on the easterly side of Bedford place opposite the subject premises is also improved with a garage with three exits to Bedford place; that the second portion of the application seeks to add non-storage garage for more than five motor vehicles, to the list of uses permitted in the building; that this amendment is designed to describe more accurately the use to which the premises are put; that motor vehicles, in excess of five, awaiting service and motor vehicles belonging to the tenant are stored in the premises; that the present permitted uses does not reflect that fact; that the property will not be used as a public garage nor will gasoline storage and vending facilities be installed; and

WHEREAS, the applicant states that the present owner has held title to the property since January 6, 1930; that the assessed valuation of land is \$85,000 and of the building \$75,000 making a total of \$160,000; that the building was erected in 1917; and

WHEREAS, the owner has filed a letter with the Board, agreeing not to park motor vehicles on public spaces and which letter reads as follows:

March 5, 1956

Hon. Harris H. Murdock, Chairman
Board of Standards & Appeals
Municipal Bldg.
New York 7, N. Y.

Re: Cal. #434-16-BZ

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Dear Sir:

The undersigned is the occupant of the premises affected by the above mentioned proceeding.

We hereby agree that we will not use either Bedford Place or Brevoort Place for the parking of cars awaiting service, or of cars which have been serviced and are awaiting redelivery to the owners.

Your attention is directed to the fact that there is a space between the wall of our building and the sidewalk on Bedford Place in the nature of a courtyard which we have used for the temporary parking of a few cars. These cars do not intrude upon any portion of the sidewalk. If the sidewalk is widened at any time to include this space or any part of it, we will discontinue such parking.

Very truly yours,
J. J. HART INC.

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 16, 1917, as amended by resolutions adopted by the Board on September 30, 1947 by adding thereto:

"that in view of the amendment to the zoning resolution under which the presence of a school no longer acts as a bar to an entrance from these premises to Bedford Place, there may be an entrance to Bedford Place substantially as proposed and as indicated on plans filed with this application marked, "Received April 11, 1955" (3 sheets), "June 1, 1955" (one sheet) and "February 24, 1956" (3 sheets); that such entrance may be as indicated on plans above cited marked "Received February 24, 1956", from the rear yard space by means of a gate in the fence along the building line, with a curb cut opposite not exceeding the present width of 13 ft.; that in all other respects the requirements of the resolutions above cited shall comply with; that no portion of the public premises on Atlantic Avenue, Bedford Place or Brevoort Place shall be permitted to be occupied for cars owned or dealt in by this agency, or occupying the building under consideration; that the occupancy of this building may be classified as non-storage garage as well as repair shop and accessory uses, as previously permitted; and that all permits shall be obtained and all work completed and a new Certificate of Occupancy obtained within six months from the date of this amended resolution."

1069-27-BZ—Vol. III

APPLICANT—Larry Meltzer, for Anna Pillitteri, owner.
SUBJECT—Application reopened June 7, 1955 as Vol. III

—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of an automatic auto laundry, simonize room, boiler room and offices.

PREMISES AFFECTED—6702-6724 New Utrecht avenue and 1501-1511 Ovington avenue (68th street), northwest corner and 6703-6725 15th avenue, Block 5565, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on June 7, 1955 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on February 7, 1956 after due notice by publication in the

Bulletin; laid over to March 6, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the cite, New Utrecht avenue and 15th avenue are in a business use, C area, class 1 height district; 68th street and 67th street are in business and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 12, 1955 acting on N.B. Applic. 1646-55, reads:

"1. The proposed construction of an auto laundry with simonize now in a business use district is contrary to the Zoning Res. Art. II Sect. 4(a) (52)."

and

WHEREAS, the applicant states that the premises consist of a plot, 217 ft. 4½ in. frontage by 197 ft. 10¾ in. and 95 ft. 7¾ in., triangular, presently vacant; that it is proposed to erect and maintain an automatic auto laundry, simonize room, boiler and offices; and

WHEREAS, the applicant states that the subject plot has been vacant and unimproved since 1935 when a one story masonry structure used as stores was demolished under Demolition No. 382-34; that numerous plans for the improvement of this plot have been proposed and abandoned because none of them have been deemed practical due to the peculiar shape of the site; that applications for variances from the zoning resolution have been filed under Cal. No. 1069-27-BZ, Vols. I and II for improvement of this site with structures of non-conforming use and have been denied; that it is impractical to develop the site for dwelling purposes because of the undesirable elevated structure overhead; that the probability of a successful conforming use, such as stores, is also considered impractical due to the unusual location of the site; that there is no doubt as to the hardship encountered by developing the site with structures of conforming use as is evidenced by the fact that the original stores were demolished and never rebuilt; that the proposed structure would occupy only a portion of the plot and ample space would be reserved for easy and safe access and egress of customers' vehicles; and

WHEREAS, the applicant contends that the premises have been in present ownership since January, 1955; that the improvement of the site with a structure to be used as an automatic auto laundry is a use for which the peculiar size, shape and location of the site lends itself; that block 5755, lot 65 is also a triangular block and lot and it is currently improved with a gas selling station; and

WHEREAS, the applicant states that the present owner has held title to the property since January 1955 and that the assessed valuation of land is \$13,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years, to permit the development of the premises with an automatic auto laundry, simonizing room and offices, substantially as proposed and as indicated on plans filed with this application, marked "Received May 11, 1955", 1 sheet, "December 19, 1955", 2 sheets, *on condition* that all buildings and uses on the premises shall be removed and the site developed substantially as indicated on such plans; that curb cuts for motor vehicle entrance shall consist of one cut on Ovington avenue not more than 30 ft. in width and two cuts each 20 ft. in width, one to New Utrecht avenue toward the north and one on 15th avenue as shown; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the work carried on in the simonizing room shall be subject to a permit issued by the fire commissioner; that the balance of the site where not occupied by proposed building shall be left vacant as a reservoir space for cars; that all spaces not occupied by buildings

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shall be paved with concrete or asphaltic paving; that there shall be erected along the building lines of New Utrecht and Ovington avenues, except where curb cuts are permitted, a woven wire fence of the chain link type erected on a masonry base to a height not less than 5 ft. 6 in.; that at the intersection of New Utrecht and 15th avenues there shall be erected a block of concrete not less than 12 in. in height extending along each street for not less than 5 feet from the intersection; that signs shall be restricted to a permanent sign on the accessory building, facing New Utrecht avenue; that all windows on 15th avenue shall have sills not less than 5 feet above grade, as shown on plans; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that sidewalks and curbing around the premises shall be reconstructed or restored to the satisfaction of the borough president; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

535-37-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Nost-Mont Garage, Inc., owner.

SUBJECT—Application reopened October 18, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7c, 7i, 7h and 7e of the zoning resolution, to permit in a business and residence use district, the proposed change of use from a public garage for more than 5 cars, parking of not more than 30 cars, to gasoline service station, public garage, motor vehicle repairs, lubritorium, automatic auto laundry, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—958-980 Nostrand avenue and 412-416 Montgomery street, southwest corner and 291-301 Sullivan place, Block 1305, Lot 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on October 18, 1955 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on January 24, 1956 after due notice by publication in the Bulletin; laid over to March 6, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompany the zoning resolution show that the site, Montgomery street and Sullivan place are in business and residence use, C area, class 1¼ height districts; Nostrand avenue is in a business use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated August 17, 1955 acting on Alt. Applic. 2791-55, reads:

1. Proposed change of use from a Public Garage for more than 5 cars, Parking of not more than 30 cars; to gasoline service station, public garage, motor vehicle repairs, lubritorium, automatic auto laundry, office & sales, storage and parking and storage of motor vehicles; located partly in a business and residential use district is contrary to Art. II Sec. 3 and Art. II Sec. 4(a), Par. 15, 29, 52 & 46 of the Zone Resolution.

Note: The garage was subject to a Board of Standards & Appeals variance Cal. #424-23-BZ. The parking was subject to a Board variance Cal. #414-29-BZ & 537-37-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 195 ft. 2½ in. frontage by 101 ft. 2 in. in depth, irregular, on which is located a storage garage for more than five motor vehicles, and parking lot for not over 30

cars; that the use district maps show that the premises are in a class C area district and a class 1¼ height district; that part of the site within 100 ft. of Nostrand avenue is in a business use district and the balance of the site is in a residence use district; that it is proposed to secure a variance in order to remove the front of the present garage building for a depth of 33 ft. back of the Nostrand avenue building line and install a gas station in this area consisting of ten 550 gallon gas storage tanks and six dispensing pumps, in addition to the present two 550 gallon gas tanks that are to be retained; that a new modern masonry front will be installed at the cut back building section and the interior of the garage will be altered to install four auto lifts; that the building will then be used as a non-storage garage, lubritorium, auto laundry, motor vehicle repairs, storage, office and sales; that two new overhead doors will be installed in the westerly wall of the building and one new exit door; that the open portion of the site will be used for the parking and storage of motor vehicles; and

WHEREAS, the applicant further states that the southwesterly corner of the site is presently developed with a one story building of class 3 construction, with a frontage of 119 ft. 9½ in. on Nostrand avenue, 54 ft. 8½ in. on Montgomery street and occupied as a storage garage; that this building was erected under N.B. Applic. No. 14481-23 under a variance granted by the Board under Cal. No. 424-23-BZ, Vol. I; that certificate of occupancy No. 24215 was issued for this use; that the northwesterly corner of the site is used for the parking and storage of not more than 30 motor vehicles installed under Alt. Applic. 7660-36 and a variance of the Board granted under Cal. No. 414-29-BZ, Vol. II, for which certificate of occupancy No. 96538 was issued on May 22, 1940; and

WHEREAS, the applicant contends that inasmuch as the present garage has legal gasoline pumps and tanks, the removal of the front portion of the building will locate the gasoline sales in the open area and no new use will have been installed; that the proposed use of lubritorium and auto repairs are permissible in a legally constituted garage; that the Board, under Cal. No. 414-29-BZ granted a variance permitting a two story garage to be erected at the northwesterly corner of Nostrand avenue and Sullivan place, but said garage was never erected; that part of the new exterior gas station would extend into said space and would be a better condition for the community than the granted two story garage; that the proposal to maintain the present parking area will continue to help alleviate the parking problem in this area; that Nostrand avenue is a main auto lane leading north and south across Brooklyn and as such the proposal is entirely in keeping at this point and the rehabilitation will enable a more efficient service to the public; that the present garage and gas station directly across the street in block 1309, lot 6 presents the same exterior gas station and garage condition as is proposed for the site; and

WHEREAS, the applicant states that the present owner has held title to the property since April 27, 1933; that the assessed valuation of land is \$51,000 and of the building \$12,000 making a total of \$63,000; that the building was erected in 1923; and

WHEREAS, contrary to the statement of the applicant, repairing was not a permitted use in a garage erected in 1923, unless in an unrestricted district and if storage of gasoline was permitted within the building, it was a use accessory to the garage and moving the gasoline sales to the exterior, as herein proposed, is a new and prohibited separate use; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7e for a term of twenty years, to permit the reconstruction and arrangement

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of the existing garage building and installation of a gasoline selling space along Nostrand avenue, substantially as proposed and indicated on plans filed with this application marked "Received August 30, 1955", 4 sheets, and "January 20, 1956", 1 sheet, *on condition* that revised plans shall be submitted for consideration of the Board as to the gas station area herein granted not to exceed the dimensions of the frontage of the lot on which the existing garage was constructed as previously permitted; that all pumps shall be not nearer than 15 feet to the street building line of Nostrand avenue; that such portion of the premises where the space for gasoline selling is proposed shall be paved with concrete or asphaltic paving; that curb cuts shall be restricted to two curb cuts in such area, on Nostrand avenue, each 30 ft. in width and one on Montgomery street not over 20 feet in width; that no curb cut shall be nearer than 5 ft. to a lot line as prolonged; that within the intersection there shall be constructed a block of concrete not less than 12 in. in height for a distance of not less than 5 ft. along each building line; that the canopy proposed to be extended from the building shall be omitted; that gasoline pumps shall be of a low approved type; that the number of gasoline storage tanks shall not exceed five new approved 550 gallon tanks; that in addition, any existing tanks shall be tested by the fire commissioner as being in safe condition; that the balance of the premises may be occupied for parking in conjunction with such gasoline station but not a part thereof; that the parking portion of the premises shall be surfaced with clean gravel or steam cinders, properly rolled and treated with a binder; that there shall be erected on the street building line of Sullivan place and the interior lot lines a woven wire fence of the chain link type, erected on a masonry base not less than five feet 6 in. in height; that at the intersection of Sullivan place and Nostrand avenue there shall be a block of concrete similar to that required at the intersection of Nostrand avenue and Montgomery street; that the curb cuts for such parking lot shall be restricted to one not over 30 ft. in width to Nostrand avenue and one not over 20 ft. in width to Sullivan place within the first 25 feet from the corner; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection of one post standard within the intersection of Montgomery street and Nostrand avenue for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, which sign may extend beyond the building line for a distance of not over 4 feet; that there may also be a sign at the entrance to the parking lot, advertising the rates charged and such other information as may be required by the commissioner of licenses; that the sidewalks and curbing abutting the site shall be reconstructed or restored to the satisfaction of the borough president; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that the accessory building as proposed to be altered may be used under Section 7i for a similar term for repairing and as shown on such plans, including a lubritorium and non-automatic auto laundry; that any pumps shown on such plans beyond the dimensions of the plot occupied by the garage shall not be installed; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Sections 22A of the zoning resolution.

576-37-BZ—Vol. II

APPLICANT—William A. Giesen, for B. J. Denihan, Inc., and Deborah E. Dumont, owners (B. J. Denihan, Inc., and Shamrock Cleaners, Inc., lessees).

SUBJECT—Application reopened October 19, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, to change the use of part of the combined structure from residence to commercial use and other parts of the combined structure from one commercial use to another commercial use.

PREMISES AFFECTED—215-221 East 64th street, north

side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: Gilbert Lazerus, William A. Giesen, Robert J. Crinnion and Benjamin J. Denihan.

For Opposition: Mendes Hershman, Harry Wier and James S. Smith.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 19, 1954 subject to regular procedure, to consider change and extension of use; and

WHEREAS, a public hearing was held on this application on January 10, 1956 after due notice by publication in the Bulletin; laid over to February 28, 1956, for inspection and decision; hearing closed; then to March 6, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; East 64th street is in residence and business use, B area, class 1½ height districts; 3rd avenue is in a business use, B area, class 1½ height district; and

WHEREAS, the applicant states that the zone was changed from business to residence on October 9, 1947; and

WHEREAS, the decision of the borough superintendent, dated August 31, 1954 acting on Alt. Applic. 888-54, reads:

"3. Proposal to change the use of part of the combined structure from residence to commercial use and other parts of the combined structure from one commercial use to another commercial use is contrary to Art. II Sect. 3 and Sect. 6 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100.42 ft. in depth; that No. 215 East 64th street situated on lot 10 was erected in 1878 as a two story brick, non-fireproof class 3 building; that its use as a dyeing and cleaning establishment was established in 1915 prior to the enactment of the zoning resolution; that in 1929 certificate of occupancy No. 15935 was issued under Alt. No. 548-29 authorizing the use of the 1st and 2nd stories as a dyeing and cleaning establishment; that in 1935 an altered building application No. 3298-35 was filed and approved for the addition of a third story to the existing building; that work was completed on September 9, 1936 but no new certificate of occupancy was obtained; that the construction of the conveyor passage connecting the 2nd floor of No. 215 with the 3rd floor of No. 221 was approved under Alt. Applic. No. 1174-47; and

WHEREAS, the applicant states that No. 217 East 64th street, situated on lot 11, was erected in 1884 and is a brick, non-fireproof, class 3 building with a 2nd story on the front portion of the building; that its early use was as a stable on the 1st floor and in later years was occupied as a factory; that Alt. Applic. 1953-25 changed the use from factory to private garage and certificate of occupancy No. 13159-27 was issued; that in 1930 N.B. 13-30 was filed and approved authorizing construction of the one-story brick building on the rear of the lot; that in 1937 Alt. Applic. No. 2620-37 was filed attempting to change the use of the building to include an ignition repair shop on the 1st floor and a one family dwelling on the 2nd floor; that a variance was granted by the Board under Cal. No. 576-37-BZ and certificate of occupancy No. 23615-38 was issued on May 16, 1938 authorizing the use of the 1st floor as an ignition repair shop, which occupancy was to be confined to light automobile repairs, and use of the 2nd floor as a one family dwelling; and

WHEREAS, the applicant states that No. 219 East 64th street, situated on lot 12, is a very old, non-fireproof build-

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ing, the records of which are incomplete and do not indicate the date of its erection; that the use of this building prior to 1900 is indicated as a stable; that Alt. Applic. 277-30 was filed and approved to change this use, and certificate of occupancy No. 16522-30 was issued authorizing the use and occupancy as a garage for not more than 5 autos with a total occupancy of 5 persons; that No. 221 East 64th street situated on lot 13, is a 3-story brick, non-fireproof, class 3 building, the records of which are incomplete as to its date of erection and any other work prior to 1928; that in 1928 Alt. 699-28 was filed and approved and certificate of occupancy No. 14530-28 was issued authorizing the use and occupancy as 1st floor, garage for 5 autos, occupancy 5 persons, and the 2nd and 3rd floors as storage and factory with an occupancy of 5 persons on each floor; that 1930 Alt. Applic. 408-30 was issued under which it was proposed to construct a labor law fire escape on the front of the building; that certificate of occupancy No. 16542-30 was issued continuing the authorized use as a garage for 5 autos on the 1st floor and storage and factory on the 2nd and 3rd floors, with occupancy of 5 persons on each floor; and

WHEREAS, the applicant states that lot 10 on which is situated building No. 215 East 64th street was acquired by Julia M. Denihan on January 11, 1929 and had already been occupied since 1915 by the father of the present owners for use as a dyeing and cleaning establishment under certificate of occupancy No. 15935-29; that since 1915 B. J. Denihan Cleaners carried on its business in building No. 215 but that soon after the outbreak of the second world war the father of the present owners received extensive contracts from Army and Navy and in order to perform these orders quickly, expanded into the adjoining premises; that on April 12, 1943 lots 11, 12 and 13 were conveyed to a sister of the present operators of the dry cleaning establishment and at that time lot 10 was owned by the wife of the original owner; that extensive equipment was located in these newly acquired buildings in order to fulfill the new orders from the government; that on this date the property was zoned for business use; that the father of the present owners evidently thought his rapid expansion without first obtaining the proper approvals was justified by the patriotic end of aiding this country's war effort; that lot 10 was subsequently conveyed to B. J. Denihan, Inc., on April 20, 1948; that building No. 217 on lot 11 was needed for use at night as a garage for the vehicles used in picking up and delivering the work and during working hours as a loading space; that the 2nd story was needed for office space; that building No. 219 on lot 12 was needed to house additional light dry cleaning and pressing equipment; that building No. 221 on lot 13 was needed to house additional light dry cleaning and pressing equipment and to provide adequate space for the hanging and storage of the vast number of garments which were being handled under the expanded operation; and

WHEREAS, the applicant states that on October 9, 1947 the property was rezoned as a residence, use class 1½ height, B area district; that at this time the dry cleaning establishment was operating at its expanded capacity in all 4 buildings, confining the heavier cleaning operations to the buildings in the rear of Nos. 215 and 217, although the legal occupancies had not been changed; and

WHEREAS, the applicant states that the following permits have been granted by the fire department for equipment and storage on the premises; permit No. 1-115885—for 2750 gallons of special mineral spirits (Varnoline) in 4 buried tanks, premises No. 217, 150 gallons of ammonia, 2 carboys of sulphuric acid and 50 gallons of acetic acid; that since the use of ammonia, sulphuric acid and acetic acid is very limited, these products are no longer stored in this quantity but rather are stored in one gallon jugs with only weekly requirements (5 gallons of each) on hand at any time; permit No. C-120830 for 3,000 gallon tank of No. 2 fuel oil under sidewalk in front of No. 215; permit No. D-104283 for storage garage, motor vehicle repair shop, 550 gallons of gas, 1 buried tank, 4 trucks, 55 gallons of lubricating oil at premises No. 217; permits No. 41440, 41, 42, 43 for four Orr and Sembauer boilers at premises No. 215; that the Board is requested to accept as one building premises 215,

217, 219 and 221 East 64th street, first because their interconnection is so vital to the continuing of this high quality cleaning establishment, second because, in applicant's opinion, the escape and exit facilities are thereby greatly improved; and

WHEREAS, the applicant contends that while section C26-254.0 of the building code limits the area of structures between exterior walls or between exterior walls and fire walls to 7500 sq.ft. for class 3 structures not more than 50 ft. or 4 stories, with 1 street frontage, and 10,000 sq.ft. for class 3 structures not more than 30 ft. nor more than 2 stories in height with 1 street frontage, it is requested that these premises be accepted by the Board as they occupy only 9,000 sq.ft. on the 1st floor, 4660 sq.ft. on the 2nd floor, 3860 sq.ft. on the 3rd floor; that building No. 215 is 3 stories, 39 ft. in height; building No. 217 is one story with 2nd story in front portion, 22 ft. in height; building No. 219 is one story, 15 ft. in height; building No. 221 is 3 stories, 36 ft. in height; buildings No. 215 and 221 have labor law fire escapes at front and the 2nd floor of No. 215 is connected with the 3rd floor of No. 221 by means of a steel enclosed passage formerly used for a conveyor; that the Board is further requested to grant the permanent variances sought as this is a long established, high class business, established prior to the enactment of the zoning resolution, and that the circumstances of the firm's expansion which make this appeal necessary were brought about by a patriotic effort to contribute to this nation's war effort at a time when certain restrictions which would be time-consuming were waived or disregarded for the general good of the national and public welfare under certain circumstances; that the present owners are now making every effort to legalize their property; that during the entire occupancy of these buildings by Denihan Cleaners, from 1915 to present, there have never been any fires or accidents, nor has this enterprise been detrimental to the neighborhood or its inhabitants; that to force the vacating of these premises or the contraction of this enterprise to its original size would result in severe financial loss and hardship and irreparable business losses, which might cause the total ruin of a family business which has been so long in existence; and

WHEREAS, the applicant states that the present owners have held title to lot 10 since April 20, 1948 and to lots 11, 12 and 13 since April 12, 1943; that the assessed valuation of land is \$80,000 and of the buildings \$35,000 making a total of \$115,000; that the building on No. 215 was erected in 1878; on 217 in 1884 and buildings in rear in 1930; that there is no record of buildings on Nos. 219 and 221; and

WHEREAS, the premises were inspected by members of the Board; and

WHEREAS, the report of committee reads:

REPORT OF COMMITTEE

February 27, 1956.

Re: Cal. No. 576-37-BZ, Vol. II

Prem: 215-221 East 64th Street
Borough of Manhattan

This application, filed September 28, 1954 under 7a, 7c and 21, was for the purpose of legalizing existing dry cleaning uses in the four buildings of the above street numbers comprising a plot 100 ft. frontage by 100 ft. 5 in. in depth, in Block 1419, and comprising Lots 10, 11, 12 and 13 occupied throughout by B. J. Denihan, Inc., dyers and dry cleaners. The ownership of the lots is as follows:

- #10—B. J. Denihan, Inc.
- #11—Deborah E. Dumont
- #12—“ “ “
- #13—“ “ “

The record of legality of use is as follows: #10 subject to Certificate of Occupancy No. 15935 issued December 17, 1929 against Alt. Applic. No. 548-1929. This certificate permits use of the 1st and 2nd floor as a dyeing and cleaning establishment. When issued the premises Lot #10 were in a business use district. The certificate was issued for these uses inasmuch as the record in the Fire Department Folder 64E215.09 shows that a permit had been issued

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for a dry cleaning establishment on November 15, 1917 with a report indicating prior similar occupancy by others, namely, Monarch Cleaning & Dyeing Co. The building is three stories in height but the third story is not subject to the Certificate of Occupancy above cited. It appears that the third story was added in 1935 under Alt. Applic. 3298 of 1935 and no new Certificate of Occupancy issued. This building was apparently in family ownership since 1915. Lots 11, 12 and 13 were also in the family ownership for various uses for many years, mainly for garage use on the street floors which may or may not accommodate motor vehicles used in the Denihan business; upper stories were used for residence and on Lot 13 upper stories were permitted for factory use in 1930.

While there appears to be no Certificate of Occupancy to permit the spread of the dry cleaning use to Lots 11, 12 and 13 it is apparent that such uses had gradually spread to these buildings and were connected by a conveyor passage permitted by the Department of Buildings under Alt. 1174 of 1947 without benefit of variance for an extension of a non-conforming use. The four lots were located in a business use district from 1916 to 1947 and during those years dyeing and dry cleaning were prohibited uses in a business use district.

At the hearing much was said about a fifth building at 223 East 64th Street in the same or related ownership and also said to be subject to a Certificate of Occupancy for dry cleaning. This assertion was later withdrawn when it was ascertained that the Certificate of Occupancy was not for dry cleaning use. Whether the actual use is lawful is not known as in any event the uses in this building do not relate to the dry cleaning and dyeing which have been allowed to spread through the four buildings under appeal. The records of the Fire Department, Folder No. 64E215.09 indicate application for permit was made October 16, 1915 to carry on the business of dry cleaning with three benzine tanks of 100 gallons capacity each, and permit #19189 was issued November 15, 1917, on the basis of a report of an assistant inspector of combustibles that, "Benjamin J. Denihan now occupies the building, formerly occupied as the Monarch Cleaning and Dyeing Company." This report describes the building as a two story brick building with no cellar and states that the benzine washhouse and dry room are separate one story brick buildings, with concrete ceiling, and that acid mentioned in the application to the Fire Department are used in the wet-wash department on the rear of the grade floor of *main building*.

Report dated January 24, 1945, by Inspector Meyer, of the Division of Combustibles, as a result of a complaint that cleaning fluid was seeping in to the boiler room of 205-209 East 64th Street, describes the premises as 213-215 East 64th Street, consisting of a three story building used as office, receiving, and finishing, a one-story dry cleaning tumbler room, a one-story dry tumbler room, and a boiler room; that there are three 550 gallon buried tanks tested in 1942, that old tanks have been discontinued, that the varnoline is used for dry cleaning; a subsequent report dated August 29, 1945, by Inspector Meyer, as a result of seepage of solvent in the boiler room of adjoining building describes the premises in question as 213-215 East 64th Street; Plumbing Application No. 1891 of 1945 was filed for premises 215-219 East 64th Street and showed that it was proposed to install one 1080 gallon buried varnoline tank to supplant an existing defective tank which was to be discontinued and sealed up; approved Fire Prevention Plan No. 1891 of 1945 indicated the premises to be 75 ft. front, commencing 280 ft. east of 3rd Avenue, consisting of three buildings; tank inspection report dated November 6, 1945, in connection with Plan No. 1891 of 1945 describes the premises as 215-217 East 64th Street. Inspector's report dated July 3, 1946, referred to Permit No. 259867 made out to Deborah Dumont at 217 East 64th Street, and referred also to boiler room located in 215 East 64th Street.

Under date of July 14, 1949, the borough superintendent of the Department of Housing and Buildings requested the Fire Department to inform him if the Shamrock Cleaners,

Inc. at 215-217-219 and 221 East 64th Street used an inflammable type dry cleaning fluid, and as a result of such request a report of an inspector of combustibles dated August 18, 1949 was submitted referring to 215-221 East 64th Street stated that he inspected the premises and found conditions very good and no violations existing, and as a result, the Fire Department replied to the borough superintendent under date of August 26, 1949, relating to 215-221 East 64th Street, that the Fire Department had issued Permit No. 139581, expiring October 6, 1949, as a dry cleaning establishment using inflammable mixtures stored and used in an approved manner; Report dated January 22, 1953 on a telephone complaint of a gasoline odor in the basement of 222 East 64th Street indicated, among other things, that premises 215-221 East 64th Street was occupied by Shamrock and Denihan Cleaners. Inspector's report dated February 5, 1953 indicates the premises to be approximately of the same dimensions as indicated on Fire Prevention Plan No. 1891 of 1945.

An examination of Fire Department Folder 64E217.04 indicates that application was filed March 15, 1933 for use of this building (217 East 64th Street) as a motor vehicle repair shop, which application was disapproved with the result that an application was filed with the Board for a zoning variance under Cal. No. 576-37-BZ, Vol. I, and granted by the Board under Section 21 of the Zoning Resolution to permit the building to be occupied on the ground floor only for light automobile repairing, and under date of January 16, 1939, the borough superintendent advised the Fire Department that Certificate of Occupancy 23615 was issued permitting use of the first floor as an ignition repair shop, and that the premises were occupied in accordance with the Certificate of Occupancy; Fire Prevention Application 1232 of 1944 was approved by the borough superintendent December 11, 1944 apparently to legalize an existing gasoline tank in No. 217 East 64th street; this application describes the building as 25 ft. front, occupied as a garage for two cars. Report dated June 26, 1946 from the Lieutenant of Hook and Ladder Company 16 stated that the premises were used for storage of material for making burlap bags in addition to being operated as a storage garage; this report also stated that the 2nd floor was occupied as offices with the entrance to same through 215 East 64th Street.

It is the recommendation of the Committee that the dry cleaning and dyeing establishment legally existing on the 1st and 2nd stories at 215 East 64th street on lot 10, having been established prior to the enactment of the Zoning Resolution, as extended subsequent thereto, to the new 3rd story of 215 East 64th street and to the adjoining premises on lots 11, 12 and 13, be permitted to be continued for a temporary period and it is therefore recommended that a variance be granted pursuant to the powers vested in the Board by section 7, subdivision c of the zoning resolution, so as to permit the maintenance of the dry cleaning plant on the 3rd story of the building on lot 10 and in the existing buildings on lots 11, 12 and 13 for a term of two years and that the administrative appeal filed with this Board under Cal. No. 809-54-A be withdrawn as to Objection 2 issued by the Borough Superintendent August 31, 1954 on Alt. Applic. No. 888-54, so as to comply with the requirements of the Administrative Building Code by the installation of fireproof, self-closing, opening protective assemblies in the openings in the fire wall between lots 11 and 12, and that the appeal from Objection 1 issued by the Borough Superintendent October 24, 1955 on Fire Prevention Misc. Applic. 1563-55, be granted to permit continuance of the use of a gravity feed tank for the storage of varnoline on the roof in excess of the 110 gallon tank described in the resolution of general approval adopted by the Board under Cal. No. 162-49-SA in connection with the U. S. Hoffman Filpro Still, Model A, on condition that the premises be equipped with such fire extinguishing appliances, devices or equipment as the Fire Commissioner may direct, and that the roof tank for varnoline be vented and maintained to the satisfaction of the Fire Commissioner and

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that such tank be used for storage of varnoline to supply the still only and as proposed during not over two days each week.

(Sgd.) HARRIS H. MURDOCK,
Chairman
P. JOSEPH CONNOLLY,
Deputy Chief
EDWIN W. KLEINERT,
Commissioner
SEAN P. KEATING,
Commissioner

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7c for a term of two years to permit the continuance of the premises as recommended in the report of the Committee on condition that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified by resolution adopted this day under Cal. No. 809-54-A; that the building shall not be increased in height or area; and that all permits shall be obtained and all work completed within six months from the date of this resolution.

809-54-A

APPLICANT—William A. Giesen, for B. J. Denihan, Inc., and Deborah E. Dumont, owners (B. J. Denihan, Inc., and Shamrock Cleaners, Inc., lessees).

SUBJECT—Application September 28, 1954—re Appeal from a decision of the borough superintendent—non fire-proof construction, area excessive.

PREMISES AFFECTED—215-221 East 64th street, north side, 230 ft. east of 3rd avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: Gilbert Lazerus, William A. Giesen, Robert J. Crinnion and Benjamin J. Denihan.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Appeal granted on condition in part and withdrawn in part.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated August 31, 1954 on Alt. Applic. 888-54, reads:

"2. Proposal to combine the 4 bldgs. N.F.P. construction—area more than 7500 sq. ft.—1 street front—3 story, is contrary to 4.2.1. B.C."

and

WHEREAS, the decision of the borough superintendent dated October 24, 1955 on F.P. Misc. Applic. 1563-55, reads:

"1. The use of a gravity feed tank for the storage of varnolene in excess of 110 gallons, used to feed a "U.S. Hoffman Filpro Still—Model A" is not covered by Resolution of the Board of Standards and Appeals Cal. No. 162-49-S.A."

and

WHEREAS, the applicant states that the premises consists of four 25 ft. lots each 100.42 ft. in depth, located in a residence use, B area, class 1½ height district, upon which there exists a series of buildings 1, 2 and 3 stories, 15, 22, 36 and 39 ft. in height; that each building is 25 ft. front by 65 ft. and 100 ft. irregular in depth, of class 3 construction; that No. 215 East 64th street was erected in 1878 and No. 217 East 64th street was erected in 1884; that the present use has existed since 1943 and consists of 1st floor—

stores, factory, boiler room and storage, 20 persons; 2nd floor—factory and office, 21 persons; 3rd floor—factory and storage, 41 persons; that it is now proposed to combine all 4 buildings into a single building 100 ft. front by 65 ft. and 100 ft. irregular in depth, of class 3 construction, and to use and occupy the building upon completion of alteration as follows: stores, factory, boiler room and storage, 20 persons; 2nd floor—factory and office, 21 persons; 3rd floor—factory and storage, 41 persons; and

WHEREAS, the applicant contends as to objection 2 issued by the borough superintendent August 31, 1954 on Alt. Applic. 888-54, that the combined buildings on the 1st floor occupy 9,000 sq. ft. and on the 2nd floor 4,660 sq. ft., and on the 3rd floor 3,860 sq. ft.; that the uses which have been classified as manufacturing uses are confined on the 1st floor to an area of 50% of the area of the plot, on the 2nd floor to an area of approximately 15% of the area of the plot and on the 3rd floor to approximately 15% of the area of the plot; that the combining of the buildings without fire walls will provide safer exit facilities for the present type of occupancy than if a fire wall were constructed; and

WHEREAS, the applicant contends as to the decision of the borough superintendent dated October 24, 1955 on Misc. F.P. Applic. 1563-55 that this application was filed to clarify the record concerning the circulation and storage of cleaning solvent on the premises; that the fire department records and more specifically the buried storage tanks located on the premises, was misleading as to the number and location of tanks; that in the examination of the application the only objection issued by the borough superintendent was to the use of a gravity feed tank in excess of 110 gallons which was not covered by the resolution of the Board under Cal. No. 162-49-SA granting general approval to the use of the equipment; that the resolution adopted by the Board under Cal. No. 162-49-SA does provide for discharge from the stills to an above ground tank, and it is therefore contended that the use of the above ground feed tank located as it is would not be inconsistent with the intent of the Board's resolution although not specifically provided for therein; that the tank in question is not maintained full or partly full but is used periodically when it becomes necessary to remove from the solvent by distillation impurities which cannot be removed by filtration; that when this operation is necessary (bi-weekly) solvent from the underground storage tanks is pumped to the roof tank to provide a controlled feed to the still; that at all times other than when the still is in operation this tank is maintained empty; and

WHEREAS, the applicant therefore requests that the Board permit the use of the tank in question although not specifically provided for in the resolution adopted by the Board under Cal. No. 162-49-SA granting a general approval of the equipment; and

WHEREAS, the premises were inspected by members of the Board in conjunction with Cal. No. 576-37-BZ—Vol. II.

Resolved, that the borough superintendent dated October 24, 1955, on Fire Prevention Misc. Applic. 1563-55, Objection No. 1, be and it hereby is modified and that the appeal be and hereby is granted to permit the continuance of the roof storage tank for varnolene as recommended by the report of the Committee on condition that such tank is vented; that such tank is maintained to the satisfaction of the Fire Commissioner; that the tank is used only for storage of varnolene in connection with the still installed on the premises; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day by resolution adopted under Cal. No. 576-37-BZ, Vol. II; and that such fire fighting equipment shall be maintained as the Fire Commissioner shall direct, and as to Alt. Applic. 888-54, Objection No. 2, dated August 31, 1954, be, and it hereby is withdrawn to comply.

446-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Fulton Reid Realty and Holding Corporation, owner.

MINUTES

SUBJECT—Application reopened September 20, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a local retail use district, the extension of the existing structure for use as meat processing, cooler, storage plant, offices and dressing rooms. The proposed extension exceeds the area permitted in a C area district. PREMISES AFFECTED—70-76 Marion street and 349-359 Reid avenue, southeast corner and 1755-1763 Fulton street, Block 1695, Lots 1 and 4, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 20, 1955 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on January 24, 1956 after due notice by publication in the Bulletin; Laid over to March 6, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Fulton street are in a local retail use, C area, class 1 height district; Reid avenue is in local retail and business use, C area, class 1 height districts; Marion street is in local retail, business and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated July 21, 1955 acting on Alt. Applic. 1084-53, reads:

"1. The extension of the existing structure located in a local retail district for use as meat processing cooler storage, offices and dressing rooms is contrary to the Zoning Res., Art. II Sect. 4-C.

2. The proposed extension exceeds the area permitted in a "C" area district by Sect. 13 of the Zoning Res." and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. frontage by 129 ft. 7 in. in depth, irregular, on which is located a 3-story building of class 3 construction; that it is proposed to carry out all of the work and uses granted under Cal. No. 446-53-BZ and in addition demolish the present two story frame dwelling on Marion street and erect a new one story extension of class 3 construction, having a frontage of 25 ft. on Marion street and a depth of 70 ft., said extension to be used for the cooking and smoking of meats in connection with the present allowable processing of meats in the present building; and

WHEREAS, the applicant states that as of July 25, 1916 the site was in a business use district and received its present local retail use designation on July 9, 1951; that the premises are presently developed with a one story building of class 3 construction facing on Marion street, having a frontage of 25 ft., used as a garage for five cars and erected under N.B. Applic. 9587 of 1922 and certificate of occupancy No. 17151; that the Marion street frontage is also developed with a two story dwelling of frame construction, with a frontage of 25 ft. and a depth of 35 ft.; that the one story building of class 3 construction, having a frontage of 25 ft. 7½ in. facing on Fulton street, was altered under Alt. Applic. 362-49 and certificate of occupancy No. 134857 was issued for a bar and grill; that the one story building of 50 ft. frontage, class 3 construction, on the corner of Marion street and Reid avenue was erected under N.B. Applic. 3916-22 and certificate of occupancy No. 16947 was issued for a meat cooler; that the three 2-story frame buildings with a frontage of 51 ft. 3 in. on Fulton street and 44 ft. 10¼ in. on Reid avenue were altered under Alt. Applic. No. 3596-22 and certificate of occupancy No. 3504A was issued for a store; that certificate of occupancy No. 134857 was issued March 2, 1953 under Alt. Applic. No. 362-48 for a bar and grill and cabaret on the 1st floor; that under

Cal. No. 446-53-BZ the Board granted a variance permitting the demolition of the three frame buildings in the corner of Fulton street and Reid avenue, the erection of a new class 3 building in its place, two stories in height, with a frontage of 51 ft. 3 in. on Fulton street and 44 ft. 10¼ in. on Reid avenue; that this variance permitted the entire 1st floor and cellar to be used for storage, cooling and processing of meat and the 2nd floor for offices, toilets and locker rooms; that this variance covered a site having a frontage of 75 ft. on Marion street, 129 ft. 7 in. on Reid avenue and 76 ft. 10⅛ in. on Fulton street; that the present application covers a frontage of 100 ft. on Marion street, 129 ft. 7 in. on Reid avenue and 76 ft. 10⅛ in. on Fulton street, so that the new application has a site covering an additional 25 ft. of frontage on Marion street and an additional present two story frame dwelling; and

WHEREAS, the applicant contends that the present storage, cooling and processing of meat is a legal use on the corner of Marion street and Reid avenue and it is requested only that this use be extended into the new extension; that the new extension will not have any openings in the lot line walls so that the adjoining premises cannot be affected; that therefore, as proposed, the entire cellar and 1st floor will be used for meat processing, cooler storage and storage and the 2nd floor for offices, toilets and locker rooms; that under the first variance of the Board under Cal. No. 446-53-BZ, the open area, after demolition of the three frame buildings on the corner of Reid avenue and Fulton street, had an area of 2,650 sq.ft. and the shipping section had an area of 960 sq.ft., making a total of 3,610 sq.ft.; that the allowable coverage was 70% of 3,610 sq.ft. or 2,527 sq.ft. and as the proposed extension at the corner of Reid avenue and Fulton street was 2,650 sq.ft., the proposed building exceeded the allowable coverage by 123 sq.ft.; that as above described, it is still proposed to build this extension; that under this new application the additional 25 ft. lot on Marion street with a depth of 70 ft. has an area of 1,750 sq.ft. after demolition of the present frame building; that the proposed extension under this application will have a frontage of 25 ft., a depth of 70 ft. and therefore an area of 1,750 sq.ft.; that the allowable coverage of 70% of 1,750 sq.ft. equals 1,225 sq.ft. so that the proposed coverage exceeds the allowable by only 525 sq.ft.; that the original excess area of 123 sq.ft. granted under the first variance and the proposed excess of 525 sq.ft. together only total 648 sq.ft. and the leaving of said area open, would be of no benefit to the block or the site in question; that the removal of the present frame buildings and their replacement with new brick buildings of class 3 construction, modern in design, will go far towards reducing a fire hazard and will improve the appearances of the community; and

WHEREAS, the applicant states that the present owner has held title to lot 1 since November 27, 1951 and to lot 4 since June 22, 1955; that the assessed valuation of land is \$36,825 and of the building \$31,175 making a total of \$68,000; that the building was erected in 1922; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on January 12, 1954 by adding thereto:

"that in the event the owner desires to extend the building, as proposed and shown on plans filed with this application, marked "Received August 8, 1955". 13 sheets, and "January 23, 1956", 1 sheet, such extension on lot presently numbered 4 may be permitted as shown on such plans and for the use proposed, on condition that in all other respects the resolution above cited shall be complied with; that such extension shall in all other respects comply with all laws, rules and regulations applicable thereto; that there shall be no windows in the walls facing east or south; that connections between this extension and the existing building shall have approved fire doors; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution."

MINUTES

285-55-BZ

APPLICANT—John J. Tricarico, for Nick Pitta, owner.
SUBJECT—Application April 7, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop and to permit the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—1777-1783 McDonald avenue, east side, 170 ft. 8½ in. north of Avenue P, Block 6608, Lot 64, Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Tricarico.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 24, 1956 after due notice by publication in the Bulletin; laid over to March 6, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, McDonald avenue and Avenue P are in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 28, 1955 acting on N.B. Applic. 451-55, reads:

"1. Proposed building and premises, in a Business zone, to be used for gasoline service station, automobile repairs (minor), car washing, lubritorium, office, sales and storage (accessories) and parking and storage for more than 5 motor vehicles is contrary to Article II, P. 4a, subsections 29 and 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 120 ft. frontage by 100 ft. in depth, and which is now occupied as an open parking and storage for more than five motor vehicles granted under certificate of occupancy No. 131709-52; that it is proposed to secure a variance for a period of 15 years in order to erect a modern gasoline service station consisting of twelve 550 gallon gasoline storage tanks and four dispensing pumps; that the proposed accessory building, having a frontage of 63 ft. and a depth of 28 ft., one story in height, of class 3 construction, will contain the conjunctive uses of lubrication, car wash, minor auto repairs, office and sales and storage; that a portion of the site will be reserved for the open parking and storage of motor vehicles; that the proposed accessory building will be of brick construction highly modern in design and do much towards improving the appearance of the community; that a 5 ft. wide and 10 ft. wide planted area to be maintained on all lot lines will afford additional permanent light and ventilation to adjoining premises to the south, act as a buffer and tend to maintain the proposal in a modern manner; that the proposed space to be maintained for the parking and storage of motor vehicles, which is a permissible use in the business zone, will help alleviate the parking situation in the affected area; and

WHEREAS, the applicant contends that although the site is in a business zone, the noisy elevated railroad which darkens McDonald avenue does not render the street suitable for business use; that McDonald avenue, although zoned for business, has lost its business character at this point due to the commercial type buildings; that there is a sub-station located on both sides of McDonald avenue between Avenue O and Avenue P, and that there are other non-conforming buildings on the same street; that McDonald avenue is a main auto lane and as such, the proposal is entirely in keeping at this point; that he has tried to operate the premises for more than four years as an open parking lot for more than five motor vehicles with-

out financial success as the land is high in assessed value and it is mandatory that it be developed with a use in keeping that would render the owner an equitable return on his investment and enable him to continue to pay city taxes so that he may retain ownership and not have the premises returned to the city, from whom he purchased; and

WHEREAS, the applicant states that the present owner has held title to the property since March 5, 1950; that the assessed valuation of land is \$4,500 and of the building \$500 making a total of \$5,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7f, for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and accessory uses, substantially as proposed and indicated on plans filed with this application, marked "Received April 7, 1955", 3 sheets and "December 22, 1955", 1 sheet, on condition that all buildings and uses now on the premises shall be removed and the premises constructed and arranged as indicated on such plans; that the accessory building shall be face brick on all sides and may have aluminum trimmings, of the arrangement and location proposed, with no cellar and in all other respects comply with all requirements of the Building Code; that the toilets shall be so arranged as not to have doors contiguous; that pumps shall be of a low approved type, erected not nearer than 15 ft. to the street building line of McDonald avenue; that gasoline storage tanks shall not exceed twelve 550 gallon approved storage tanks; that on the interior and rear lot lines there shall be constructed and maintained a masonry and steel picket fence meeting the detail shown, constructed with a masonry base of approximately 2 feet with steel pickets above to a total height of not less than 5 ft. 6 in. and with substantial terminating posts; that curb cuts shall be restricted to two, each not over 30 ft. in width with no portion of any curb cut nearer than 5 feet to a lot line as prolonged; that planting shall be maintained as proposed with suitable planting material and with concrete protecting curb as indicated along the side lot lines and along the rear; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the globes of the pumps, excluding all roof and temporary signs but permitting the erection within the building line of a post standard to support a sign which may be illuminated, advertising only the brand of gasoline sold and permitting such sign to extend beyond the building line not more than 4 feet; that there shall be one such sign only, which shall be erected so as not to be contiguous to adjoining premises; that under section 7i for a similar term there may be repairing with hand tools only, maintained solely within the accessory building and only for adjustments; that under section 7h for a similar term there may be parking and storage of motor vehicles, provided same does not interfere with the service of the station; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

457-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Morton Linzer and Irving Perelstein, owners.

SUBJECT—Application June 8, 1955—(decision of the borough superintendent) under sections 7f, 7i, 7h and 7e of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

MINUTES

PREMISES AFFECTED—163-01 to 163-19 (163-05 official) Rockaway boulevard, 165-01 to 165-15 146th avenue, northeast corner and 165-02 to 165-10 145th drive, Block 13295, Lot 1, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 31, 1956 after due notice by publication in the Bulletin; laid over to March 6, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 145th drive are in retail and residence use, D and E-1 area, class $\frac{1}{2}$ height districts; Rockaway boulevard is in a retail use, D and E area, class $\frac{1}{2}$ height district; 146th avenue is in retail, residence and manufacturing use, D and E-1 area, class $\frac{1}{2}$ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 1, 1955 acting on N.B. Applic. 1286-55, reads:

"1. The use of the premises as a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles which is partly in a Residence Use District and partly in a Retail Use District is contrary to Article II, Sec 3 and Art. II, Sec. 4A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 195.05 ft. frontage by 142.09 ft. in depth, irregular, presently vacant; that it is proposed to secure a variance for a term of 15 years in order to erect a modern gasoline service station consisting of twelve buried gasoline storage tanks and six dispensing pumps; that the contemplated accessory building will be one story in height, of class 3 construction, with a frontage of 62 ft. and a depth of 27 ft. and will contain the conjunctive uses of lubritorium, minor auto repairs, car wash, office and sales; that a portion of the open site will be reserved for parking and storage of motor vehicles; and

WHEREAS, the applicant states that the part of the premises within 100 ft. of Rockaway boulevard is in a retail use district and a class D area district and the balance of the site is in a residence use district; that the entire site is in a class $\frac{1}{2}$ height district; that as of July 25, 1916 the entire site was in an undetermined use district, class D area district and class 1 height district; that part of the site within 100 ft. on Rockaway boulevard was placed in a business use district on December 2, 1942 and the balance of the site in a residence use district; that the present use designation became effective on January 21, 1947; that as of March 2, 1942 the present height designation became effective and as of June 30, 1952 the present area designation became effective; and

WHEREAS, the applicant contends that the proposed building will be modern in design; that Rockaway boulevard is a main auto lane leading across Queens and as such the proposal is entirely in keeping at this point; that within the affected area most of the affected property on the south side of 146th avenue is in an unrestricted zone; that all of the property opposite the site on the west side of Rockaway parkway is in an undetermined zone, that in the retail district, within the affected area, block 13281, lots 1 and 6 are developed with gas stations and therefore the proposal, with non-conforming uses to the west, north and south, is entirely in keeping; and

WHEREAS, the applicant states that the present owner has held title to the property since August 3, 1954 and that the assessed valuation of land is \$10,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, e, h and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Sections 7f and 7e for a term of fifteen years, to permit the premises to be occupied as proposed, as a gasoline service station and accessory uses, substantially as proposed and as indicated on plans filed with this application, marked "Received June 8, 1955", 2 sheets and "February 14, 1956", 1 sheet, on condition that all buildings and uses on the premises shall be removed and the premises leveled substantially to the grade of Rockaway boulevard and arranged as indicated on such plans; that the accessory building shall be face brick on all sides, without cellar and arranged and designed as shown on such plans; that doors to toilet rooms shall be arranged so as not to be contiguous; that pumps shall be not nearer than 15 ft. to the street building line and of a low approved type; that gasoline storage tanks shall be limited to twelve approved 550 gallon tanks; that curb cuts shall be limited to three, each 30 ft. in width, located where shown on Rockaway boulevard, and one curb cut not over 20 feet wide within the first 25 feet of the intersection on 145th drive and a similar curb cut on 146th avenue; that on the rear and side lot lines to the east and on the street lines of 145th drive and 146th avenue to a point within approximately 5 feet of the curb cut, there shall be erected a masonry curbing not less than 2 feet in height with steel pickets erected thereon to a total height of 5 ft. 6 in.; that suitable masonry posts shall be erected at the terminal points of such fence; that planting shall be maintained in the areas shown, of suitable planting material and properly protected with concrete curbing; that the balance of the premises where not occupied by accessory building, pumps and planting shall be paved with concrete or asphaltic paving; that the sidewalks and curbing abutting the site shall be constructed or repaired to the satisfaction of the borough president; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof and temporary signs, but permitting the erection within each intersection of a post standard to support a sign advertising only the brand of gasoline sold; that such sign may be illuminated and may extend beyond the building line not over 4 feet; that within such intersections there shall be erected a block of concrete not less than 12 in. in height, extending for at least 5 feet in each direction; that no portion of any curb cut shall be nearer than 5 feet to a lot line as prolonged; that under section 7i for a similar term, there may be repairing with hand tools only for adjustment maintained within the accessory building; that such portable fire fighting appliances shall be installed as the fire commissioner shall direct; that under section 7h for a similar term, there may be parking of cars, provided such parking does not interfere with the servicing of the station; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

572-55-BZ

APPLICANT—Ingram S. Carner, for John Chianello and Guido Mastroianni, owner.

SUBJECT—Application July 12, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the proposed conversion from a private dwelling to a class A multiple dwelling of class 3 construction.

PREMISES AFFECTED—39-19 222nd street, east side, 137.33 ft. south of 39th avenue, Block 6340, Lot 127, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: Harry Berlin.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

MINUTES

THE VOTE TO GRANT—

Affirmative: 0
Negative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 31, 1956 after due notice by publication in the Bulletin; laid over to March 6, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 222nd street, 223rd and 39th avenue are in a residence use, G-1 area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated July 5, 1955 acting on Alt. Applic. 2207-54, reads:

"13M. Proposed conversion from private dwelling to multiple dwelling in a G-1 area district, Residence use district, is contrary to Art. II, Sec. 3(1) and Art. IV, Sec. 16-C, Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot 120.22 ft. frontage by 200 ft. in depth, on which is presently located a one family residence, 26 rooms, 2 and 3 stories in height; that it is proposed to change use of present building to an 8-family, class A multiple dwelling of class 3 construction with 23 ft. 9 in. frontage 124.5 ft. in depth, of 2 and 3 stories, 25 ft. and 35 ft. in height; and

WHEREAS, the applicant states that as of July 25, 1916 the property referred to was in a D area district and a one times height district; that the present height designation became effective on December 19, 1938; that the property referred to was placed in an F area district on December 19, 1938 and the present G-1 area designation became effective on October 29, 1954; that the use designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant states that the premises are presently improved with the Kouwenhoven estate house consisting of a 26-room mansion, two and three stories in height, erected about 1822; that this was a part of the property purchased by the present owner on June 28, 1954 for the sum of \$60,000, for the purpose of subdividing the vacant land, erecting 12 one-family dwellings and converting the mansion into a multiple dwelling; that this fact was made known to the Dayton agency who brought about the sale and to the seller at the time of negotiations and contract; that this fact was also made known to the public by press releases in the Long Island Star Journal and the New York Times on July 10 and July 18, 1954; that prior to negotiations and purchase, the present owners consulted their architect and the department of buildings of the Borough of Queens who advised them that the construction of the mansion would permit its conversion into a multiple dwelling and that this would be permissible under the zoning law; that the owners relied on these facts in making the purchase and in paying the sum of \$60,000; that immediately after the said purchase, the owners commissioned the architect to prepare plans for the new buildings and for the alteration to convert this building; that plans for the proposed alteration were filed with the department of buildings on September 8, 1954 and, in spite of the continual effort for the department to act upon these plans, it was not until October 22, 1954 that the plans were examined by the multiple dwelling division of the department of buildings; that examination by the Construction division of the department of buildings was even further delayed until October 27, 1954; that on October 29, 1954 the plans were approved by the multiple dwelling division, and the plans were never approved by the construction division as it was claimed by the department that the zone had changed and plans could not be approved; and

WHEREAS, the applicant contends that it is a fact that it took almost 7 weeks for plans to be examined by the department of buildings; that the proposed change of use to

an exclusive 8-family multiple dwelling will not alter the outward appearance of the mansion to any appreciable degree and the building would continue to appear attractive, well-kept and harmonious to the neighborhood; that to deny this change would constitute a serious deprivation of the owners' rights and use of their property for the purposes for which it was purchased; that the mansion is so large and expensive to conduct as a one family home that it is not consistent with modern living and can only be occupied by an extremely wealthy family and its sale, therefore, by the owners as a one family house is practically impossible and an attempt to absorb the cost of same would jeopardize the entire project and render it an undue hardship; that if the mansion cannot be converted, it would by necessity remain vacant and eventually become an abandoned house and an eye-sore in the community, as the cost of demolition is such that it would be economically unsound to tear it down for the purpose of constructing smaller one family houses; and

WHEREAS, the applicant states that the present owner has held title to the property since June 28, 1954; that the assessed valuation of land is \$25,000 and of the building \$18,500 making a total of \$43,500; that the building was erected in 1822; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which studied the area and also took into account the fact that if the house were removed, the premises could be developed with private houses, which in the opinion of the committee would be more appropriate for the area than the development of this house into a multiple dwelling, as proposed; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 2207/54, Objection No. 13M, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

657-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Pietro Ventola, owner.

SUBJECT—Application August 8, 1955—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use D area district, the extension of restaurant, bar, cabaret, parking of more than 5 cars, and 1 family residence into the residence use district exceeding permissible coverage and without the required rear yard.

PREMISES AFFECTED—1012-1022 Ralph avenue, west side, 80 ft. south of Snyder avenue, Block 4731, Lot 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 7, 1956 after due notice by publication in the Bulletin; laid over to March 6, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Ralph avenue and Snyder avenue are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated August 2, 1955 acting on Alt. Applic. 2360-55, reads:

"1. Extending business use in a residential use district is contrary to Art. II Section 3 of the zoning resolution.

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2. Area of new extension will exceed permissible area under section 14 Art. IV of zone resolution.

3. Rear yard required as per section 17 Art. IV zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 95 ft. frontage by 100 ft. in depth; that as of July 25, 1916 the premises were in a business use district and received its present use designation on January 18, 1951; that the premises are presently developed with a building at the northerly end, of class 3 construction, two stories in height, having a frontage of 20 ft. and a depth of 60 ft. 2 in. and a one story extension at the rear having a width of 20 ft. and a depth of 39 ft. 10 in.; that the building was erected before 1936 and altered under Alt. Applic. No. 2468-36 and certificate of occupancy No. 113593-A; that at the time of this alteration the premises were part of lot No. 39 and the location as shown in the certificate of occupancy is for said lot which starts 45 ft. south of Snyder avenue and formerly had a frontage of 60 ft. on Ralph avenue in lieu of its present 35 ft.; that the 1st floor of the premises is occupied as a restaurant, bar and cabaret and the 2nd floor as a one family dwelling; that part of the premises, for a distance of 40 ft., south of the present building, is used for the parking of more than five motor vehicles and was installed under Alt. Applic. No. 4799-48 and certificate of occupancy No. 123259; that it is proposed to erect a new one story extension having a frontage of 70 ft. and a depth of 60 ft., of class 3 construction; that the proposed extension will be used for an extension of the present legal use of restaurant and cabaret and the present bar use will be continued in the present building; and

WHEREAS, the applicant contends that inasmuch as the present uses are legal, it is only requested that said uses be extended; that the open area at the front of the site will be used for the parking of patrons' cars with no fees being charged therefor; that the parking area to be provided will avoid any undue parking condition to affect the area; that although Ralph avenue is zoned for residence use, the present stores on lots 37 and 1 of block 4731 and the present legal use of restaurant, bar and cabaret and the parking of more than five motor vehicles on the site in question, have removed a strict residential aspect of Ralph avenue and renders the proposal entirely in keeping; that the site is adjoined at the rear by three private garages on lots 28, 30 and 31 so that the leaving of a rear yard would be of no benefit to the adjoining lots or the block; that the present building on the site now legally extends to the rear lot line so that a continuation of the building at the rear lot line will not affect the block any more than the present extension; that lot 39 adjoining to the north is owned by the owner of the site in question so that said lot is not affected; that the open part of the site now has an area of 7,500 sq. ft.; that the permitted building area is 4,125 sq. ft.; that the proposed building area is 4,200 sq. ft. so that the proposal exceeds the allowable by only 75 sq. ft., and as the open area will be maintained at the front of the lot, the adjacent owner of lot No. 45 would receive greater benefits from the proposal than if a smaller building were erected and the open area maintained at the rear of the site; and

WHEREAS, the applicant states that the present owner has held title to parcel A since November 5, 1945 and to parcel B since December 15, 1954; that the assessed valuation of land is \$10,000 and of the building \$12,000 making a total of \$22,000; that the building was erected in 1936; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the Committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c of the zoning resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to

grant under Section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 2360-55, Objection No. 1, 2 and 3 be and it hereby is affirmed and that the application be and it hereby is denied.

714-55-BZ

APPLICANT—Henry George Greene, for Joseph Eisner and Joseph I. Lubin, co-partners, owners (Bres Realty Co., lessee.)

SUBJECT—Application September 15, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a manufacturing and restricted retail use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—329-331 East 46th street, north side, 275 ft. west of 1st avenue, Block 1339, Lots 14, 15 and 16, Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy and Peter J. Bresciani.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 15, 1956 after due notice by publication in the Bulletin; laid over to March 6, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in manufacturing and restricted retail use, B area, class 1½ height districts; East 46th street is in restricted retail and business use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated August 30, 1955 acting on Alt. Applic. 911-55, reads:

2. Proposed parking and storage of more than 5 motor vehicles in Restricted Retail use district is contrary to Section 4-B(i) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100 ft. 5 in. in depth, irregular, presently used for the parking and storage of more than five motor vehicles; that it is proposed to maintain existing parking lot for the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant states that this is an application for a variation of section 4-B(i) of the building zone resolution under section 7(h) to permit in a restricted retail district the extension of an automobile parking lot; that this area was formerly zoned unrestricted and was changed to manufacturing and restricted retail on May 5, 1947; and

WHEREAS, the applicant contends that the present parking lot is a well kept, graded lot, neatly fenced, occupying 25 ft. along East 46th street and extending in depth 100 ft. 5 in.; that the adjoining lot which extends 25 ft. along East 46th street and also extends 100 ft. 5 in. in depth, is irregularly shaped at the rear, so that it is 50 ft. in width at the rear lot lines; that no matter how often this lot is cleaned, some one is continually dumping junk and refuse upon it; that East 46th street, between First and Second avenues, is an industrial and business street largely taken up by storage warehouses, garages, small stores and other business uses; that there are some dwelling units but these are minor compared with other uses in this block; that there is a real need for additional parking facilities since all parking lots in the general neighborhood are filled early in the morning and stay that way until well into the night; that

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the extension of the present parking lot will be a definite improvement since, graded for parking and properly fenced, the lot can be well kept; that there can be no harm to the neighborhood or surrounding buildings; that the building to the east presents a blank wall alongside the lot and the building to the west also presents a blank wall along the lot already in operation; that there is a high concrete wall to the rear of the lot with nothing above it; and

WHEREAS, the applicant states that the present owner has held title to the property since March 1946 and that the assessed valuation of land is \$79,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the portion of the plot not already occupied for parking under approval by the Department of Buildings, to be occupied for the parking and storage of motor vehicles in conjunction with the portion now being occupied, as shown and as proposed on plans filed with this application marked, "Received September 15, 1955" (3 sheets) and "February 1, 1956" (one sheet) *on condition* that all uses that may exist on this portion shall be removed; that the premises shall be levelled substantially to the grade of East 46th street; that the premises shall be maintained as proposed and as indicated on such plans; that there shall be erected on the interior lot lines, where walls of adjoining buildings do not occur, a woven wire fence of the chain link type not less than five feet six inches in height; that the existing wall between this portion of the plot and westerly portion, now used for parking, may be removed; that there shall be no additional curb cuts to East 46th Street other than the one now existing, as shown; that all permits shall be obtained, including a Certificate of Occupancy for the entire premises, and all work completed within the requirements of Section 22A of the zoning resolution.

Adjourned: 1:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 6, 1956, 2 P. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

685-54-A

APPLICANT—Samuel Rosenblum, for Falstaff Realty Inc., owner.

SUBJECT—Application August 12, 1954—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—64-66 Nassau street, east side, 52 ft. 6 in. south of John street, Block 67, Lot 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum, Seymour Cohn, Allan Greenberg and Willard Bick.

For Administration: Samuel L. Becker, Dep't of Buildings

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent

dated August 5, 1954, on amendment to Alt. App. 137/54 reads:

"3. Means of egress should comply with Section 271 of the Labor Law including cellar."

and

WHEREAS, the applicant states the building is 5 stories, 57 ft. 2 in. in height, 52 ft. 10½ in. by 99 ft. 8¼ in. in area, of Class 3 construction, erected prior to 1877, on a lot 52 ft. 10½ in. by 99 ft. 8¼ in. deep, in an unrestricted use, B area, Class 2 height district; used and occupied since 1920: Cellar—storage of merchandise for store tenants, 1 person; 1st floor—retail stores, 15 persons; 2nd floor—sales, jewelry supplies and stationary, 15 persons; 3rd floor—engravers jewelry manufacturing, 9 persons; 4th floor—watch dial, jewelry manufacturing and platers, 20 persons; 5th floor—jewelry manufacturing and repairs, 18 persons. No change in use or occupancy is now proposed. The building is provided with an approved interior fire alarm system and regular monthly fire drills are maintained. There is one interior 3 ft. 8 in. wide fireproof stairs from roof bulkhead direct to street and one exterior stairs on rear extending to roof by stair with egress from lowest termination through fireproof passageway; window and door openings on course of same are fireproof, self-closing; and

WHEREAS, Certificate of Occupancy #2800/21 issued on Alt. App. 1339/20 permits the following use and occupancy: Cellar—restaurant, 75 persons; 1st floor—store, 30 persons; 2nd and upper floors—factory, 30 persons each floor; and

WHEREAS, the applicant contends the building was the subject of an extensive alteration in 1920 when the exits were altered substantially to comply with the Labor Law and the building has been occupied for a factory prior to that time; that a fireproof enclosed stairway was erected in 1920 from street to roof and an exterior screened stairway provided in the rear with fireproof openings on its course and a fireproof passageway at 2nd story and stair connecting to main entrance hall; that upon completion of such alteration, certificate of occupancy #2300/21 was issued; that the actual occupancy of the building is less than the 30 persons per floor permitted by the certificate; that the actual occupancy is less than that permitted by the interior stairs alone; that the floors are divided into individual rooms similar to an office occupancy; that the exterior stair is readily available where any part of the floor is occupied; that the rear exit is indicated by signs and lights and additional measures will be taken to assure access to same if the Board so directs; and

WHEREAS, the applicant contends as to the cellar, that at one time there was a restaurant in the cellar which has been replaced by retail stores and each store has a cellar stairway in the rear leading to the cellar; that no factory work is conducted there; that the cellar portion occupied by the owner has a direct stair to main hall and no one is regularly employed in that portion; that no boiler room is maintained; that it is therefore requested that the Board accept the existing exits for the cellar in view of the light occupancy, the small area and the fact two substantial exits are provided for the balance of the building and in view of the difficulty in making any change and the the certificate of occupancy was formerly issued for factory purposes; and

WHEREAS, under Cal. No. 311-30-S an appeal was denied from an order requiring passageways 3 ft. in width for egress to the rear exits; and

WHEREAS, the applicant states the order was the subject of action by the Board under Cal. No. 311-30-S has not been complied with but it is now proposed on the 3d, 4th and 5th floors to comply with the requirements thereof; and

WHEREAS, the applicant states on the 3d, 4th and 5th floors it is proposed to cut away space in the northerly office and provide a hallway leading to the exterior stairs, thus making such stairs available without going through any other subdivisions or offices; that this passageway will be open at all times; that on the 2nd floor there is direct egress available to the firepassage and stair that leads from the exterior stairs to the main hallway on the first floor; that

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a new fireproof self-closing door to stairhall will be provided on the 2nd floor; and

WHEREAS, the applicant states the work now proposed is practical compliance with the requirements of the order in Cal. No. 311-30-S as it will provide two means of egress for the upper floors; that the first floor is used for retail stores; that the cellar has no boiler room and is merely used for storage space for the store tenants; that each store has a small accommodation stair at the rear for its own storage space; that no one is employed in the cellar and no factory work is done in cellar or on the first floor; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on amendment to Alt. App. 137/54, Objection No. 3 and that the appeal be and it hereby is *granted, on condition* that the means of exit shall be as proposed and shown on plans filed with this appeal, marked "Received August 12, 1954", (5 sheets) and "December 29, 1955", (2 sheets); that as proposed there shall be a passageway on each floor leading directly through an outwardly swinging door to the exterior fire stair with exit through a fireproof passage to the primary means of exit leading to Nassau street; that the building shall not be increased in height or area; that in all other respects the building shall comply as to structure and occupancy with all laws, rules and regulations applicable thereto; that the cellar shall be used as proposed for storage space in connection with the retail stores on the street floor and that each such store shall have accommodation stair to its storage space; and that direct means of exit from the cellar shall be maintained as shown.

872-55-A

APPLICANT—Jacob Jancourtz, for Bessie and Frances Schwartz, owners.

SUBJECT—Application November 4, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sections 212 and 27 of the Multiple Dwelling re legal yard.

PREMISES AFFECTED—700 Columbus avenue, northwest corner of West 94th street, Block 1225, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph List and O. E. Kurth.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly..... 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 11, 1955, and redated October 27, 1955, on amendment to Alt. App. 1025/55, reads:

"A.1. Reconsideration denied. Provide a legal yard at the rear of the building as per 212 and 27 of the M.D. Law. Note Violation #15 pending in the Division of Housing."

and

WHEREAS, the applicant states the building is 4 stories, 47 ft. 6 in. in height, 22 ft. 1/2 in. by 62 ft. in area, erected in 1885 of Class 3 construction on a lot 22 ft. 1/2 in. by 62 ft. in area in a business use, B area, class 1 1/2 height district; used and occupied since erection as an old law tenement (Class A multiple dwelling) as follows: Cellar—boiler room and storage; 1st floor—store; 2nd, 3rd and 4th floors—one apartment per floor. No change in use or occupancy is now proposed. The building is provided with one interior 2 ft. 8 in. wide wood stairs with iron railings, en-

closed with fire-retarded partitions, equipped with wood, self-closing doors, leading direct to street and provided with ladder and scuttle to roof and one fire escape on the 94th street front extending to street by ladder; and

WHEREAS, Violation was issued July 13, 1949, Item 15, Case #8971-49 that there was no yard at rear of building and that such a yard should be provided in accordance with Section 212 of the Multiple Dwelling Law; and

WHEREAS, in Magistrate's Court in Manhattan a summons for violation of Section 212 of the Multiple Dwelling Law was withdrawn without prejudice March 9, 1953; and

WHEREAS, the indexed record in the Department of Buildings indicates that under N.B. App. 74/85 an application was filed to erect the building in question on the northwest corner of Columbus Avenue and West 94th street on a lot 22 ft. by 62 ft. in area and there is no further record in the department of such premises; and

WHEREAS, the applicant states the building was erected under N.B. App. 74/85 for store on the first floor and one apartment on each of the 2nd, 3rd and 4th floors; that under Alt. 2979/34 the then owners also owned the adjoining property at 702-704 Columbus avenue and erected a one story brick building at the rear of No. 700 Columbus avenue which covered the rear yard of #700 Columbus avenue and the rear of 702 Columbus avenue and part of the rear yard of 704 Columbus avenue; that this one-story building had a frontage of 38 ft. on 94th street and was 45 ft. in depth and contained 3 stores; that a new fire escape was erected on the 94th street side of 700 Columbus avenue under that Alt. App. 2979/34; that the 1-story brick building erected under said application replaced a one-story building which had previously existed since 1915; and

WHEREAS, the applicant contends that in view of the fact the premises at 700 Columbus avenue and the one-story building in rear thereof were always in one ownership, such one-story building constituted a yard for 700 Columbus avenue within the meaning and intent of Section 212 of the Multiple Dwelling Law; and

WHEREAS, the applicant states that on January 5, 1949 the present owner acquired the property after a title search which disclosed no pending violations; that after recording the deed it was reported to the Tax Department for the purpose of the premises apportioned and the owner was thereafter notified by the Department of Buildings that a violation of Section 212 of the Multiple Dwelling Law existed in that the premises 700 Columbus avenue did not have a required rear yard; that subsequently the present owners instituted an action for the declaration of an easement in their favor with respect to the adjoining property at 103 West 94th street and in such proceeding upon the hearing of testimony by the Chief Inspector of the Department of Buildings that this Board was empowered to grant relief pursuant to Section 310 of the Multiple Dwelling Law, a decision was rendered dismissing the complaint in view of the testimony by the Chief Inspector that if an easement were granted, the Department would not recognize it, and the court indicated that the proper remedy of the present owners would be to apply to the Board of Standards and Appeals for a variance pursuant to Section 310 of the Multiple Dwelling Law; and

WHEREAS, the applicant contends that all living rooms in the apartments on the 2nd, 3rd and 4th floors have windows opening onto the street to provide legal light and ventilation except the kitchens at the rear of the apartments which have windows opening on the former yard; that the owner proposes to install a legal skylight for the kitchen on the 4th story and provide independent metal vent ducts for the kitchens on the 2nd and 3rd stories, such ducts to lead to the roof with mechanical ventilation to provide six changes of air per hour and to be fire-retarded; that the public halls have windows opening on the former yard and it is proposed to install a legal skylight in the roof over the public halls; that all doors to public halls are wood and self-closing; that the stairs are 2 ft. 8 in. wide with iron railings and cement facias; that the stair enclosure and soffits are fire-retarded; there is an iron ladder to scuttle

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in roof within the public hall; that the interior toilet rooms on 2nd and 3rd stories will be ventilated by independent ducts to the roof and the 4th story toilet room will have a legal skylight conforming to the Multiple Dwelling Law; and

WHEREAS, it appears that the building was constructed in or about 1885 under the then Tenement Law requirements without a rear yard; that rooms at rear used as kitchens have lot line windows overlooking adjoining one story building on abutting lot and all other rooms are lighted by windows on the street lines.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 1025/55, Objection No. A1, be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted*, permitting the omission of the rear yard, as proposed and shown on plans filed with this appeal marked "Received November 4, 1955, (7 sheets), showing existing conditions and (6 sheets), showing proposed conditions, *on condition* that the lot line windows in the rear wall of kitchen are continued; that the ventilating ducts as shown ventilating the kitchen and toilet rooms on each story and all other corrections proposed shall be constructed and maintained; that the building shall not be increased in height or area and in all other respects shall comply as to structure and occupancy.

1030-55-A

APPLICANT—National Carbon Co., Division of Union Carbide and Carbon Co., owner.

SUBJECT—Application December 21, 1955—re appeal from a decision of the Fire Commissioner relating to the issuance of a Certificate of Approval for the packaging of Prestone Brand 10 Minute Radiator Flush in metal containers (caps on containers not in accordance with Administrative Code requirements).

APPEARANCES—

For Applicant: R. M. Neary.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated December 16, 1955, reads:

"Your application for a certificate of approval for a combustible mixture known as "Prestone Brand 10 Minute Radiator Flush" has been considered and must be denied for the reason that the 12 oz. metal containers in which it would be sold will not be provided with replaceable caps as required by section C19-62-b of the Administrative Code.

"The fact that the Board of Standards and Appeals approved an identical container for marketing an inflammable mixture manufactured by you has no bearing on this application to the Board for decision."

and

WHEREAS, the applicant states that its application for certificate of approval was disapproved by the Fire Commissioner on the grounds that the proposed containers are not fitted with replaceable tops; and

WHEREAS, the applicant states that the product consists primarily of naphtha and alcohol with non-combustible anti-rust compound added; that the product has a flash point of 107° F, and is therefore a combustible mixture as defined by Section C19-2.0 of the Administrative Code; and

WHEREAS, the applicant states that the product will be shipped in 12 oz., round cone top metal cans which are non-refillable metal containers fitted with non-replaceable caps; that the container is tightly sealed at the canning plant with an Alesco 27 mm "Goldy" seal, manufactured by the clo-

sure division of the Aluminum Company of America, and is designed to give a positive air-tight seal and can be removed by tearing off the seal hold down ring which then permits the easy removal of the seal element but the closure cannot be re-used; that the containers will be opened immediately before use and the entire contents used at once; that the cans will bear a label containing the words, "Caution—Combustible Mixture" and "Upon opening remove entire contents at once," and

WHEREAS, the applicant contends that Prestone Brand 10 Minute Radiator Flush is marketed for commercial or business use and is not used, sold or suitable for domestic or household purposes; and

WHEREAS, the applicant states that the 12 oz. metal cans will be shipped 12 to a container, manufactured of No. 292 "B" Flute corrugated board of 175 lb. test, of a fully slotted box construction with bottom and top flap glued shut; that the use of the extra strong fully slotted box provides a smooth surface on the top and bottom of the carton so that single tier of 12 oz. metal containers will be held firmly in place to prevent shipping damage; and

WHEREAS, the applicant contends that since subdivision b of Para. C19-92 of the Administrative Code requires the replaceable cap when the product is sold for domestic or household use, and since the product in question is not marketed for domestic or household use, it is requested that a variance be granted permitting the transportation, sale, storage and manufacture of Prestone Brand 10 Minute Radiator Flush in the proposed 12 oz. metal containers on condition that when once opened the cans shall be completely emptied.

Resolved, that the decision of the Fire Commissioner dated December 16, 1955, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the use of 12 ounce metal containers, as proposed for packaging of Prestone Brand 10 Minute Radiator Flush *on condition* that such containers shall have a non-replaceable top, as proposed and when once opened the can shall be completely emptied; that the cans shall be labeled as required by the Fire Commissioner and that such product shall not be used or sold for household purposes.

2-56-A

APPLICANT—Leonard F. Rothkrug, for Robert L. Graham and Ross F. Eadie, Executor u/w of Clement M. Ogden, owner (Skidmore and Mason, lessees).

SUBJECT—Application January 3, 1956—Appeal from a decision of the borough superintendent, re egress.

PREMISES AFFECTED—551-553 West 22nd street, north side, 125 ft. east of 11th avenue, Block 694, Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 20, 1955, on Alt. Applic. 1908/55, reads:

"1. Means of egress should comply with Section 270 of the Labor Law."

and

WHEREAS, the applicant states the building is 2 stories and penthouse, 32 ft. 1 in. in height, 49 ft. 9 in. front by 80 ft. depth, of fireproof construction, erected 1918, located on a lot 50 ft. front by 98 ft. 9 in. in depth in an unrestricted use, A area, Class 2 height district, used and occupied since 1945, 1st floor—repair of heavy machinery, 35 persons; 2nd floor—repair of heavy machinery, 15 persons; penthouse—

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vacant; no change in use or occupancy is proposed; the building is provided with one 4 ft. wide, fireproof interior stair, extending from roof bulkhead direct to street; and

WHEREAS, Certificate of Occupancy #31099 was issued July 25, 1945 permitting the following use and occupancy: 1st floor—manufacturing of marine fittings, 35 persons; 2nd floor—manufacturing marine fittings, 15 persons; and

WHEREAS, the applicant states the building is fireproof and was erected in 1918 under NB App. 135/18, and used and occupied as a factory since its erection and by the present tenant since 1945 in accordance with Certificate of Occupancy #31099; that it is proposed to maintain the existing use; that at the second floor there is a fireproof passageway leading through an abutting building, under the same ownership, exiting directly to West 23rd street; it is now proposed to demolish the building fronting on West 23rd Street and provide a new secondary means of egress for the building in question by erecting a 1 ft. 10 in. wide counter-balanced stair, with iron railing and a new fire escape balcony at the second floor level; the opening to this balcony to be protected by two 1 ft. 8 in. by 7 ft. high fireproof self-closing doors; that the penthouse area will remain vacant and unoccupied; that there are only a small number of occupants on the second floor; that if the building had been erected prior to 1913 the proposed exits would comply with the Labor Law even if the building were not of fireproof construction; that the second floor is less than 2800 sq. ft. in area, and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 1908/55, Objection No. 1, dated December 20, 1955, and that the appeal be and it hereby is granted on condition that for the present horizontal exit proposed to be removed, there shall be constructed and maintained as proposed a balcony at the second story level, with a door leading thereto, substantially at floor level with a counterbalanced stair, complying with the requirements of the Labor Law, leading to street; that the building shall not be increased in height or area; and that in all other respects the building and use shall comply with all laws, rules and regulations applicable thereto.

700-54-A

APPLICANT—Frank Braun, for Alabama Realities, Inc., owner (Canarsie Unit Jehovah's Witnesses, lessees).

SUBJECT—Application September 14, 1954—re Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—568-574 Sutter avenue, southeast corner of Alabama avenue, Block 3769, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the premises were inspected by a committee of the Board and it was found that the plans submitted did not show the present 2nd floor occupancy as the billiard room shown as now occupied as a dress factory; and

WHEREAS, there was no appearance at this hearing, although the applicant was advised of the change of use.

Resolved, that the appeal be and it hereby is dismissed for lack of prosecution.

65-55-A

APPLICANT—Seymour A. Mitteldorf, for Klein Piano Co., Inc., owner.

SUBJECT—Application January 24, 1955—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—417-431 West 28th street, north side, 375 ft. east of 10th avenue, Block 726, Lot 18, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

834-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Finkel Umbrella Frame Company, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re Appeal from a decision re an order of the fire commissioner—re dip tank covers, etc.

PREMISES AFFECTED—890-914 Brush avenue, east side, 551.16 ft. south of Bruckner boulevard 2nd floor, Block 5541, Lot 130, Borough of The Bronx.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to April 17, 1956, at 2 P.M. for inspection and decision by the Board; hearing closed.

37-55-A

APPLICANT—Mayflower Doughnut Corp., lessee, for Irving Maidman, owner.

SUBJECT—Application January 19, 1955—Appeal from a decision of the Commissioner of Health, re cellar bakery.

PREMISES AFFECTED—565 Lexington avenue, northeast corner of East 50th street, Block 1305, Lot 20, Borough of Manhattan.

APPEARANCES—

For Applicant: Milton H. Fox.

For Administration: Samuel E. Levinson, Dept. of Health.

ACTION OF BOARD—Laid over to April 17, 1956, at 2 P.M., for further consideration after inspection.

157-55-A

APPLICANT—Nassau Smelting and Refining Co., Inc., owner.

SUBJECT—Application February 25, 1955—Appeal from a decision of the fire commissioner, re permit for smoking.

PREMISES AFFECTED—1 Nassau place, northeast corner of Arthur Kill road, Block 7971, Lot 125, Tottenville, Borough of Richmond.

APPEARANCES—

For Applicant: R. W. Spinney and M. L. Laskowski.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to March 20, 1956, at 2 P.M., for inspection by Fire Department and for further information from applicant as to certificate of occupancy.

442-55-A

APPLICANT—Harry L. Alper, for 1913 3rd Avenue, Inc., owner (Bess Mile Shoe Co., Inc., lessee).

SUBJECT—Application June 3, 1955—Appeal from a decision of the borough superintendent—re cellar stairs.

PREMISES AFFECTED—1911-1913 3rd avenue, east side, 60 ft. 7 in. north of East 105th street, Block 1655, Lot 3 Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant: Harry L. Alper.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to March 20, 1956, at 2 P.M., for applicant to submit alternate proposal for consideration by the Board.

532-24-BZ

APPLICANT—John O'Brien, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a residence use district, the maintenance of a garage for the storage of five pleasure motor vehicles, four spaces rented to persons not residing on the premises.

PREMISES AFFECTED—1075 Summit avenue, west side, 168.38 ft. north of West 165th street, Block 2526, Lot 52, Borough of the Bronx.

APPEARANCES—

For Applicant: John E. O'Brien.

For Administration: Samuel L. Becker, Dep't. of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 10, 1925, certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on March 30, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 10, 1925, as thereafter *amended* by resolutions adopted through March 30, 1954 on so far as it refers to the term of the variance so that as *amended* this portion of the resolution shall read:

"... granted under Section 7e for a term of five years from the date of this *amended* resolution to permit the continuance of the existing garage for storage for the storage of not over five (5) cars, and permitting four of such car spaces to be rented, as passed on by the Borough Superintendent under decision dated March 26, 1954, acting on amendment to B.N. App. 324/23; that in all other respects the resolutions above cited shall be complied with; and that a new certificate of occupancy and all permits shall be obtained within three (3) months from the date of this *amended* resolution."

108-32-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Kesbec, Inc., owner. (Jack Courtin, lessee).

SUBJECT—Application for consideration—reopening as to amendment as to distance of pumps—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in a business use district, the reconstruction and extension of accessory building on existing gasoline service station (previously granted by the Board), to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, sale of used cars and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2950-2958 Webster avenue and 401-411 Bedford Park boulevard, northeast corner, Block 3274, Lot 1, Borough of the Bronx.

APPEARANCES—

For Applicant: F. A. Ketcher.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on October 26, 1954, certain conditions; and

WHEREAS, the resolution was amended on May 24, 1955; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 20, 1932, as thereafter *amended* by resolutions adopted through May 24, 1955, by adding thereto:

"that the location of the gasoline dispensing pumps may be as now indicated on revised plans marked, "Received February 20, 1956" (one sheet) *on condition* that in all other respects the resolutions above cited shall be complied with; and that all permits, including a certificate of occupancy, shall be obtained and all work completed within three months from the date of this *amended* resolution. (Alt. App. 205/54.)

389-37-BZ

APPLICANT—Annie Fiore, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—31-08 to 31-12 45th street, 44-09 Newtown road and 44-16 31st avenue, south side, 5.4 ft. west of 45th street, Block 710, Lots 5, 20, 21 and 22, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: George Fiore.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board on April 5, 1938, certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on March 2, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 5, 1938, as thereafter *amended* by resolution adopted on March 2, 1954 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit . . .; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within three months from the date of this *amended* resolution." (Misc. App. 4868/40)

923-41-BZ

APPLICANT—Jack, Lubin, lessee for Frank Hansen, owner.

MINUTES

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7i of the zoning resolution, permitting in the business district portion of a lot located in an unrestricted and business use district, the maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—1473 Macombs road, west side, 20.92 ft. north of Inwood avenue and 1450 Cromwell avenue, Block 2857, Lot 23, Borough of the Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on March 13, 1951, certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 13, 1951 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision i for a term of five years from the date of this amended resolution, to permit . . .; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 173/50.)

600-48-BZ—Vol. III

APPLICANT—Edmund P. Silver, for Argent Amusement Company, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance and amendment as to limitations of parking—re Application (decision of the borough superintendent); previously granted on condition under section 7h of the zoning resolution, permitting in the residence use district portion of a lot located in an unrestricted, business and residence use district, the parking of patron's motor vehicles.

PREMISES AFFECTED—32-61 to 32-85 Steinway street and 40-01 to 40-17 34th avenue, northeast corner and 32-70 to 32-88 41st street, Block 676, Lot 1, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Edmund P. Silver.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 5, 1951, certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 5, 1951, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit . . ."

and to *amend* the resolution as to parking of cars so that as *amended* this portion of the resolution shall read:

"parking of cars shall be primarily for patrons and employees of store buildings proposed to be erected but may also include public parking *on condition* that in all other respects the resolution above cited shall be complied with; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (N.B. 2878/50)

663-49-BZ—Vol. II

APPLICANT—Siegel and Green, for Lee Channing, president of L.S.C. Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution as to term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence and local retail use district, the erection and maintenance of a children's amusement park.

PREMISES AFFECTED—1920 Bruckner boulevard, southwest corner of Virginia avenue, Block 3677, Lot 73, Borough of the Bronx.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on March 13, 1951, certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on March 21, 1950, as thereafter *amended* by resolutions adopted through June 22, 1954, so that as *amended* this portion of the resolution shall read:

"... that the term of the variance under Section 7e may be for a term expiring May 4, 1964, so as to be in accord with the variance granted under Cal. No. 663-49-BZ, Vol. VI; that in all other respects the resolutions above cited shall be complied with; and that all permits, including a new Certificate of Occupancy, shall be obtained within six months from the date of this *amended* resolution." (Alt. 879/50, N.B. 1407/51, Alt. 23/54)

667-50-BZ—Vol. IV

APPLICANT—Charles M. Spindler, for C. R. T. Holding Corp., owner.

SUBJECT—Application for consideration—reopening as to consider supplementary plan of rear fence—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e, 7f, 7i and 7c of the zoning resolution, permitting in a business retail and residence use district, the proposed extension in area of plot and extension in area of the building area of present auto laundry and gasoline service station and proposed use of premises as auto laundry, offices, gasoline service station, sale of auto accessories, parking and storage of more than five cars, lubrication, wheel alignment, brake, testing and repairs, minor repairs and auto safety inspection station.

PREMISES AFFECTED—85-07 Queens boulevard and 51-25 to 51-39 Reeder street, northeast corner, Block 1549, Lots 41, 48 and 51, (lot 41 tentative), Elmhurst, Borough of Queens.

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, and resolution amended.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. IV, on January 24, 1956, certain conditions; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on January 24, 1956, to approve, as required therein, plan showing proposed fence on the rear line as indicated on revised plan marked, "Received March 2, 1956" (one sheet) *on condition* that in all other respects the resolution above cited shall be complied with; that in constructing this fence, the corrugated aluminum side shall be toward the adjoining owner's property; and that this owner may face the fence with an additional sheet of corrugated aluminum on the side facing his premises. (Alt. 2119/54)

795-50-BZ

APPLICANT—Ivan Pinsker, for Starvel Realty Inc., owner. (American Oil Company, lessee).

SUBJECT—Application for consideration—reopening as to amendment to four additional tanks—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium and accessory store.

PREMISES AFFECTED—3768-3778 Nostrand avenue and 2915-2125 Avenue Y, northwest corner, Block 7422, Lot 1037, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ivan Pinsker.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 24, 1951, certain conditions; and

WHEREAS, the resolution was amended and time extended on February 5, 1952; and

WHEREAS, plans submitted as being in substantial compliance with the Board's requirements, were approved on February 5, 1952; and

WHEREAS, revised working drawings submitted as being in substantial compliance with the Board's requirements, were approved on September 9, 1952; and

WHEREAS, time to obtain permits and complete the work was extended on October 6, 1953; and

WHEREAS, the resolution was again amended on April 20, 1954; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 24, 1951, as thereafter *amended* by resolution adopted February 5, 1952 approving working drawings, and thereafter *amended* by resolutions adopted through April 20, 1954, as to extension of time to complete, and *amended* as to additional storage tanks, so that as *amended* this resolution shall read as follows;

"that in addition to the storage tanks heretofore permitted that there may be four additional 550 gallon approved storage tanks *on condition* that in all other respects the resolution above cited shall be complied with; as passed on by the Borough Superintendent under Gas Tank App. 377 under date of February 24, 1956, and as shown on plans filed with this request for amend-

ment marked, "Received February 15, 1956" (one sheet). (N.B. 1555/50, Gas Tank 534/54 & 377/56)

782-51-BZ

APPLICANT—Kitzler and Nurick, for Henry H. Hudson, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7h of the zoning resolution, permitting in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs, accessory sales room and office and permitting the existing parking and storage of more than five motor vehicles to remain for a term of years.

PREMISES AFFECTED—161-51 to 161-61 Baisley boulevard, northwest corner of New York boulevard, Block 12256, Lot 31 (formerly 32), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 15, 1952, certain conditions; and

WHEREAS, the resolution was amended on July 7, 1953; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on March 22, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 15, 1952, as thereafter *amended* by resolutions adopted through March 22, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the owner now expects to proceed with the work, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 5238/51.)

583-54-BZ

APPLICANT—Tessie and John Vernola, owners.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired October 19, 1955 and to obtain a Certificate of Occupancy—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use, D area district, the maintenance of existing one story, one family dwelling, of class 4 construction, at rear of lot, within the required rear yard.

PREMISES AFFECTED—990 East 56th street, west side, 355 ft. south of Avenue H, Block 7759, Lot 64, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Tessie Vernola.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

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THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 19, 1955, certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain a certificate of occupancy.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 19, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the owner that all work has been completed, and additional time is required to obtain a certificate of occupancy, that a Certificate of Occupancy shall be obtained within six months from the date of this *amended* resolution." (Alt. App. 3585/-54.)

642-54-BZ

APPLICANT—G. F. Walker, for The California Oil Company, owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—130-15 14th avenue and 13-32 131st street, northeast corner, Block 4010, Lot 1, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Vincent R. De Stefano.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened resolution amended and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 8, 1955, certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 8, 1955, only so far as it refers to the accessory building, so that as amended this portion of the resolution shall read:

"that the facing of the proposed accessory building on all sides shall be of face brick . . ." and as to completion of the work so that as *amended* this portion of the resolution shall read:

"that in view of the premises having been purchased by the California Oil Company, that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution. (N.B. App. 1203/52.)"

88-55-BZ

APPLICANT—Henry Nordheim, for Ralph Di Girolamo, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence and retail use district, the use of existing structure at rear of site as a garage and motor vehicle repair shop, for a term of five years.

PREMISES AFFECTED—3327 White Plains road, west side, 246.77 ft. north of Rosewood street, Block 4624, Lot 49, Borough of the Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 26, 1955, certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 26, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that all work has been completed and that additional time is required to obtain a Certificate of Occupancy, that a Certificate of Occupancy shall be obtained within six months from the date of this *amended* resolution." (Alt. App. 11/55.)

41-26-BZ—Vol. III

APPLICANT—Robert Gottlieb, for B. A. Nicholson, owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure, as to factory area—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the change in occupancy from garage for more than five cars, stores and business to garage for more than five cars, stores, business and factory.

PREMISES AFFECTED—3598-3600 Jerome avenue, east, 35.08 ft. north of East 213th street, Block 3328, Lots 85 and 92, Borough of the Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

193-37-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for L. B. Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application (decision of the commissioner of buildings), previously withdrawn, under section 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—796-804 Broadway, 874-876 Willoughby avenue (displayed number 1016-1030 Broadway), southwesterly corner, Block 1593, Lots 23, 28, 29, 30 and 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

1115-40-BZ—Vol. II

APPLICANT—William H. Altman, for Joseph Mayo, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider increase in parking area—re Applica-

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tion (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, extending into the residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2101-2113 Surf avenue, north side, west of 2944-2962 West 21st street and 2943-2955 West 22nd street, Block 7058, Lot 27, Borough of Brooklyn.

APPEARANCES—

For Applicant: William H. Altman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure; to consider extension of use and area.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

765-49-BZ—Vol. II

APPLICANT—Burke, Green & Groh, for Clarence R. Knickman, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of area, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the parking and storage of more than five but less than two hundred motor vehicles, the maintenance of the existing two garages in rear of plot for three cars and outdoor sale and display of more than five motor vehicles.

PREMISES AFFECTED—164-11/29 Hillside avenue, northwest corner of 165th street, Block 9836, Lot 1, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John W. McClancy, Jr.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure to consider extension of area.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

465-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Elias Rubin, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application (decision of the borough superintendent); previously withdrawn, under sections 7c, 7i and 7h of the zoning resolution, to permit in a residence and business use district, the reconstruction and extension of existing gasoline service station to include lubritorium, car washing, motor vehicles repairs, accessory sales and office and to permit the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—112-01/112-19 (off. 112-15) Colonial avenue, west side between 58-46/58-54 Van Cleff street and 59-43 Van Coren street, Block 1971, Lot 52, Corona, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

724-50-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Laram Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to amendment to resolution as to roof over yard—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence use district, the change in occupancy from a non-storage garage, storage of contractor's equipment and parking and storage of motor vehicles (previously granted by the Board) to manufacturing in present garage and to roof over brick walled yard, also to be used for manufacturing, using more than the area permitted.

PREMISES AFFECTED—2241 Light street, northeast corner of Rombouts avenue, Block 4951, Lots 20 and 22, Borough of the Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III subject to the regular procedure, to consider amendment.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

60-55-BZ

APPLICANT—Charles M. Spindler, for Morris Winick, owner.

SUBJECT—Application for consideration—reopening as to restoration to docket—re Application (decision of the borough superintendent); previously withdrawn, under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and set for hearing April 10, 1956, at 10 A.M., subject to the regular procedure, waiving all requirements except two publications in the Bulletin.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

820-39-SA

APPLICANT—Fluid Systems, Incorporation, owner.

SUBJECT—Application for consideration—reopening as to for report as to change of owner—re Lines Thermal Electric Conduction System (heating system of viscous liquids including fuel oil); previously approved.

APPEARANCES—

For Applicant: Raymond R. Lapinski.

ACTION OF BOARD—Application reopened for report as to change of ownership.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

Adjourned: 4:00 P.M.

Joseph J. Doyle, Chief Clerk.

Periodical Division
University of Illinois Library
Urbana, Ill.

(Continued from page 333)

Court of Appeals in *Thomann v. City of Rochester* (256 N. Y., 165, 172) is apposite here: "The legislature has said that a particular form of notice, conveyed with particular details to particular public officers, shall be a prerequisite to the right to sue. The courts are without power to substitute something else." *Rockwell v. City of Syracuse* (282 N.Y., 17) is concerned with a statutory requirement of service of a verified notice of claim against a city. A typewritten copy of an alleged verified notice was served. The Court of Appeals there say, in distinguishing between a defective verification and no verification at all (page 20 of opinion): "The case of *People ex rel New York City Omnibus Corp'n v. Miller*, (282 N.Y., 5), handed down herewith, is entirely different in its facts, as there was the signature of the president of the party making the claim at the end of the petition for certiorari, and a proper verification by a notary, but not signed by the president a second time. The statute would not seem to require more than one signing and one verification. There was, therefore, a perfectly valid claim, which if necessary *could be amended*, whereas in the case at bar, so far as the City could tell, there was no signature *and no verification of the claim*, and only the service of what purported to be a copy of an original which with impunity might not exist at all." (Emphasis supplied.) The complaint in that case was properly dismissed. In view of the foregoing considerations, this cross-motion is denied in all respects.

On this application the intervenor-respondent seeks an order dismissing the petition on the ground that the same is unverified, whereas, as set forth in the Administrative Code of the City of New York, a petition for certiorari is required to be verified. The wording of the applicable statute, section 68e-1.0 of the Administrative Code is that certain designated persons "*** may present to the supreme court a petition duly verified, etc." This statute is special in its nature in that it deals with particular conditions and specifies the procedure to be followed in order to obtain relief. The pertinent provisions thereof are therefore controlling over any contradictory provisions of the Civil Practice Act or any other general statute. When, therefore, the special statute provides for verification of a petition, that provisions should be fol-

lowed. While despite this, there may be room for allowable amendment where a defective verification is involved, such is not the situation here, where there was no verification whatsoever (*Rockwell v. City of Syracuse*, 282 N. Y., 17; and cf. *In re Dairymen's League, &c., v. DuMond*, 201 Misc., 354; aff'd 282 App. Div., 69; 206 N. Y., 595). An acknowledgment appears at the end of the petition, but this does not constitute a verification nor even an attempted one. An acknowledgment shows, merely prima facie, that an instrument is duly executed (*Breuchaud v. Bank, &c.*, 157 Misc., and cases cited). A verification, on the other hand, "is an affidavit attached to a statement, as to the truth of the matters therein set forth" (*Carmony-Wait Cyc. of N.Y. Prac.*, p. 473). Moreover, prosecution for perjury is attendant upon false statements in a verified claim (cf. *Rockwell v. City of Syracuse*, 282 N. Y., 17, 19). For the foregoing reasons the court takes the view that the lack of verification of the petition herein is a jurisdictional defect and accordingly the petition is dismissed and the order of certiorari vacated. Settle order." (N.Y.L.J. December 8, 1955, page 9)

* * * * *

At Special Term, Supreme Court, Mr. Justice Aurelio stated:
"*Smith vs. Board of Standards and Appeals of City of N. Y.*

—This is a motion for an order of resettlement. The granting of the relief now sought would be improper in that it would be making a new order in the guise of a resettled order so as to contain provisions not formally requested on the original motion. No formal motion to file a new petition was made to the court. The statement, therefore, in the original decision that "*Petitioners' application to file a new petition is also denied as the applicable provisions of the Administrative Code (sec. 68e-1.0) which govern herein afford no such relief*" was inadvertently included, due to the court's impression gathered from the arguments in the briefs and on the oral arguments in respect thereof that a formal motion therefor had been made. Accordingly, that portion of the decision hereinabove quoted is hereby deleted. Therefore, the motion to resettle so as to include a denial of petitioners' application to file a new petition is denied for the reasons stated." (N.Y.L.J., February 29, 1956, page 9).

NOTICE

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York
Published weekly by the Board of Standards and Appeals at its office, Rooms 1000 to 1018, Municipal Building
New York City

Vol. XLI	Subscription \$10.00 a year	March 20, 1956	Single Copies, 20 Cents By Mail, 25 cents	No. 12
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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF P. JOSEPH CONNOLLY
JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.
TELEPHONE—WHitchall 3-3600, Extensions 2600-2609.
OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.
Address all communications to the Chairman

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Vol. II and 636-54-BZ.

PETITION AND CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS

On March 9, 1956, Copy of Petition and Order to Show Cause was
served on the Board by Lamb & Lamb attorneys for North American
Holding Corp., owners, seeking a review of the Board's determination
on January 31, 1956, denying, under Section 21 of the Zoning Resolu-
tion, a variance to permit in a residence and business use district
proposed change of use to stores in the cellar, which is in the resi-
dence use portion of a Class A Multiple Dwelling; Cal. No. 225-36-BZ,
Vol. III; Premises 1180-1188 Grand Concourse and 180-188 East
167th Street, southeast corner, Borough of The Bronx.

PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.
Special meetings as published in this Bulletin
All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION 10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engi-
neers, pertaining to the work of the board, will be seen only
between the hours of ten in the morning and one in the
afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases filed up to March 13, 1956

Cal. No. Dept. Premises Affected

136-56-BZ—B.Q.—83-83 to 83-89A Woodhaven boulevard, east side, 157.18 ft. north of Park Lane South, Block 8890, Lot 1, Glendale, Borough of Queens, N.B. 213-56—re retail stores; parking of motor vehicles—in a residence use district.

137-56-BZ—B.B.—238-240 McDougal street, south side, 100 ft. east of Rockaway avenue, Block 1534, Lot 7, Borough of Brooklyn, Alt. 204-56—re parking of motor vehicles (non-pleasure type) in a residence and local retail use district.

138-56-A—B.B.—376 Franklin avenue, west side, 50 ft. south of Quincy street, Block 1973, Lot 43, Borough of Brooklyn, Alt. 2224-55—re non-fireproof class 3 construction; living quarters, etc.

139-56-BZ—B.Q.—147-02 to 147-16 Liberty avenue and 104-01 to 104-21 Sutphin boulevard, southeast corner and 147-01 to 147-15 105th avenue, Block 10058, Lot 1, Jamaica, Borough of Queens, Alt. 2925-55—re area excessive.

140-56-BZ—B.Q.—99-02 to 99-22 Astoria boulevard, south side, from 99th to 100th streets, 27-01 to 27-19 99th street and 28-02 to 28-10 100th street, Block 1379, Lot 45, Corona, Borough of Queens, N.B. 4540-55—re parking of motor vehicles in residence portion of plot.

141-56-BZ—B.Q.—80-02 to 80-16 (80-10) Pitkin avenue and 107-01 to 107-11 80th street, southeast corner, Block 9139, Lot 375, Ozone Park, Borough of Queens, N.B. 5379-55—re gasoline service station, lubritorium, car washing, minor repairs, storage room parking, etc.—business and residence use district.

142-56-BZ—B.R.—1231-1241 (1235 official) Richmond road and 1-11 Vista avenue, northwest corner, Block 849, Lot 30, South Beach, Borough of Richmond, N.B. 29-56—re gasoline service station, lubritorium, car washing, parking and storage, etc.—retail and residence use district.

143-56-BZ—B.R.—1586-1594 (1590 official) Forest avenue and 2-10 Crystal avenue, southwest corner, Block 1436, Lots 6 and 8, Port Richmond, Borough of Richmond, N.B. 30-56—re gasoline service station, lubritorium, car washing, parking and storage; show windows and signs—in a business and residence use district.

144-56-A—B.Q.—36-40 Union street, west side, 50 ft. north of 37th avenue, Block 4977, Lot 64, Flushing, Borough of Queens (under section 35, General City Law re premises in bed of mapped street—Union street), Alt. 2372-55.

145-56-BZ—B.B.—1266-1276 East 17th street, and 1619-1623 Chestnut avenue, northwest corner, Block 6736, Lot 34, Borough of Brooklyn, Alt. 382-56—re parking lot for more than 5 cars in a residence use district.

146-56-BZ—B.B.—258 Corbin place, west side, 611 ft. 9 in. south of Beach road, Block 7516, Lot 264, Borough of Brooklyn, Alt. 5011-54—re side yard.

147-56-A—B.B.—170 Lombardy street, southwest corner of Varick avenue, Block 2837, Lot 1, Borough of Brooklyn, N.B. 2752-55—re oil storage tank.

148-56-BZ—B.Bx.—1437 Longfellow avenue, west side, 150 ft. south of Jennings street, Block 2999, Lots 31 and 32, Borough of The Bronx, Alt. 93-56—parking and storage in residence use district.

149-56-BZ—B.B.—110 Water street, southwest corner of Washington street, Block 37, Lot 1, Borough of Brooklyn, B.N. 1965-55—re loading berth, etc.

150-56-SM—Wilray Paint Storage Cabinets, manufactured by Wilray Metal Fabricators, Inc., Material.

151-56-SM—Univalv New York City Fill Box for Gasoline, sizes 2 and 3 inches, manufactured by Universal Valve Co., Material.

152-56-SM—Celanese Corp. of America Drapery and Bedspread Fabric, Nos. 10/5284-1, manufactured by Celanese Corp. of America, Material.

153-56-SA—Pennco Cast Iron Gas-fired Boilers, Series 2, 3 and 6, manufactured by Pennsylvania Furnace and Iron Co., Appliance.

154-56-SA—Pennsylvania Sheet Steel Gas-Fired Furnaces, Models 55 and 10-A, manufactured by Pennsylvania Furnace and Iron Co., Appliance.

155-56-SM—Dri-Rack Fire Hose, sizes 1½ inch and 2½ inch, manufactured by Goodall Rubber Co., Material.

Restored to Docket

984-54-SM—Cellufloor (cellular steel floor panels); (reopened for test and report as to additional sections of floor and roof deck), manufactured by Inland Steel Products Co., Material.

530-42-BZ—Vol. III—B.M.—358-374 Avenue of the Americas, east side, from Washington place to Waverly place, 126-130 Waverly place and 87 Washington place, Block 552, Lot 37, Borough of Manhattan, Amendment to Alt. 1347-50—re amendment of resolution as to additional entrances and exits—previously approved for parking and storage of more than 5 motor vehicles.

147-34-BZ—Vol. II—B.Q.—187-37 to 187-45 (187-41 official) Hillside avenue and 87-90 to 87-98 188th street, northwest corner, Block 9960, Lot 1, Hollis, Borough of Queens, Alt. 2362-55—re extension of existing gasoline service station; curb cut, etc.

622-55-BZ—Vol. II—B.Bx.—1421 Edward L. Grant highway and 1384 Plimpton avenue, southwest corner, Block 2521, Lots 17, 20 and 23, Borough of The Bronx, N.B. 1684-55—re gasoline and oil selling station, minor repairs, parking and storage of motor vehicles.

380-49-BZ—Vol. III—B.Q.—108-24 to 108-34 72nd avenue and 109-02 to 109-10 Queens boulevard, southeast corner, Block 3258, Lots 1 and 4, Forest Hills, Borough of Queens, N.B. 2666-55—re retail stores in residence use district.

CALENDAR

448-46-BZ—Vol. IV—B.B.—2354-2372 East 19th street, west side, 100 ft. north of Avenue X, Block 7403, Lot 29, Borough of Brooklyn, Alt. 128-56—re change of occupancy from garage for more than five cars to warehouse for toys in a residence use district.

420-48-BZ—Vol. II—B.Q.—5301-5309 Beach Channel drive, southeast corner of Beach 54th street, Block 377, Lots 62, 64 and 66, Arverne, Borough of Queens, Alt. 2378-55—re extension of existing gasoline service station to include parking lot for more than five motor vehicles.

73-49-BZ—B.Q.—153-28 Rockaway boulevard and 152-36 134th avenue, southwest corner, Block 12135, Lot 23, South Jamaica, Borough of Queens, N.B. 1253-55—re extension of accessory building and gasoline service station area to include auto laundry and lubritorium (extension of time to complete).

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules...	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of.	April 12, 1955.
Cements, Blended, Rules for Testing and Use of.....	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules.....	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)...	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1955.
Exit Rules (Revolving Doors).....	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules.....	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules.....	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of.....	May 26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	April 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of.....	April 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for.....	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules.....	April 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules.....	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules.....	May 25, 1954.
Opening Protective Assemblies, Rules for Inspection of.....	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings.....	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)...	April 15, 1952—Vol. 37, No. 16A
Procedure, Rules of.....	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for.....	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.....	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules.....	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting.....	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired

Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—\$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

MARCH 20, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 20, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

421-55-BZ

APPLICANT—Robert Gottlieb, for David Berman, owner. **SUBJECT**—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sale of accessories and parts, motor vehicle repairs (hand tools only), parking and storage of more than 5 motor vehicles. **PREMISES AFFECTED**—547 Westchester avenue and 618 Hegney place, northeast corner, Block 2358, Lots 1 and 5, Borough of The Bronx.

Laid over from February 15, 1956, to March 20, 1956, for inspection and decision; hearing closed.

433-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rentways, Inc., owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a unrestricted and residence use district the proposed extension of a storage garage for more than 5 motor vehicles, parking and storage for more than 5 motor vehicles and the installation of one 550 gallon gasoline storage tank and one pump in open area for owners use only.

PREMISES AFFECTED—701-711 East 139th street and 275-295 Jackson avenue, northwest corner and 698-710 East 140th street, Block 2568, Lots 14, 17, 20 and 30, Borough of The Bronx.

Laid over from February 15, 1956, to March 20, 1956 for inspection and decision; hearing closed.

448-55-BZ

APPLICANT—Patrick D. Concagh, for Beretta Realty Corp., owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, F area district the proposed structure to be occupied as stores, with setback less than 15 ft. from the street line, with coverage in excess of that permitted.

PREMISES AFFECTED—5600-5610B Riverdale avenue, northeast corner of West 256th street, Block 3423, Lots 91 and 95, Borough of The Bronx.

Laid over from February 15, 1956 to March 20, 1956, for inspection and decision; hearing closed.

406-55-BZ

APPLICANT—Gabriel Nathan, for Edwin and Edna Hernly, owners.

SUBJECT—Application May 13, 1955—re (decision of the Commissioner Marine and Aviation) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the construction of a timber bulkhead wall along the property, and the use of the property for boat landing and parking of patrons cars.

PREMISES AFFECTED—225-229 Beach 3rd street, west side, 240 ft. north of Seagirt avenue and 224-230 Beach 4th street, Block 103, Lot 14, Far Rockaway, Borough of Queens.

CALENDAR

Laid over from January 24, 1956 to February 21, 1956, for inspection and decision; hearing closed; applicant to file plan showing pierhead and bulkhead lines and small scale plan showing distance to boats and where they are moored; then to March 20, 1956, for inspection and decision.

119-29-BZ—Vol. II

APPLICANT—John J. Tricarico, for Elizabeth Stevens, owner.

SUBJECT—Application reopened February 15, 1955 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the proposed change of occupancy from garage to garage and parking and storage of more than 5 motor vehicles, on open portion of the plot.

PREMISES AFFECTED—625 Halsey street, north side, 200 ft. west of Patchen avenue, Block 1662, Lots 59 and 61, Borough of Brooklyn.

Laid over from January 31, 1956 to February 15, 1956, at the request of objectants; then to February 21, 1956, at the request of an objector; then to March 20, 1956, for inspection and decision; applicant to check Building Department records as to the basis of the Certificate of Occupancy; hearing closed.

414-55-BZ

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner.

SUBJECT—Application May 20, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the proposed parking and storage of motor vehicles for a term of 5 years.

PREMISES AFFECTED—361-371 89th street, north side, 100 ft. west of 4th avenue, Block 6062, Lots 45 and 48, Borough of Brooklyn.

Laid over from February 21, 1956 to March 20, 1956, for inspection and decision; and for statement from applicant as to use of plot; hearing closed.

463-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Cody and Marie Ingenito, owners.

SUBJECT—Application June 2, 1955—re (decision of the borough superintendent) under sections 7i, 7e and 7h of the zoning resolution, to permit in a business and residence use district, the proposed change of use of store and dwelling to body and fender repairs, welding, painting and spraying, parking of cars waiting to be serviced on unbuilt upon portion of the plot.

PREMISES AFFECTED—208-20 Northern boulevard, south side, 125 ft. west of Oceania street and 206-63 45th road, Block 7305, Lot 29, Bayside, Borough of Queens.

Laid over from February 21, 1956 to March 20, 1956, for inspection and decision; hearing closed; also for applicant to file a revised plan showing entrance and gate proposed.

464-55-A

APPLICANT—Lama, Proskauer and Prober, for Cody and Marie Ingenito, owners.

SUBJECT—Application June 2, 1955—re Appeal from a decision of the borough superintendent, Class 3 construction—repair shop.

PREMISES AFFECTED—208-20 Northern boulevard, south side, 125 ft. west of Oceania street and 206-63 45th road, Block 7305, Lot 29, Bayside, Borough of Queens.

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

Laid over from May 3, 1955 to June 7, 1955, to permit the applicant to obtain a decision from the Building Department as to structural conditions to comply with the Labor Law and to permit the filing of a companion administrative appeal to be heard with the zoning application on the laid over date; laid over, date to be set for hearing when companion "A" appeal has been examined and set for hearing; the "A" and "BZ" cases to be heard on the same date; then set for hearing January 10, 1956; then February 15, 1956, for inspection and decision; hearing closed; then to February 28, 1956, for applicant to file revised plan; then laid over to March 20, 1956, for further inspection and decision.

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

846-26-BZ—Vol. II

APPLICANT—Joseph Schafran, for Grace Battagliano and Angela Modello, owners.

SUBJECT—Application reopened May 24, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the extension of existing gasoline service station and the relocation of gasoline pumps, and to include lubritorium and motor vehicle repairs.

PREMISES AFFECTED—3156 Boston road, southwest corner of Burke avenue, Block 4579, Lot 35, Borough of The Bronx.

263-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Thomas Amari, owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a refreshment building, and parking of patrons cars, no fee to be charged.

PREMISES AFFECTED—2003-2013 Rockaway parkway and 9705-9711 Sea View avenue, northeast corner, Block 8300, Lots 8 and 13, Borough of Brooklyn.

233-54-BZ—Vol. II

APPLICANT—Arthur S. Hirsch, for Joseph Lubin and Joseph Eisner, owners (Car Wholesalers, Inc., lessee).

SUBJECT—Application reopened November 15, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, the proposed extension in use and area of an existing parking lot for more than 5 motor vehicles and the erection of a 10 ft. x 10 ft. attendant's shelter on a plot presently occupied as parking lot, gasoline service station and garage.

PREMISES AFFECTED—Franklin D. Roosevelt drive, west side, from East 48th to East 49th street, 403-435 East 48th street and 410-430 East 49th street, Block 1360, Lots 1, 2, 3, 4, 5, 6, 8, 11, 14, 15, 16, 26, 34, 35, 37, 38 and 50, Borough of Manhattan.

418-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Vincenzo Delia, owner.

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7c, 7A and 7i of the zoning resolution, to permit in a business use district the proposed reconstruction and rearrangement of an existing gasoline service station, lubritorium, minor auto

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repairs, car washing, with proposed business entrance, sign and slow window closer to the residence use district than is permitted.

PREMISES AFFECTED—1318-1324 Avenue X and 2402-2412 East 14th street, southwest corner, Block 7415, Lot 6, Borough of Brooklyn.

598-55-BZ

APPLICANT—Leonard F. Rothkrug and Samuel Gardstein, for Kayan Realty Corp., owner (Packer's Supermarket, lessee).

SUBJECT—Application July 6, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed extension of existing parking lot and the installation of a new curb cut, to be used for the parking of motor vehicles, accessory to a supermarket (no fees to be charged).

PREMISES AFFECTED—4601-4613 New Utrecht avenue and 1118-1138 46th street, southeast corner, Block 5621, Lot 23, Borough of Brooklyn.

753-55-BZ

APPLICANT—Fred C. Dahlem, for All Estates, Inc., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the use of premises for the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—112-114 Bennett avenue, west side, 108.64 ft. north of West 186th street, Block 2180, Lot 196, Borough of Manhattan.

871-55-BZ

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (United Cerebral Palsy of Queens, Inc., contract vendee).

SUBJECT—Application November 4, 1955—re (decision of the borough superintendent) under sections 7e and 21 of zoning resolution, to permit in a residence use, E area district, the erection and maintenance of a building for therapy, vocational rehabilitation (to include instruction on machines, recreation, administration), the building to exceed permissible coverage.

PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

61-56-A

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (United Cerebral Palsy of Queens, Inc., contract vendee).

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—stairways.

PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

892-55-BZ

APPLICANT—Samuel Rosenblum, for Tak Realty Corp., owner.

SUBJECT—Application November 10, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, B area district, the erection of a basement 15 story and penthouse, class A, multiple dwelling, stores and garage, with less than the required rear yard.

PREMISES AFFECTED—1227-1231 Madison avenue and 48 East 89th street, southeast corner, Block 1500, Lots 51, 52 and 53, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 20, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 20, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

369-55-A

APPLICANT—Larry Meltzer, for 161 Washington Street Corp., owner.

SUBJECT—Application May 2, 1955—re Appeal from a decision of the borough superintendent—egress, stairs, etc.

PREMISES AFFECTED—161 Washington street, east side, 77 ft. north of Liberty street, Block 58, Lot 11, Borough of Manhattan.

370-55-A

APPLICANT—Larry Meltzer, for Meliberty Realty Corp., owner.

SUBJECT—Application May 2, 1955—re Appeal from a decision of the borough superintendent—egress, stairs, etc.

PREMISES AFFECTED—131 Liberty street, north side, 90 ft. 7½ in. east of Washington street, Block 58, Lot 30, Borough of Manhattan.

147-49-A—Vol. II

APPLICANT—Frederick C. Genz, for Diller-Quaile Music School, Inc., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—construction.

PREMISES AFFECTED—24 East 95th street, south side, 81 ft. 9½ in. west of Madison avenue, Block 1506, Lot 60, Borough of Manhattan.

241-32-S—Vol. II

APPLICANT—Joseph Lau, for Harry Bura, owner.

SUBJECT—Application reopened April 19, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—130 Green street, east side, 125 ft. north of Prince street, Block 513, Lot 2, Borough of Manhattan.

28-55-A

APPLICANT—Continental Baking Co., owner.

SUBJECT—Application January 11, 1955—Appeal from an order and a decision of the fire commissioner—re direct method of refrigeration.

PREMISES AFFECTED—87-105 Heyward street, north side, 100 ft. east of Bedford avenue and 128 Rutledge street, Block 2225, Lot 10, Borough of Brooklyn.

442-55-A

APPLICANT—Harry L. Alper, for 1913 3rd Avenue, Inc., owner (Bess Mile Shoe Co., Inc., lessee).

SUBJECT—Application June 3, 1955—Appeal from a decision of the borough superintendent—re cellar stairs.

PREMISES AFFECTED—1911-1913 3rd avenue, east side, 60 ft. 7 in. north of East 105th street, Block 1655, Lot 3, Borough of Manhattan.

157-55-A

APPLICANT—Nassau Smelting and Refining Co., Inc., owner.

SUBJECT—Application February 25, 1955—Appeal from a decision of the fire commissioner—re permit for smoking.

PREMISES AFFECTED—1 Nassau place, northeast corner of Arthur Kill road, Block 7971, Lot 125, Tottenville, Borough of Richmond.

906-54-A

APPLICANT—Ferdinand Savignano, for Joseph and William Bardsley, Estate, Inc., owner.

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SUBJECT—Application November 29, 1954—re Appeal from a decision of the borough superintendent for variation of Sec. 271 of the Labor Law as to second means of egress.

PREMISES AFFECTED—147-151 Baxter street, east side, 97 ft. 9 in. south of Grand street, Block 236, Lot 8, Borough of Manhattan.

217-55-A

APPLICANT—Jacob W. Sherman, for Barbara Parente, owner.

SUBJECT—Application March 17, 1955—re Appeal from a decision of the borough superintendent—frame building—business use.

PREMISES AFFECTED—679 DeKalb avenue, north side, 100 ft. west of Marcy avenue, Block 1774, Lot 55, Borough of Brooklyn.

542-53-A

APPLICANT—Siegel and Green, for Morbro Holding Corp., owner (Morris Brothers Auto Trucks Parts Corp., lessee).

SUBJECT—Application July 10, 1953—Appeal from decisions of the borough superintendent—re construction.

PREMISES AFFECTED—56-46th 54th drive, southwest corner of 58th street and 56-57 55th drive, northwest corner of 58th street, Block 2581, Lots 1, 18 and 40), Maspeth Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

APRIL 3, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 3, 1956, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:*

453-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Francis Formica, owner.

SUBJECT—Application June 6, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, sales and storage room, parking and storage of motor vehicles with proposed curb cuts and show windows closer to the residence use district than is permitted.

PREMISES AFFECTED—1003-1013 Utica avenue and 5001-5009 Tilden avenue, northeast corner, Block 4722, Lots 40, 43 and 44, Borough of Brooklyn.

Laid over from February 15, 1956 to April 3, 1956, for inspection and decision; hearing closed.

561-55-BZ

APPLICANT—Herman E. Horwood, for Mary Francomano, owner.

SUBJECT—Application July 8, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection of a 2 family dwelling with less than the 10 ft. setback required on each street front.

PREMISES AFFECTED—2894 Roebling avenue, southwest corner of Edison avenue, Block 5388, Lot 27, Borough of The Bronx.

Laid over from February 21, 1956 to April 3, 1956, for inspection and decision; hearing closed.

808-55-BZ

APPLICANT—Paul Friedman, for Hans J. Heckmann and R. Harold Paltrow, owners.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under sections 7h, 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service sta-

tion, lubritorium, auto repairs (hand tools only), auto washing (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—35-02 to 35-08 (35-04 official) Bell boulevard and 213-12 to 213-20 35th avenue, southwest corner, Block 6169, Lot 6, Bayside, Borough of Queens.

Laid over from February 21, 1956 to April 3, 1956, for inspection and decision; hearing closed.

375-55-BZ

APPLICANT—Michael Alfano, for Max Sakow, owner.

SUBJECT—Application May 5, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a local retail use district the erection of a gasoline service station, lubritorium, auto repair shop, salesroom, car washing and storage.

PREMISES AFFECTED—950-970 Allerton avenue, south side, from Paulding avenue to Williamsbridge road, Block 4447, Lots 62, 64 and 66, Borough of The Bronx.

Laid over from January 17, 1956 to January 24, 1956, for continued hearing; then to February 15, 1956, for inspection and decision; hearing closed; then to February 28, 1956, for applicant to file authorization of present owner of record; then to April 3, 1956, at the request of the applicant for the purpose of filing authorization of the present owner of record.

1085-38-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Loha Realty Corp., owner.

SUBJECT—Application reopened February 8, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—5307-5315 21st avenue and 1072-1082 Dahill road, southeast corner, Block 5495, Lot 465, Borough of Brooklyn.

Laid over from February 21, 1956 to February 28, 1956, at request of objector, applicant concurring; no further requests for adjournment to be considered; then to April 3, 1956, for inspection and decision; hearing closed.

802-55-BZ

APPLICANT—Paul Friedman, for Edna Greiner, owner.

SUBJECT—Application October 13, 1955—re (decision of the borough superintendent) under sections 7f, 7A and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs (hand tools only), car washing (non-automatic), office, storage and sale of auto accessories, parking of more than 5 cars waiting to be serviced, with proposed show window less than 75 ft. from a residence use district, for a term of 15 years.

PREMISES AFFECTED—219-11 to 219-19 Northern boulevard and 43-32 to 43-38 220th street, northwest corner, Block 6322, Lot 24, Bayside, Borough of Queens.

Laid over from January 31, 1956, to March 6, 1956, for inspection and decision; hearing closed; then to March 13, 1956, for full vote of the Board; then to April 3, 1956, for applicant to file revised plans showing a wall and omitting curb cut on 220th street.

695-49-BZ Vol. III

APPLICANT—Siegel and Green, for Pauline Schulson, owner.

SUBJECT—Application reopened February 21, 1956 re extension of time to complete—expired May 30, 1955—re (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, permitting for a term of 5 years in a residence

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use district the parking and storage of motor vehicles (previously granted for the erection and maintenance of a business building).

PREMISES AFFECTED—298-306 East 140th street, south side, 104.30 ft. east of 3rd avenue, Block 2314, Lot 58, Borough of The Bronx.

130-21-BZ Vol. III

APPLICANT—Seymour W. Gage, for Paramount Distillate Co., owner.

SUBJECT—Application reopened October 11, 1955 as Vol. 111—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—94 Monroe street, west side, 36.2 ft. south of Pelham street, Block 255, Lot 48, Borough of Manhattan.

910-49-BZ Vol. II

APPLICANT—M. Martin Elkind, for Irene Meehan, Anita Pederson and Anne E. Loewer, owners (White Castle System, Inc., Lessee).

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under section 7f and 7e of the zoning resolution, to permit in a retail and residence use district, the proposed extension of the parking area into the residence use district.

PREMISES AFFECTED—972 Castle Hill avenue and 2200 Bruckner boulevard, southeast corner and 2201 Houghton avenue, Block 3695, Lots 1 and 9, Borough of The Bronx.

417-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Lucky Star Realty Corp., owner.

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, office, auto repair shop, restaurant and kitchen, and parking for more than 5 cars.

PREMISES AFFECTED—183-02 to 183-20 (183-10 official) South Conduit avenue, 144-01 to 144-13 183rd street, southeast corner and 144-02 to 144-18 184th street, southwest corner of South Conduit avenue, Block 13326, Lot 16, Springfield Gardens, Borough of Queens.

395-55-BZ

APPLICANT—Vincent J. Tortorelli, for Edward Veldor-anlo, owner.

SUBJECT—Application May 18, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking of more than 5 motor vehicles.

PREMISES AFFECTED—329-331 East 150th street, north side, 200 ft. west of Courtlandt avenue, Block 2410, Lot 56, Borough of The Bronx.

441-55-BZ

APPLICANT—Hurley, Kearney Lane and Mattison, for St. Joseph's Hospital, owner.

SUBJECT—Application June 2, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the use of premises as a parking lot.

PREMISES AFFECTED—330 Beach 19th street, east side, 49.27 ft. south of Brookhaven avenue, Block 131, Lot 34, Far Rockaway, Borough of Queens.

528-55-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Gaiti, owner.

SUBJECT—Application June 29, 1955—re (decision of the borough superintendent) under sections 7i and 7e of the zoning resolution, to permit in a business and residence use district, proposed building to be used for motor vehicle repair shop.

PREMISES AFFECTED—518 Coney Island avenue, west side, 60 ft. 13/4 in. south of Turner place, Block 5342, Lot 17, Borough of Brooklyn.

673-55-BZ

APPLICANT—Kitzler and Nurick, for Bertha Sherain, owner (92 car Wash Corp., lessee).

SUBJECT—Application August 2, 1955—re (decision of the borough superintendent) under sections 7c, 7f, 7A and 7i of the zoning resolution, to permit in a business use district automatic auto laundry, gasoline service station, office, lubritorium, motor vehicle repair shop (with hand tools only) and parking cars awaiting service.

PREMISES AFFECTED—5802-5824 Church avenue and 119-129 East 58th street, southeast corner and 74-84 East 59th street, Block 4706, Lot 36, Borough of Brooklyn.

734-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 19, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in retail use district proposed use of premises for high speed auto laundry, office, waiting area and simonizing, with ground signs closer to residence use district than is permitted.

PREMISES AFFECTED—14-59 150th place, east side, 44.66 ft. north of Cross Island parkway and 14-54 Clintonville street, Block 4697, Lot 8, Whitestone, Borough of Queens.

801-55-BZ

APPLICANT—Seymour W. Gage, for Paramount Distillate Co., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking of more than 5 motor vehicles.

PREMISES AFFECTED—307 Pelham street, south side, 45.0 ft. east of Monroe street, Block 255, Lots 43 and 45, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 3, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, April 3, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

858-54-A

APPLICANT—Samuel Cohen, for Boris Feinberg, owner.

SUBJECT—Application November 8, 1954—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—74-76 Laight street and 413 Washington street, northeast corner, Block 218, Lot 2, Borough of Manhattan.

54-56-A

APPLICANT—Elias K. Herzog, for Murray H. Wein-krantz, owner.

SUBJECT—Application January 12, 1956—Appeal from a decision of the borough superintendent—re exterior stairway.

PREMISES AFFECTED—591 Broadway, west side, 176 ft. 10 in. south of West Houston street and 164 Mercer street, east side, 176 ft. 8 in. south of West Houston street, Block 512, Lot 16, Borough of Manhattan.

2-54-A

APPLICANT—Elias K. Herzog, for Maseral Realty Corp., owner.

SUBJECT—Application January 4, 1954—re Appeal from an order of the fire commissioner and a decision of the borough superintendent—egress.

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PREMISES AFFECTED—422-426 East 89th street, south side, 256 ft. east of 1st avenue, Block 1568, Lot 37, Borough of Manhattan.

863-55-A

APPLICANT—Irving Kudroff, for Eaglet Realty Corp., owner.

SUBJECT—Application October 25, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—382 Lafayette street, west side, 74 ft. south of East 4th street, Block 531, Lot 11, Borough of Manhattan.

22-56-A

APPLICANT—Morris Hannes, for J. L. Spigel and Herman Zeligman, owners.

SUBJECT—Application January 18, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—15 Spruce street, north side, 100 ft. west of William street, Block 102, Lot 18, Borough of Manhattan.

9-55-A

APPLICANT—Samuel Rosenblum, for 56 Realty Corp., owner.

SUBJECT—Application January 6, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—56 West 22nd street, south side, 95 ft. east of Avenue of the Americas (6th), Block 823, Lot 73, Borough of Manhattan.

960-47-A—Vol. II

APPLICANT—The Austin Company, for Long Island Press Publishing Co., Inc., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. II—re Appeal from an order of the fire commissioner—approved Interior Fire Alarm System.

PREMISES AFFECTED—92-20 to 92-24 168th street, west side, 024.65 ft. south of Jamaica avenue, Block 10156, Lot 22 (formerly lots 22, 24, 26 and 142), Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

APRIL 10, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 10, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed; then to September 27, 1955, at request of the applicant for information as to possible acquisition on subject site for approach to Throggs Neck Bridge; then to December 13, 1955, for further information as to the acquisition of land, including the subject site in connection with approaches for the proposed Throggs Neck Bridge; then to January 31, 1956, for consideration in relation to proposed Throggs Neck Housing Project; then

laid over from January 31, 1956 to February 28, 1956, for further information from the Triborough Bridge Authority as to future roadway; then to April 10, 1956, for further consideration.

576-23-BZ—Vol. III

APPLICANT—Henry C. Brucker, for Louis Schneider, owner (Central Garage and Service Station, lessee).

SUBJECT—Application reopened May 25, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district, the change in use of an existing non conforming use as garage, motor vehicle repair shop, auto laundry, sale and display of used cars, welding, painting and spraying, to include additional uses of baling and storage of old clothes for export and storage of 7,000 gals of lubricating oil.

PREMISES AFFECTED—64-01 to 64-25 Central avenue and 64-02 to 64-24 Otto road, northeast corner, Block 3641, Lot 1, Ridgewood, Borough of Queens.

Laid over from February 28, 1956 to April 10, 1956, for inspection and decision; hearing closed.

311-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobile Oil Company, owner.

SUBJECT—Application reopened July 12, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district the extension of existing gasoline service station, lubritorium, auto laundry, minor repairs, office and sale of accessories and boiler room, to include gasoline service station, lubritorium, auto laundry, minor repairs, office and sale of accessories, boiler room, dealers' training room, storage, heater room and parking as accessory to training room.

PREMISES AFFECTED—165-01 to 165-09 Hillside avenue and 87-45 to 87-55 165th street, northeast corner, Block 9837, Lot 13, Jamaica, Borough of Queens.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

882-54-BZ

APPLICANT—Gustave Goldman, for John D'Emic, owner.

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under sections 7e, 7i and 7c of the zoning resolution, to permit in a business and residence use district, the proposed change in occupancy from parking lot to automobile testing room, cleaning of cars and storing of equipment, and minor repairs with hand tools only.

PREMISES AFFECTED—867-873 4th avenue and 168-190A 32nd street, southeast corner, Block 681, Lot 6, Borough of Brooklyn.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

110-55-BZ

APPLICANT—Philip Freshman and Joseph Platzker, for Harry Field, owner.

SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—635-637 East 12th street, north side, 183 ft. west of Avenue C, Block 395, Lots 43 and 44, Borough of Manhattan.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

292-55-BZ

APPLICANT—Burke, Green and Groh, for Karl Schneider, owner.

SUBJECT—Application April 15, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the

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erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, and minor repairs (hand tools only).

PREMISES AFFECTED—239-11 to 239-19 Jamaica avenue, northwest corner of 240th street, Block 8001, Lot 1, Bellerose, Borough of Queens.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

500-55-BZ

APPLICANT—Rudolph C. P. Boehler, for Webb and Knapp Inc., owner.

SUBJECT—Application June 17, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, a drive-in restaurant, kitchen service area, storage room and parking of more than 5 motor vehicles.

PREMISES AFFECTED—80-11 Parsons boulevard, southeast corner of Union turnpike, Block 6853, Lot 20, Jamaica, Borough of Queens.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

706-55-BZ

APPLICANT—Charles M. Spindler, for Michael Bove, owner.

SUBJECT—Application September 9, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the proposed use of gasoline service station, auto safety inspection station, minor repairs (hand tools only), lubrication, auto washing, storage, office and sales, and storage of more than 5 motor vehicles.

PREMISES AFFECTED—8825-8911 5th avenue, east side, 108 ft. 7 in. north of 90th street, Block 6067, Lots 7 and 10, Borough of Brooklyn.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

746-55-BZ

APPLICANT—Paul Friedman, for Queens Beer Sales, Inc., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), office, storage and sale of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—259-02 to 259-16 Hillside avenue and 84-01 to 84-09 259th street, southeast corner, Block 8789, Lot 31, Floral Park, Borough of Queens.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed; the applicant stated that he wished to amend his application to include section 7i and 7h of the zoning resolution as a basis for the application.

739-39-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Cromwell Avenue Garage Corp., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto repairs, car washing, storage, offices, parking and storage of motor vehicles upon unbuilt portion of the plot.

PREMISES AFFECTED—1722-1730 Lexington avenue and 128-130 East 108th street, southwest corner, Block 1635, Lot 56, Borough of Manhattan.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

73-55-BZ

APPLICANT—Henry Nordheim, for Rubenstein and Tutanauer, owners.

SUBJECT—Application February 3, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, and office and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1680 Gun Hill road and 1674 Allerton avenue, intersection of Gun Hill road, Allerton avenue and Lodovick avenue, Block 4539, Lot 1, Borough of The Bronx.

Laid over from February 7, 1956, to March 13, 1956, for inspection and decision; hearing closed; then to April 10, 1956, at the request of the applicant to furnish revised plan.

60-55-BZ

APPLICANT—Charles M. Spindler, for Morris Winick, owner.

SUBJECT—Application reopened March 6, 1955 and restored to docket—previously withdrawn—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

221-28-BZ—Vol. II

APPLICANT—Charles M. Spindler, for GAF Service Station, Inc., owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a retail use district, the additional use of motor vehicle repair shop to existing gasoline service station, lubritorium, auto wash, storage and sale of accessories and office.

PREMISES AFFECTED—120-12 to 120-28 Merrick boulevard and 174-11 to 174-17 Baisley boulevard, southwest corner, Block 12392, Lot 43, Jamaica, Borough of Queens.

94-47-BZ—Vol. II

APPLICANT—Siegel and Green, for Dolford Realty Corp., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, accessory building for sales room, lubritorium, auto repairs and automatic auto laundry.

PREMISES AFFECTED—2318-2332 Jerome avenue, east side, 197.03 ft. north of East 183rd street, Block 3187, Lot 9, Borough of The Bronx.

287-55-BZ

APPLICANT—Reuben Rappaport, Lorbeer Juvenile Furniture Manufacturing Co., owner.

SUBJECT—Application April 11, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the extension of a factory and cabaret, from a business use district, into a residence use district.

PREMISES AFFECTED—866-870 Hewitt place and 878-886 Westchester avenue, southeast corner, Block 2696, Lot 24, Borough of The Bronx.

410-55-BZ

APPLICANT—Burke, Green and Groh, for Kono Fuel Oil Corp., owner.

SUBJECT—Application May 20, 1955—re (decision of the borough superintendent) under section 7f, 7i and 7A of the zoning resolution, to permit in a business use district,

CALENDAR

the erection and maintenance of a gasoline service station, ground sign, auto washing, lubritorium, office and accessory sales and minor repairs with hand tools only.
PREMISES AFFECTED—152-10 Rockaway boulevard, southwest corner of Baisley boulevard, Block 12125, Lot 11, Baisley Park, Borough of Queens.

465-55-BZ

APPLICANT—Lama, Proskauer and Prober, for 325 North Macquesten Parkway Corp., owner.
SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed change in occupancy from gasoline station, public garage, parking lot for more than 5 cars and auto laundry, to boiler room, gasoline station, public garage, parking lot for more than 5 motor vehicles, auto laundry, auto repairs, painting and spraying, body and fender repairs, welding, wheel alignment, brake testing, recapping and vulcanizing of tires, sale and storage of car washing, supplies.

PREMISES AFFECTED—486-496 Coney Island avenue, west side, 80 ft. 2½ in. north of Turner place and 820-826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

466-55-A

APPLICANT—Lama, Proskauer and Prober, for 325 North Macquesten Parkway Corp., owner.
SUBJECT—Application May 23, 1955—Appeal from a decision of the borough superintendent—re frame building—factory use, etc.

PREMISES AFFECTED—486-496 Coney Island avenue, west side, 80 ft. 2½ in. north of Turner place and 820-826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

662-55-BZ

APPLICANT—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the extension of a non-conforming use (residence and stores).

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

663-55-A

APPLICATION—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—Appeal from a decision of the borough superintendent—re frame building business use.

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

747-55-BZ

APPLICANT—August and Concetta LoBue, owners.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the use of the premises as a 2 family dwelling, with side yards less than the required 5 feet.

PREMISES AFFECTED—29-20 Bell boulevard, west side, 186 ft. south of 29th avenue, Block 6053, Lot 31, Bayside, Borough of Queens.

752-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, office, storage, lubritorium, minor auto repairs, car

washing and parking of motor vehicles awaiting service.
PREMISES AFFECTED—14-43 to 14-47 (14-45 official) Clintonville street, east side, 63.99 ft. south of 14th road, 151-20 to 152-20 14th road and 153-15 to 153-91 Cross Island parkway, Block 4717, Lot 16, Whitestone, Borough of Queens.

814-55-BZ

APPLICANT—Fred C. Dahlem, for Estate of Newbold Morris, Bank of New York, trustee, owner (Martin Gollubier, lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of use of parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—1034-1040 College avenue, east side 100 ft. north of East 165th street, Block 2433, Lots 1 and 6, Borough of The Bronx.

930-55-BZ

APPLICANT—Fred C. Dahlem, for Valentine Galcik, owner.

SUBJECT—Application November 21, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7c and 21 of the zoning resolution, to permit in a retail use, D area district, the use of a building for motor vehicle repairs and garage for more than 5 motor vehicles and extension of subject building to occupy 100% of the area of the lot.

PREMISES AFFECTED—424-426 East 10th street, south side, 306 ft. west of avenue D, Block 379, Lot 21, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 10, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon April 10, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

382-43-A—Vol. VI

Applicant—Henry Z. Harrison, for Caton Nursing Home (Pearl Horowitz, owner).

SUBJECT—Application reopened January 10, 1956 as Vol. VI—re Appeal from a decision of the borough superintendent—relating to the rearrangement of kitchen etc. in a nursing home.

PREMISES AFFECTED—150 Ocean parkway, west side, 395 ft. south of Caton avenue, Block 5328, Lot 30, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

APRIL 13, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, April 13, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

835-38-SR—Proposed Amendments Relative to Submerged Inlets and Protective Methods to Be Applied to Prevent Contamination of Water Supply.

HARRIS H. MURDOCK, *Chairman.*

APRIL 17, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 17, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

260-55-BZ

APPLICANT—Abraham Grossman, for Leonard J. Swanson, owner.

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SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from 4 car private garage on first floor to plumbing shop, office and private garage for 2 cars.

PREMISES AFFECTED—37-39 Perry street, north side, 215 ft. 4 in. west of Waverly place, Block 613, Lot 38, Borough of Manhattan.

Laid over from January 31, 1956, to March 6, 1956, for inspection and decision; hearing closed; then to April 17, 1956, for inspection and decision.

512-29-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Merry Twins, Inc., owner.

SUBJECT—Application reopened May 17, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a business and residence use district the proposed extension of present gasoline service station and use of premises as gasoline service station, lubritorium, auto washing, office and sale of accessories, minor repairs (hand tools only) and parking and storage of more than 5 motor vehicles, with curb cuts and sign closer to the residence use district than permitted.

PREMISES AFFECTED—173-02 to 173-16 64th avenue, southeast corner of Fresh Meadow lane, Block 6902, Lot 26, Flushing, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed; applicant to file additional information and engineer to check plan as to actual amount of land taken by the city; then to April 17, 1956, for inspection and decision.

416-54-BZ

APPLICANT—Siegel and Green, for Kollsman Instrument Corp., lessee (Leator Corp., owner).

SUBJECT—Application May 26, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles for patrons and employees (no fee to be charged).

PREMISES AFFECTED—42-61 81st street, west side, 100 ft. north of 45th avenue, Block 1527, Lot 6, Elmhurst, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed; then to April 17, 1956, for inspection and decision.

423-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Epstein, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, high speed auto laundry, lubritorium, body and fender work, welding, incidental repairs, brake testing, wheel alignment, incidental painting and spraying, office and sales, parking of motor vehicles awaiting service with entrances closer to the residence use district than permitted.

PREMISES AFFECTED—70-11 to 70-19 Northern boulevard, and 32-62 to 32-70 71st street, northwest corner, Block 1166, Lot 37, Woodside, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed; then to April 17, 1956, for inspection and decision.

480-55-BZ

APPLICANT—George W. Swiller, for Tivoli Realty Corp., owner.

SUBJECT—Application June 15, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the pro-

posed alteration of existing 4 apartments, with a total of 11 rooms, into stores at the first story of the 4 story class A multiple dwelling, new law tenement, the extension from 2 stores and 5 apartments to 7 stores and 1 apartment.

PREMISES AFFECTED—1090-1098 Croes avenue and 1700-1712 Watson avenue, southeast corner, Block 3723, Lot 48, Borough of The Bronx.

Laid over from February 21, 1956, to March 6, 1956, for applicant to file proof of service of notice to affected property owners; then to April 17, 1956, for inspection and decision; hearing closed.

888-54-BZ

APPLICANT—Abraham Grossman, for 87-25 108th Street Corp., owner.

SUBJECT—Application November 24, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from stable, garage and apartment to existing use of refrigerator storage, servicing and testing.

PREMISES AFFECTED—87-25 108th street, east side, 229.17 ft. south of Jamaica avenue, Block 9298, Lot 62, Richmond Hill, Borough of Queens.

Laid over from March 6, 1956, to April 17, 1956, for inspection and decision; hearing closed.

513-55-BZ

APPLICANT—Irving P. Marks, for Frank and William Marx, owners (Joseph Skolnik, owner under contract).

SUBJECT—Application June 23, 1955—re (decision of the borough superintendent) under section 7A of the zoning resolution, to permit in an unrestricted use district, the change in occupancy from garage and factory for the manufacture of wooden station wagon bodies, dwelling and stores to gasoline service station, lubritorium, washing, repair shops, office, parking and storage of more than 5 motor vehicles, with curb cuts and signs less than 75 ft. from the residence use district.

PREMISES AFFECTED—163-171 Clifton place and 314 Franklin avenue, northwest corner, Block 1949, Lot 44, Borough of Brooklyn.

Laid over from March 6, 1956, to April 17, 1956, for inspection and decision; hearing closed.

732-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Tiron Management Corp., owner.

SUBJECT—Application September 19, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—1829-1835 Caton avenue, north side, 105 ft. west of Ocean avenue, Block 5061, Lots 49 and 51, Borough of Brooklyn.

Laid over from March 6, 1956, to April 17, 1956, for inspection and decision; hearing closed.

777-55-BZ

APPLICANT—Charles M. Spindler, for Milber Realty Corp., owner.

SUBJECT—Application September 30, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, garage for more than 5 motor vehicles, motor vehicle repair shop, auto safety inspection station, office, sale of auto accessories, lubrication, auto washing.

PREMISES AFFECTED—858-870 Gates avenue, south side, 72 ft. 5 in. east of Reid avenue, Block 1637, Lot 5, Borough of Brooklyn.

Laid over from March 6, 1956, to April 17, 1956, for inspection and decision; hearing closed.

CALENDAR

73-49-BZ

APPLICANT—Ivan Pinsker, for John Hoey, owner.
SUBJECT—Application reopened March 13, 1956 for consideration as to extension of time to complete, expired May 17, 1950—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a retail use district, the extension of a accessory building and gasoline service station area to include auto laundry and lubritorium.
PREMISES AFFECTED—153-28 Rockaway boulevard and 153-36 134th avenue, southwest corner, Block 12135, Lot 23, South Jamaica, Borough of Queens.

285-30-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bukzin Realty Corp., owner.
SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the proposed occupancy of a building for the manufacturing of steel partitions, shelving and steel metal specialties.
PREMISES AFFECTED—625-631 Bergen street, north side, 115 ft. west of Vanderbilt avenue, Block 1137, Lot 60, Borough of Brooklyn.

56-40-BZ—Vol. IV

APPLICANT—Charles C. Weinstein, for 4747 Bronx Boulevard Corp., owner.
SUBJECT—Application reopened February 1, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district the proposed use of premises for the manufacture of aerosol products and the storage and fabrication of foam rubber products.
PREMISES AFFECTED—4745-4755 Bronx boulevard and 550 East 242nd street, southwest corner, Block 5102, Lot 27, Borough of The Bronx.

781-50-BZ—Vol. II

APPLICANT—Paul Friedman, for Empire Chevrolet, Inc., owner (G and G Auto Sales of Brooklyn, Inc., lessee; Volkswagen, contingent lessee).
SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of an automobile showroom and sales (franchised Volkswagen dealer), gasoline service station, lubritorium, auto washing (non-automatic), minor repairs (hand tools only), office, storage and sale of auto accessories, parking and storage for more than 5 cars waiting to be serviced, and outdoor display and sales for more than 5 motor vehicles for a term of 15 years.
PREMISES AFFECTED—68-92 Remsen avenue and 9-35 East 51st street, southwest corner, Block 4592, Lots 1 and 4, Borough of Brooklyn.

929-53-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.
SUBJECT—Application reopened November 9, 1955 and restored to docket, previously withdrawn—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years, the erection and maintenance of a gasoline service station, auto wash, lubritorium, storage and sale of accessories and office.
PREMISES AFFECTED—10504-10524 Flatlands avenue, south side, from East 105th to East 106th streets, 901-911 East 105th street and 902-912 East 106th street, Block 8213, Lots 37, 40, 41, 42 and 43, Borough of Brooklyn.

367-55-BZ

APPLICANT—Jack Z. Cohen, for Angelina Pellegrino, owner (Beltway Service Station, Inc., lessee).
SUBJECT—Application May 6, 1955—re (decision of the borough superintendent) under section 21 of the zoning

resolution, to permit in a residence use, C area district the maintenance of an existing gasoline service station, office, auto repair shop, lubritorium, auto laundry, parking and storage of more than 5 motor vehicles without the required rear yard.

PREMISES AFFECTED—9012-9022 7th avenue, west side, 94 ft. 6 $\frac{3}{8}$ in. south of 90th street, Block 6094, Lot 26, Borough of Brooklyn.

494-55-BZ

APPLICANT—Leonard F. Rothkrug, for Louis Ciervo, owner.
SUBJECT—Application June 15, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district a proposed 5 car garage and automobile repair shop.
PREMISES AFFECTED—67-69 Avenue U, north side, 40 ft. east of West 11th street, Block 7095, Lot 47, Borough of Brooklyn.

618-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Hyman Herringman, owner.
SUBJECT—Application July 22, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles, with proposed show windows and signs within 75 ft. of the residence use district.
PREMISES AFFECTED—3902-3924 Avenue U, south side, from Ryder street to Kimball street, 2201-2211 Ryder street and 2202-2212 Kimball street, Block 8556, Lot 37, Borough of Brooklyn.

811-55-BZ

APPLICANT—Ingram S. Carner, for Milton Waldman, owner.
SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district, the erection and maintenance of a 2 car garage located within 15 ft. of the street line.
PREMISES AFFECTED—157-68 20th avenue, southwest corner of 160th street, Block 4750, Lot 41, Whitestone, Borough of Queens.

984-55-BZ

APPLICANT—Gabriel Nathan, for Julius Singer and Harold Garvin, owners (Samuel F. Berner, lessee).
SUBJECT—Application December 14, 1955—re (decision of the borough superintendent) under sections 7e of the zoning resolution, to permit in a residence use district, the use of premises as a children's day camp, day school, accessory two car garage and playroom.
PREMISES AFFECTED—125-147 (137) Beach 8th street, west side, 113.55 ft. south of Seagirt avenue, Block 143, Lot 13, Far Rockaway, Borough of Queens.

985-55-A

APPLICANT—Gabriel Nathan, for Julius Singer and Harold Garvin, owners (Samuel F. Berner, lessee).
SUBJECT—Application December 14, 1955—Appeal from a decision of the borough superintendent—re frame building—school use, stairs, etc.
PREMISES AFFECTED—125-147 (137) Beach 8th street, west side, 113.55 ft. south of Seagirt avenue, Block 143, Lot 13, Far Rockaway, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

APRIL 17, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 17, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan. on the following matters:

CALENDAR

834-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Finkel Umbrella Frame Company, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re Appeal from a decision re an order of the fire commissioner—re dip tank covers, etc.

PREMISES AFFECTED—890-914 Brush avenue, east side, 551.16 ft. south of Bruckner boulevard 2nd floor, Block 5541, Lot 130, Borough of The Bronx.

37-55-A

APPLICANT—Mayflower Doughnut Corp., lessee, for Irving Maidman, owner.

SUBJECT—Application January 19, 1955—Appeal from a decision of the Commissioner of Health—re cellar bakery.

PREMISES AFFECTED—565 Lexington avenue, northeast corner of East 50th street, Block 1305, Lot 20, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 24, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 24, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

118-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Paul Keller, owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, parking of cars waiting to be serviced, office and sales, storage.

PREMISES AFFECTED—2269-2281 8th avenue and 301 West 122nd street, northwest corner and 242-252 St. Nicholas avenue, Block 1949, Lot 29, Borough of Manhattan.

Laid over from March 6, 1956, to April 24, 1956, for inspection and decision; hearing closed.

754-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Mary Gianos, Marie Colonna and Theodore Sagliocca, owners.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), car washing (non automatic), office, storage and sale of auto accessories, and parking of cars waiting to be serviced all for a term of 15 years.

PREMISES AFFECTED—76-31 to 76-45 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

Laid over from March 6, 1956, to April 24, 1956, for inspection and decision; hearing closed.

300-54-BZ

APPLICANT—Enzo Gaspari, for Consiglia Aufiero, owner.

SUBJECT—Application April 16, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use, C area district, the extension of existing commercial building, using more than the area permitted, without the required rear yard.

PREMISES AFFECTED—3222 Ely avenue, east side, 170 ft. north of Burke avenue, Block 4755, Lot 50, Borough of The Bronx.

Laid over from March 6, 1956, to April 24, 1956, for inspection and decision; hearing closed.

291-55-BZ

APPLICANT—Herman Kron, for L. B. Oil Co., Inc., owner.

SUBJECT—Application April 13, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit partly in an unrestricted and partly in a business use district the erection and maintenance of a storage garage for more than 5 motor vehicles, auto repairs, and gasoline service station.

PREMISES AFFECTED—335-343 Bowery and 2-4 East 3rd street, southeast corner, Block 458, Lot 6, Borough of Manhattan.

Laid over from March 6, 1956, to April 24, 1956, for inspection and decision; hearing closed.

530-55-BZ

APPLICANT—Abraham N. Horowitz and Herbert Glabman, for Silver Castelli, owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication and accessory sales and minor repairs with hand tools only, with proposed show window less than 75 ft. from the residence use district, all for a term of 15 years.

PREMISES AFFECTED—144-11 to 144-21 Rockaway boulevard and 123-32 to 123-42 145th street, northeast corner, Block 12047, Lot 32, South Ozone Park, Borough of Queens.

Laid over from February 15, 1956, to March 13, 1956, for inspection and decision; hearing closed; then to April 24, 1956, for inspection and decision.

594-29-BZ—Vol. IV

APPLICANT—Kitzler and Nurick, for Jeanne Frischling, owner (Morey Motors, lessee).

SUBJECT—Application reopened June 7, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a business and residence use district the proposed change in occupancy from auto showroom, simonizing, greasing, washing, auto repairs for more than 5 cars (hand tools only), office and dressing room to auto showroom, simonizing, greasing, washing and auto repairs (hand tools only) for more than 5 cars, and gasoline service station.

PREMISES AFFECTED—5810-5824 Bay parkway and 2177-2183 59th street, northwest corner, Block 5508, Lot 44, Borough of Brooklyn.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

550-32-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Anita Albanese, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the proposed change of use from office, parking and storage lot for more than 5 motor vehicles and area 20 ft. x 65 ft. to be used for selling used motor vehicles, to gasoline service station, lubritorium, minor repairs, car washing, office and sales, storage parking, and storage of motor vehicles, with proposed show window and sign less than 75 ft. from residence use district.

PREMISES AFFECTED—9902-9912 4th avenue and 352-360 99th street, southwest corner, Block 6134, Lot 22, Borough of Brooklyn.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

463-50-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Patrick Filomio, owner.

CALENDAR

SUBJECT—Application reopened June 1, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed erection and maintenance of an auto laundry.

PREMISES AFFECTED—3221-3225 Boston road and 3250-3254 Laconia avenue, northeast corner, Block 4614, Lot 22, Borough of The Bronx.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed; applicant to file more complete plan showing exact location of auto laundry, more adequate reservoir space for incoming and outgoing cars, etc.

162-53-BZ

APPLICANT—The Horn and Hardart Co., owner.

SUBJECT—Application February 10, 1953—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district the maintenance of 2 existing electric signs at right angle to building projecting more than the permitted distance.

PREMISES AFFECTED—451-457 Lexington avenue and 124-130 East 45th street, southeast corner, Block 1299, Lot 51, Borough of Manhattan.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

499-55-BZ

APPLICANT—Robert Gottlieb, for Jacob and Gussie Furman, owners.

SUBJECT—Application June 17, 1955—re (decision of the borough superintendent) under sections 19A and 21 of the zoning resolution, to permit in a business and residence use district the proposed conversion of the existing building from garage to factory use, without the required loading berth, using more than the area permitted.

PREMISES AFFECTED—2927 White Plains road, west side, 125 ft. north of Arnow avenue, Block 4542, Lot 20, Borough of The Bronx.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

514-55-BZ

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application June 22, 1955—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a residence and retail use district, the proposed extension of gasoline service station, auto repairs, accessory store, office and dwelling to be used for gasoline station, motor vehicle repair, shop, car washing, greasing, office, accessory store, boiler room and dwelling, with curb cut closer to residence use district than permitted.

PREMISES AFFECTED—78-08 51st avenue and 51-02 Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

515-55-A

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application June 22, 1955—re Appeal from a decision of the borough superintendent—non-fireproof construction—gasoline service station.

PREMISES AFFECTED—78-08 51st avenue and 51-02 Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

624-55-BZ

APPLICANT—Herman Kron, for Oscar and Ethel Gordon, owners.

SUBJECT—Application July 26, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline station, lubricatorium, office, auto laundry, minor repairs, parking of cars waiting to be serviced, with ground signs, curb cuts and show windows closer to the residence use district than is permitted.

PREMISES AFFECTED—202-15 Northern boulevard and 43-22 to 43-30 203rd street, northwest corner, Block 6263, Lot 17, Bayside, Borough of Queens.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed; applicant to file revised plan showing pumps 15 ft. from building line, etc.

737-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Weinstein and Abraham Saperstein, owners.

SUBJECT—Application September 20, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a unrestricted and business use district, the proposed change of use from storage of used tires to auto wrecking, buying, selling, processing, sorting and storage of scrap ferrous and non-ferrous metals, metal products, used auto parts, torch, truck scale, storage of motor vehicles in open area and one gasoline pump and tank (for accessory use).

PREMISES AFFECTED—289-309 Dewitt avenue and 814-834 Van Sinderen avenue, northwest corner and 709-747 Bank street, Block 3872, Lots 1, 46 and 47, Borough of Brooklyn.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

812-55-BZ

APPLICANT—Ingram S. Carner, for LMJ Realty Corp., owner (Shell Oil Company, proposed lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs (hand tools only), auto washing (non automatic), office, sales and storage of auto accessories, parking of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—4011-4029 New Utrecht avenue and 4002-4024 10th avenue, northeast corner, and 972-982 40th street, Block 5586, Lots 70, 71, 72, 73 and 75, Borough of Brooklyn.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

530-42-BZ—Vol. III

APPLICANT—Robert Teichman, for Samuel Rudin and Jacob Schif, owners (Waverly Parking Place, lessee).

SUBJECT—Application reopened March 13, 1956 to consider amendment as to additional entrances and exits—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a local retail use district, the parking and storage of more than five motor vehicles for a term of three years.

PREMISES AFFECTED—358-374 Avenue of the Americas, east side, from Washington place to Waverly place, 126-130 Waverly place and 87 Washington place, Block 552, Lot 37, Borough of Manhattan.

437-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company and Katie Bakal, owners.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed demolition and re-

CALENDAR

construction of the existing gas station, stores, motor vehicle repair shop and offices; change of occupancy to gasoline service station, parking and storage of motor vehicles, lubritorium, minor auto repairs, utility room, stores and car washing.

PREMISES AFFECTED—1387 Boston road and 680-686 East 170th street, southwest corner, Block 2937, Lots 14 and 17, Borough of The Bronx.

433-29-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug, for Alexander Ratner, Paul Glasser and Ben Shames, d/b/a Fit-Rite Auto Glass and Collision Service Corp., owners.

SUBJECT—Application reopened July 6, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the proposed change of occupancy from auto repair shop, wheel alignment, greasing, to auto repair shop, painting, spraying and open space for parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—807-817 East New York avenue, north side, 280 ft. 6¾ in. west of Schenectady avenue, Block 1429, Lots 56, 59, 60 and 61, Borough of Brooklyn.

146-52-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Fred Schumacher, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail service station, ground sign, auto washing, lubrication, office, accessory sales, minor repairs, and auto safety inspection station.

PREMISES AFFECTED—271-01 to 271-15 Union turnpike, northeast corner of 271st street, Block 8555, Lot 75, Bellerose, Borough of Queens.

279-55-BZ

APPLICANT—Herman Kron, for Angeline Peglia, owner.

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection of a building to be used as automobile showroom, gas station, lubritorium, offices, auto laundry, minor repairs, parking of cars waiting to be serviced, without the required rear yard.

PREMISES AFFECTED—2027 Bruckner boulevard, north side, 190 ft. east of Pugsley avenue, Block 3797, Lot 74, Borough of The Bronx.

337-55-BZ

APPLICANT—Ingram S. Carner, for Fasolino Monuments Inc., owner.

SUBJECT—Application April 19, 1955—re (decision of the borough superintendent) under sections 7e, 7A and 21 of the zoning resolution, to permit in a residence use district, the use of said premises for business and the erection of a business sign on the property.

PREMISES AFFECTED—48-30 54th avenue and 54-06 50th street, southwest corner, Block 2556, Lot 30, Maspeth, Borough of Queens.

381-55-BZ

APPLICANT—Julius Komissaroff, for David Rosen, owner (Rudan Electric Supply Co., lessee).

SUBJECT—Application April 28, 1955—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a residence use district the proposed extension of curb cut in a retail use district extending into the residence use district; proposed use of driveway in retail district, extending into residence district, proposed location of a curb cut within 75 ft. of residence use district.

PREMISES AFFECTED—80-02 Surrey place, southside, 7.83 ft. west of Union turnpike, Flushing, Borough of Queens.

550-55-BZ

APPLICANT—Patrick D. Concagli, for Clareve Corp., owner.

SUBJECT—Application July 5, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, office for sale of accessories, auto repairs, storage of auto accessories, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—640-666 Conduit boulevard and 600-608 Grant avenue, entire block bounded by Grant Belmont, Sheridan avenues and Conduit boulevard, Block 4239, Lot 1, Borough of Brooklyn.

558-55-BZ

APPLICANT—Leonard F. Rothkrug, for Carmine Sirico (doing business as Sirico's Restaurant), owner.

SUBJECT—Application July 6, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business, D area district, the erection of a restaurant and catering hall, using more than the area permitted.

PREMISES AFFECTED—8021-8023 13th avenue and 1301-1311 81st street, northeast corner, Block 6280, Lot 1, Borough of Brooklyn.

576-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Automobile Club of New York, Inc., owner.

SUBJECT—Application July 14, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and retail use, E-1 and D area district, the proposed parking of employees and members' cars and business entrances within the residence portion of the plot; the proposed structure using more than the area permitted.

PREMISES AFFECTED—186-06 Hillside avenue and 88-01 to 88-09 186th street, southeast corner, Block 9934, Lot 20, Hollis, Borough of Queens.

813-55-BZ

APPLICANT—Paul Friedman, for Jack Lurio, owner (Lindell's Corner Food Shop, Inc., lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use, D area district, the extension of an existing commercial building into the residence district portion of the plot, using more than the area permitted.

PREMISES AFFECTED—1521-1523 Avenue U, northwest corner of East 16th street, Block 7320, Lot 40, Borough of Brooklyn.

861-55-BZ

APPLICANT—Charles M. Spindler, for Elizabeth Lipshitz, owner.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs, with hand tools only.

PREMISES AFFECTED—39-47 Neptune avenue, north side, 95.50 ft. west of East 13th street, Block 7486, Lot 48, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 13, 1956, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, February 28, 1956, and the minutes of the special meeting of the Board held on Friday morning, March 2, 1956, were approved as printed in the Bulletin of March 6, 1956, Vol. 41, No. 10.

594-29-BZ—Vol. IV

APPLICANT—Kitzler and Nurick, for Jeanne Frischling, owner (Morey Motors, lessee).

SUBJECT—Application reopened June 7, 1955 as Vol. IV—re (decision of the borough superintendent) under section 7f and 7e of the zoning resolution, to permit in a business and residence use district, the proposed change in occupancy from auto showroom, simonizing, greasing, washing, auto repairs for more than 5 cars (hand tools only), office and dressing room to auto showroom, simonizing, greasing, washing and auto repairs (hand tools only) for more than 5 cars, and gasoline service station.

PREMISES AFFECTED—5810-5824 Bay parkway and 2177-2183 59th street, northwest corner, Block 5508, Lot 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: H. J. Nurick and Jacob Grumet.

For Opposition: Joseph B. Cavallaro.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 24, 1956, at 10 A.M. for inspection and decision; hearing closed.

550-32-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Anita Albanese, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7i, 7j and 7A of the zoning resolution, to permit in a retail use district, the proposed change of use from office, parking and storage lot for more than 5 motor vehicles and area 20 ft. x 65 ft. to be used for selling used motor vehicles, to gasoline service station, lubritorium, minor repairs, car washing, office and sales, storage parking, and storage of motor vehicles, with proposed show window and sign less than 75 ft. from residence use district.

PREMISES AFFECTED—9902-9912 4th avenue and 352-360 99th street, southwest corner, Block 6134, Lot 22, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy and James E. Vassalotti.

For Opposition: Irving Cyruli, Rev. Richard H. Frye, James Francis March, Rose M. Sicilia, Mary A. Avramides, Margaret Hooper, Edward Q. Gilbert, Dominick A. Fazio, Pauline Dalton, Elizabeth Banelli, Vincent Boffa, Bridget Coffey, Jennie Krey, Dave Merli and, William F. Reinhold.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 24, 1956, at 10 A.M. for inspection and decision; hearing closed.

463-50-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Patrick Filomio, owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed erection and maintenance of an auto laundry.

PREMISES AFFECTED—3221-3225 Boston road and 3250-3254 Laconia avenue, northwest corner, Block 4614, Lot 22, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 24, 1956, at 10 A.M. for inspection and decision; hearing closed; applicant to file more complete plan showing exact location of auto laundry, more adequate reservoir space for incoming and outgoing cars.

162-53-BZ

APPLICANT—The Horn and Hardart Co., owner.

SUBJECT—Application February 10, 1953—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the maintenance of 2 existing electric signs at right angle to building projecting more than the permitted distance.

PREMISES AFFECTED—451-457 Lexington avenue and 124-130 East 45th street, southeast corner (Block 1299, Lot 51), Borough of Manhattan.

APPEARANCES—

For Applicant: Robert A. Kennedy.

For Opposition: A. L. Seiden.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 24, 1956, at 10 A.M. for inspection and decision; hearing closed.

73-55-BZ

APPLICANT—Henry Nordheim, for Rubenstein and Tutnauer, owners.

SUBJECT—Application February 3, 1955—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, and office and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1680 Gun Hill road and 1674 Allerton avenue, intersection of Gun Hill road, Allerton avenue and Lodovick avenue, Block 4539, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: H. Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 10, 1956, at 10 A.M. at the request of the applicant to furnish revised plan.

499-55-BZ

APPLICANT—Robert Gottlieb, for Jacob and Gussie Furman, owners.

SUBJECT—Application June 17, 1955—(decision of the borough superintendent) under sections 19A and 21 of the zoning resolution, to permit in a business and residence use district, the proposed conversion of the existing building from garage to factory use, without the required loading berth, using more than the area permitted.

PREMISES AFFECTED—2927 White Plains road, west side, 125 ft. north of Arnov avenue, Block 4542, Lot 20, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

For Opposition: C. J. Cammarata for N. Y. City Housing Authority.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 24, 1956, at 10 A.M. for inspection and decision; hearing closed.

514-55-BZ

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

MINUTES

SUBJECT—Application June 22, 1955—(decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a residence and retail use district, the proposed extension of gasoline service station, auto repairs, accessory store, office and dwelling to be used for gasoline station, motor vehicle repair shop, car washing, greasing, office, accessory store, boiler room and dwelling, with curb cut closer to residence use district than permitted.

PREMISES AFFECTED—78-08 51st avenue and 51-02 Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Stephen Fedor.

For Opposition: Charles D'Angelo, John Baumgarten, Mrs. J. E. George, Mrs. Walter Hoffman and Adolf Sauer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 24, 1956, at 10 A.M. for inspection and decision; hearing closed.

515-55-A

APPLICANT—John F. Fitzsimons, for Stephan and Helen Fedor, owners.

SUBJECT—Application June 22, 1955—re Appeal from a decision of the borough superintendent—non-fireproof construction—gasoline service station.

PREMISES AFFECTED—78-08 51st avenue and 51-02 Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Stephan Fedor.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 24, 1956, at 10 A.M. for inspection and decision; hearing closed.

530-55-BZ

APPLICANT—Abraham N. Horowitz and Herbert Glabman, for Silver Castelli, owner.

SUBJECT—Application June 30, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication and accessory sales and minor repairs with hand tools only, with proposed show window less than 75 ft. from the residence use district, all for a term of 15 years.

PREMISES AFFECTED—144-11 to 144-21 Rockaway boulevard and 123-32 to 123-42 145th street, northeast corner, Block 12047, Lot 32, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 24, 1956, at 10 A.M. for inspection and decision; hearing previously closed.

624-55-BZ

APPLICANT—Herman Kron, for Oscar and Ethel Gordon, owners.

SUBJECT—Application July 26, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline station, lubricatorium, office, auto laundry, minor repairs, parking of cars waiting to be serviced, with ground signs, curb cuts and show windows closer to the residence use district than is permitted.

PREMISES AFFECTED—202-15 Northern boulevard and 43-22 to 43-30 203rd street, northwest corner, Block 6263, Lot 17, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron and Paul Gordon.

For Opposition: Hyman B. Schutzer, Karin Straight, Ethel B. Waag and Norma Schwarzbach.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 24, 1956, at 10 A. M. for inspection and decision; hearing closed; applicant to file revised plans.

737-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Weinstein and Abraham Saperstein, owners.

SUBJECT—Application September 20, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a unrestricted and business use district, the proposed change of use from storage of used tires to auto wrecking, buying, selling, processing, sorting and storage of scrap ferrous and non-ferrous metals, metal products, used auto parts, torch, truck scale, storage of motor vehicles in open area and one gasoline pump and tank (for accessory use).

PREMISES AFFECTED—289-309 Dewitt avenue, 814-834 Van Sinderen avenue, northwest corner and 709-747 Bank street, Block 3872, Lots 1, 46 and 47, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 24, 1956, at 10 A. M. for inspection and decision; hearing closed.

812-55-BZ

APPLICANT—Ingram S. Carner, for LMJ Realty Corp., owner (Shell Oil Company, proposed lessee).

SUBJECT—Application October 18, 1955—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs (hand tools only), auto washing (non automatic), office, sales and storage of auto accessories, parking of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—4011-4029 New Utrecht avenue and 4002-4024 10th avenue, northeast corner and 972-982 40th street, Block 5586, Lots 70, 71, 72, 73 and 75, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: Armando Gennarelli, Pauline Scudero, Jennie Murry, Santoro Dauber and Joseph Spagna.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 24, 1956, at 10 A. M. for inspection and decision; hearing closed.

950-54-BZ

APPLICANT—Herman Kron, for L. B. Oil Co., Inc., owner.

SUBJECT—Application December 14, 1954—(decision of the borough superintendent) under section 7f and 7i of the zoning resolution, to permit in a retail use district, the proposed erection of gasoline service station, auto repairs, office, store, parking and storage of more than 5 cars and sale of used cars. Proposed driveway is more than 25 ft. from the intersection of Bruckner boulevard and Evergreen avenue.

PREMISES AFFECTED—1475 Bruckner boulevard, northwest corner of Evergreen avenue, Block 3711, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, the premises were inspected by a Committee of the Board and the matter was the subject of a complete public hearing; and

WHEREAS, the applicant requested that the application be withdrawn.

Resolved, that the application be and it hereby is *withdrawn*.

802-55-BZ

APPLICANT—Paul Friedman, for Edna Greiner, owner.
SUBJECT—Application October 13, 1955—re (decision of the borough superintendent) under sections 7f, 7A and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs (hand tools only), car washing (non-automatic), office, storage and sale of auto accessories, parking of more than 5 cars waiting to be serviced, with proposed show window less than 75 ft. from a residence use district, for a term of 15 years.

PREMISES AFFECTED—219-11 to 219-19 Northern boulevard and 43-32 to 43-38 220th street, northwest corner, Block 6322, Lot 24, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition; conditions to be imposed after revised plans are filed; laid over to April 3, 1956, at 10 A. M. for applicant to file revised plans showing a wall and omitting curb cut on 220th street.

THE VOTE OF MARCH 6, 1956—

Affirmative: Commissioner Kleincrt, and Deputy Chief

Connolly 2

Negative: Chairman Murdock 1

Not Voting: Commissioner Keating 1

THE VOTE OF MARCH 13, 1956—

Affirmative: Commissioner Keating 1

104-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Potter Brothers, Inc., owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the continued use of an existing factory and storage building for a term of 5 years.

PREMISES AFFECTED—150-18 to 150-22 Tahoe street, west side, 170.07 ft. south of Albert road, Block 11556, Lot 23, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleincrt, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 26, 1955 subject to regular procedure, to consider extension of term of variance and new use; and

WHEREAS, a public hearing was held on this application on January 10, 1956 after due notice by publication in the Bulletin; laid over to February 7, 1956, for applicant to submit information as to amount of manufacturing, if any, any machinery, drainage from roof and whether owner has complied with the Board's original resolution; hearing closed; then to February 28, 1956, for inspection and decision; then to March 13, 1956, for applicant to furnish statement as to prevailing conditions, including lease to occupant; and

WHEREAS, the district maps accompanying the zoning

resolution show that the site, Centerville street and Tahoe street are in a residence use, E area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 23, 1955 acting on Alt. Applic. No. 77-55, reads:

"1. The continued use of existing factory and storage building in a residence district is contrary to Art. II Sec. 3 of Zoning Res. and B.Z. 104/41 as varied by Board of Standards and Appeals. Secure approval of Bd. of Stand. & Appeals for continued use."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 135.18 ft. in depth, irregular, on which is located a one story building of class 2 construction, 35 ft. front, 100 ft. in depth, 24 ft. in height; that it is proposed to maintain present use of building as a factory and storage building, previously approved under Cal. No. 104-41-BZ; and

WHEREAS, the applicant states that as of July 25, 1916 the premises were in a class D area district and received its present area designation on November 28, 1938; that as of July 25, 1916 the premises were in an unrestricted use district and received its present use designation on November 28, 1938; and

WHEREAS, the applicant states that the premises are now developed with 3 one-story buildings; that building No. 1, one story in height, of class 3 construction, having a frontage of 35 ft. and a depth of 100 ft., was erected under N.B. Applic. 8347-40 and under Cal. No. 104-41-BZ for a temporary period; that the last certificate of occupancy issued was No. 83134 which expired on April 24, 1953; that there is no change in buildings Nos. 2 and 3 and they are not part of this appeal; and

WHEREAS, the applicant contends that it is the intent of this application to secure a variance for a period of five years in order to maintain the present use of building No. 1 as a factory and storage building as previously approved under Cal. No. 104-41-BZ; that there are non-conforming uses within the affected area as follows: block 11556, lots 57, 1 and 14 contain factory and storage of material; block 11557, lot 1—garage; and

WHEREAS, the applicant states that the present owner has held title to the property since July 1, 1946; that the assessed valuation of land \$2,500 and of the building \$20,500 making a total of \$23,000; that the building was erected 1941; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which found that the building was not used as previously permitted for the manufacture of buttons; and it was also noted that the term of the variance expired on April 4, 1953 so that there was no outstanding permits for the owner to use the building or lease it. However, he has leased to it a concern named Albert Helms for the manufacture of wrought iron fixtures, which the committee found installed on the premises; and

WHEREAS, the committee recommended that the application be granted for a term of five years under certain conditions;

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 29, 1941, by adding thereto:

"that in the event the owner desires to lease the building for occupancy as a wrought iron shop as now installed, such use may be permitted for a term of five years from the date of this *amended* resolution, *on condition* that the building shall not be increased in height or area and that the terms of the resolution originally adopted on April 29, 1941, shall be complied with in all other respects; that the fences therein required shall be restored to good condition; that such fire-fighting equipment shall be maintained as the fire commissioner shall direct; and that all permits required, including a new certificate of occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution."

MINUTES

361-52-BZ—Vol. II

APPLICANT—Ingram S. Carner, for LMJ Realty Corporation, owner.

SUBJECT—Application reopened October 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs, sales and storage of auto accessories, storage of more than 5 cars waiting to be serviced with show windows and curb cuts and signs less than 75 ft. from the residence district.

PREMISES AFFECTED—9609-9625 Ditmas avenue and 732-742 Rockaway parkway, northwest corner, Block 8114, Lots 1, 6, 63 and 64, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 11, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 24, 1956 after due notice by publication in the Bulletin; laid over to March 13, 1956, for inspection and decision; hearing closed; applicant to file revised plan showing the route for the auto laundry, space for cars, etc.; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, D area, class 1½ height district; Ditmas avenue is in business and unrestricted use, D area, class 1½ height districts; Rockaway parkway and East 96th street are in business, unrestricted and residence use, D area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 6, 1955 acting on N.B. Applic. 497-52, reads:

"1. Proposed gasoline service station, lubritorium, auto washing, minor repairs, sales and storage of auto accessories and parking of more than 5 cars waiting to be serviced on a lot in a Business use zone violates Article II, Section 4a, subsection 46, 29 & 52 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 160 ft. frontage by 100 ft. in depth, presently vacant, with billboards to be removed; that it is proposed to erect a modern one story masonry building to be used as an accessory building for the proposed gas station and automatic auto laundry, having a frontage of 58 ft. 8 in. and a depth of 31 ft. 4 in.; that this proposed building will house the office, storage and sales of auto accessories, lubritorium with two approved type hydraulic lifts, auto washing and minor repairs; that the gas station area will be paved with concrete or tarvia paving with the westerly portion of this area to be utilized for the parking of more than five cars awaiting service; that three pump islands consisting of two approved type gasoline dispensing pumps each will be installed as well as eight 550 gallon storage tanks and one 550 gallon refuse oil tank; that three 30 ft. curb cuts are proposed for Ditmas avenue and two 25 ft. curb cuts and one 10 ft. curb cut are proposed for Rockaway parkway; that it is also proposed to erect a 6 ft. high brick fence wall to be erected along the westerly and northly lot lines so as to provide proper division from the adjoining property; that the use, height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that on either side of Rockaway parkway at this point there is a 10 ft. widening proposed, the property involved having yet to be acquired by the City; that however, the pumps facing on Rockaway

parkway are shown proposed to be erected 15 ft. back from the "proposed building line" of Rockaway parkway and no construction is proposed within this 10 ft. widening; that in block 8115, lot 6 there is an existing gas station granted under Cal. No. 844-47-BZ; that Ditmas avenue to the south is completely unrestricted and is improved accordingly, with uses ranging from the manufacturing of cinder blocks in block 8123 to the storage of scrap iron and stone yard in block 8121; that the northeast corner of Ditmas avenue and East 98th street is also unrestricted; that both Ditmas avenue and Rockaway parkway are heavily trafficked streets, a good portion being truck traffic; that this truck traffic is coming to and from the unrestricted uses located along the entire southerly side of Ditmas avenue in this area; that a modern gas station and auto laundry with all modern facilities, as proposed, would be entirely in keeping at this location and this application is but for revision of the gas station layout which the Board has already granted under Cal. No. 361-52-BZ, Vol. I; that there has been no physical change in the area since the last pictures were taken; and

WHEREAS, the applicant states that the present owner has held title to the property since May 4, 1950 and that the assessed valuation of land is \$11,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; it is also noted that the Board acted favorably on an application for a gasoline service station on this site in 1952 which was never built; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, subdivision f, for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and accessory uses substantially as proposed and as shown on plans filed with this application marked, "Received June 8, 1955" (one sheet) and "January 31, 1956" (one sheet) *on condition* that all buildings and uses on the premises shall be removed; that the premises shall be constructed and arranged substantially as indicated on such revised plans marked, "Received January 31, 1956"; that there shall be no cellar under the accessory building; that the accessory building in all other respects shall comply with all laws, rules and regulations applicable thereto; that the building for the automatic laundry shall be located as shown on such revised plan; that the entrance to such laundry shall be from the south as indicated; that on the space proposed to be used for widening of Rockaway Parkway there shall be no buildings or construction placed thereon but shall be used solely as a means of crossing from the curb cuts as shown from Rockaway Parkway; that pumps shall be of a low approved type facing Ditmas Avenue and located where shown; that the pumps shall not be erected nearer than fifteen feet to the existing or proposed street building lines; that the number of gasoline storage tanks shall not exceed eight (8) 550 gallon approved storage tanks; that there shall be erected on the southerly lot line and on the westerly lot line, up to the proposed laundry building, and from the laundry building to the proposed street building line of Rockaway Parkway, a masonry wall not less than 5 ft. 6 in. in height; that such wall shall be faced with face brick to conform with the facing of the accessory building and the laundry; that there shall be no windows opening from the laundry to the adjoining premises to the west; that curb cuts shall be restricted to three curb cuts to Ditmas Avenue, 30 ft. in width, located where shown, and two 25 ft. in width and one 10 ft. in width, located where shown, to Rockaway Parkway; that no portion of any curb cut shall be nearer than five feet to a side lot line as prolonged; that the sidewalk and curbing abutting the premises shall be reconstructed or repaired to that satisfaction of the Borough President; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs, but

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permitting the erection within the building line at the intersection of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that a suitable sign may be permitted on the wall of the auto laundry advertising such use; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that where not occupied by accessory building and pumps the premises shall be paved with concrete or asphaltic pavement, including the ten foot space, temporarily included, but as shown for widening of Rockaway Parkway; that no construction or equipment shall be placed on this space; that such space shall be used solely for crossing over to reach the gasoline service station; that the design of the accessory building and walls shall be as indicated on plans marked. "Received January 31, 1956 (one sheet); that under Section 7i for a similar term there may be minor repairs for adjustment only with hand tools maintained solely within the accessory building; that under Section 7c, for a similar term, there may be parking of cars provided such cars are so parked as not to interfere with the servicing of the station or the entrances and exits from the auto laundry; that under Section 7A for a similar term the curb cuts heretofore permitted may be constructed; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

83-55-BZ

APPLICANT—A. M. and F. P. Luongo, for Frank Dolansky, owner.

SUBJECT—Application February 4, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit the proposed exit through kitchen of a restaurant located in a retail use district, through adjoining property located in a residence use district.

PREMISES AFFECTED—345 Myrtle avenue, north side, 74 ft. 10¾ in. east of Carlton avenue, Block 2044, Lot 88, Borough of Brooklyn.

APPEARANCES—

For Applicant: A. M. Luongo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 15, 1956 after due notice by publication in the Bulletin; laid over to March 13, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Adelphi street are in residence and retail use, D area, class 1 height districts; Myrtle avenue is in a retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 20, 1955 acting on Alt. Applic. 4668-46, reads:

"4. Proposed exit thru kitchen & through the adjoining property located in a residential district, is contrary to Art. 2 Sect. 3 of the Zone Resolution."

and

WHEREAS, the decision of the borough superintendent, dated January 6, 1956 acting on B.N. Applic. 1964-55, reads:

"1. Means of egress through a residential district from a bldg. occupied for commercial purposes violates Art. 2 Sect. 3 of the Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 104 ft. in depth, on which is located a 3 story building of class 3 construction, 25 ft. front, 60 ft. in depth, 35 ft. in height, 1st floor restaurant, upper two stories for residence, lot 88; lot 80 consists of a

plot 25 ft. front by 100 ft. in depth, on which is located a one and two story frame building; that it is proposed to maintain exit from kitchen of restaurant through lot No. 80 which is in a residence use district; that the present retail 1 and D designations became effective on January 22, 1941; and

WHEREAS, the applicant contends that the restaurant has been in continuous operation since May 1924 without any structural change and that its seating capacity is over 75 people; that section C26-273.0 of the Administrative Code provides that every room having an occupancy of more than 75 persons shall have at least two doorways and that such doorways shall be remote from each other and shall lead to an exit or exits; that the purpose of this application is to legalize the present fire exit located in the rear of premises 345 Myrtle avenue; that the present existing secondary fire exit is a fireproof 3 ft. door which leads into the yard of premises known as 134 Adelphi street; that the premises known as 137 Carlton avenue and 134 Adelphi street are owned by Jennie Tambini and Frank Dolansky; that the easement on the northerly 5 ft. of the Adelphi street property for the purpose of the fire exit has been executed by the said Jennie Tambini and Frank Dolansky; that the property on Adelphi street is in a residential district and it is proposed to modify the zoning regulations on Adelphi street so as to permit the southerly 5 ft. of the 134 Adelphi street property to be used as a means of egress in the event a fire occurs at 345 Myrtle avenue; that the proposed fire exit is an exceptionally good one, located at the rear of the store, and would permit all patrons to leave the said store in case of fire, directly into an open yard, with direct access to Adelphi street; that any other fire exit built on Myrtle avenue would not be as suitable nor as practical nor as accessible as the presently existing fire exit; that the legalization of this exit would not in any way distract or affect the residential characteristics of Adelphi street; that the present exit would be located approximately 122 ft. from the southeasterly corner of Myrtle avenue and Adelphi street; that being a fire exit it would be only used in the event of an emergency; and

WHEREAS, the applicant further contends that the property on Adelphi street was purchased in 1954 at great expense in order to achieve an exit which is far superior to any exit that may be erected in the premises which would lead into the cellar and then outside of the property; that that plan was abandoned because not only were many difficulties involved in reference to construction, removal of machinery and reinstallation of wires, but also it would substantially narrow the store front and greatly destroy the esthetic value of the store as restaurant; that any exit which would have been erected in the cellar, might, in the event of a fire, fill up with smoke, panic and confusion would occur and the exit would be cumbersome requiring the use of stairs leading into the cellar and stairs leading outside the cellar and into the street; that the present exit is a direct, immediate and prompt and easily accessible approach to the exterior and to safety; that it is requested, therefore, that the application to legalize the present exit be granted and that the zoning of Adelphi street, as it may affect the 5 ft. easement strip, be modified; and

WHEREAS, the applicant states that the present owner has held title to the property since September 14, 1922; that the assessed valuation of land is \$4,400 and of the building \$11,600 making a total of \$16,000; that the building was erected in 1886; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7c to permit the use of premises Lot 88, under the same ownership, to be used as proposed and as shown on plans filed with this

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application marked, "Received January 10, 1955" (one sheet), "February 4, 1955" (5 sheets) and "January 25, 1956" (one sheet), solely as a passageway to Adelphi Street from the rear door of the restaurant building to Lot No. 88 on condition that this passageway shall be used solely for exit purposes and not for removing garbage or taking in supplies; and that all permits shall be obtained and all work completed within six months from the date of this resolution.

245-55-BZ

APPLICANT—Burke, Green and Groh, for Joseph T. King, owner.

SUBJECT—Application March 30, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit, in a residence use, G-1 area district, the proposed erection of a 1 family residence of class 4 construction, and garage with a setback of less than 15 ft. from the street line, and including a side yard of less than the minimum five feet as required.

PREMISES AFFECTED—219-44 89th avenue, southwest corner of 220th street, Block 10665, Lot 51, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 15, 1956 after due notice by publication in the Bulletin; laid over to March 13, 1956, for inspection and decision; hearing closed; applicant to file plan of first two or three adjoining houses and show in what respect they do not comply with G-1 requirements; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 89th avenue and 220th street are in a residence use, G-1 area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 25, 1955 acting on N.B. Applic. 513-55, reads:

"1. Premises is located in a G-1 district area no portion of building may be nearer than 15 ft. to any street line. Sec. 16-C-b of Zone Resolution.

2. Minimum width of court as shown on plot plan is inadequate same must be as required by Sec. 16-C-c of Zoning Resolution minimum of 5 ft."

and
WHEREAS, the applicant states that the premises consist of a plot, 32 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a two story, one family dwelling, 20 ft. 2 in. front, 34 ft. 2 in. in depth, 20 ft. 2 in. in height, with less than the required setback from the street line and the required distance for side yard; and

WHEREAS, the applicant states that as of July 25, 1916 the property was zoned as a one times height district and a D area district, and the present height and area designations became effective on June 30, 1952; that as of July 25, 1916 the portion of the property within 100 ft. of Braddock avenue was zoned as a business district and the remainder was zoned as a residence district, and on January 21, 1947 the business portion of the property was changed to residence; that no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that it is proposed to erect a two-story, one family dwelling, with detached garage, having a 16 ft. poured concrete foundation and to be finished in brick and wood siding; that the neighborhood is residential and in order that the owner may improve and utilize this property and still conform to the character of the neighborhood, the erection of a one family dwelling is indicated; that to construct a dwelling of suitable size al-

most the entire plot must be used and therefore the Board is requested to consider the proposal bearing in mind the neighborhood and peculiarities of the lot in question; that on the south side of the plot the zoning resolution requires a side yard of 5 ft.; that the proposed side yard is 4 ft., leaving a deficiency of 1 ft.; that on the north side which faces 89th avenue, the zoning resolution requires a setback of 15 ft.; that the proposed setback is 8 ft., leaving a deficiency of 7 ft.; that a hardship exists because of the fact that the lot is narrow, being 32 ft. wide and 100 ft. in depth, and in order to build a house of a practical size, it becomes necessary that the side yards be less than that required by the zoning resolution; that the proposed garage has a setback of 7 ft.; that the zoning resolution requires 15 ft., leaving a deficiency of 8 ft.; and

WHEREAS, the applicant states that the present owner has held title to the property since January 22, 1953 and that the assessed valuation of land is \$1,600; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board in conjunction with Cal. No. 246-55-BZ and due notice has been taken of the location of the adjoining houses on their lots and the committee recommends that the application should be granted on condition in view of the narrowness of the lot; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 as to area to permit the side set back from 89th Avenue to be as proposed and as indicated on plans filed with this application marked, "Received March 30, 1955" (9 sheets), "February 10, 1956" (one sheet) and "March 9, 1956" (one sheet) on condition that the front wall of the house shall not be nearer 220th Street than the front wall of the adjoining house; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

246-55-BZ

APPLICANT—Burke, Green and Groh, for Joseph T. King, owner.

SUBJECT—Application March 30, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the proposed erection of a 1 family residence of class 4 construction and garage with a setback of less than 15 ft. from the street line and including a side yard of less than the minimum five feet as required.

PREMISES—AFFECTED—220-02 89th avenue, southeast corner of 220th street, Block 10666, Lot 46, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 15, 1956 after due notice by publication in the Bulletin; laid over to March 13, 1956, for inspection and decision; hearing closed; applicant to file plan of first two or three adjoining houses and show in what respect they do not comply with G-1 requirements; and

WHEREAS, the district maps accompanying the zoning

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resolution show that the site, 89th avenue and 220th street are in a residence use, G-1 area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 25, 1955 acting on N.B. Applic. 3771-54, reads:

"1. The front yard on 89th Ave. is contrary to Sec. 16C(b) of the Zone Res.

2. The side yard is contrary to Sec. 16C(c) of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 30 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a two story, one family dwelling, with less than the required setback from the street line and less than the required distance for side yard, 20 ft. front, 34 ft. 2 in. in depth, 20 ft. 2 in. in height; and

WHEREAS, the applicant states that the property referred to is presently zoned as a residence district, class ½ height district and a G-1 area district; that as of July 25, 1916 the property was zoned as a one times height district and a D area district; that the present height designation became effective on June 30, 1952; that use designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that it is proposed to erect a two-story, one family dwelling, with detached garage, having a 16 ft. poured concrete foundation and to be finished in brick veneer and wood siding; that the neighborhood is residential and in order that the owner may improve and utilize this property and still conform to the character of the neighborhood, the erection of a one family dwelling is indicated; that to construct a dwelling of suitable size, almost the entire plot must be used and therefore the Board is requested to consider this proposal bearing in mind the neighborhood and peculiarities of the lot in question; and

WHEREAS, the applicant contends that on the south side the zoning resolution requires a 5 ft. side yard; that a 4 ft. side yard is proposed, leaving a deficiency of 1 ft.; that on the north side, facing 89th avenue, the zoning resolution requires a 15 ft. setback; that the proposed setback is 6 ft., leaving a deficiency of 9 ft.; that a hardship consists because of the fact that the lot is narrow, only 30 ft. wide and 100 ft. deep, and in order to build a house of a practical size, it becomes necessary that the side yards be less than that required by the zoning resolution; that the proposed garage has a setback of 9 ft., the zoning resolution requires 15 ft., leaving a deficiency of 6 ft.; and

WHEREAS, the applicant states that the present owner has held title to the property since January 22, 1953 and that the assessed valuation of land is \$1,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board in conjunction with Cal. No. 245-55-BZ and due notice has been taken of the location of the adjoining houses on their lots and the committee recommends that the application should be granted on condition in view of the narrowness of the lot; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 as to area to permit the side set back from 89th Avenue to be as proposed and as indicated on plans filed with this application marked, "Received March 30, 1955" (9 sheets), "February 10, 1956" (one sheet) and "March 9, 1956" (one sheet) *on condition* that the front wall of the house shall not be nearer 220th Street than the front wall of the adjoining house; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

725-55-BZ

APPLICANT—William Lescaze and Matthew Del Gaudio, for Department of Public Works, City of New York, owner.

SUBJECT—Application September 19, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use district, B area, class 2 height district, the erection of a class 1, 12 story and penthouse building, with proposed building widths outside of the setback lines above the height limit, in excess of permissible dormer widths.

PREMISES AFFECTED—71-83 Lafayette street, east side, 111-131 Centre street, west side, 20-38 Franklin street, north side and 101-113 White street, south side, entire block, Block 169, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: William Lescaze, Alvin Hausman and Matthew W. Del Gaudio.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 13, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a retail use, B area, class 2 height district; Lafayette Street, Center street and Franklin street are in retail and business use, B area, class 2 height districts; White street is in retail, business and manufacturing use, B area, class 2 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 2, 1955 acting on N.B. Applic. 79-55, reads:

"1. The proposed building widths outside of set-back line above the height limit, are in excess of permissible dormer widths; contrary to Article III Section (8f) and (9c) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200.357 ft. frontage by 171.039 ft. in depth, now vacant; that the premises were formerly in an unrestricted district but were changed to retail on June 30, 1952; and

WHEREAS, the applicant states that the proposed building will occupy the entire block formed by the east side of Lafayette street, west side of Centre street, north side of Franklin street and south side of White street; that it will contain 12 stories, cellar and a penthouse and will be 165 ft. high from curb to top of main roof and 180 ft. from curb to penthouse roof; that the building will be occupied by the combined and centralized municipal courts from the 1st to 8th floors inclusive and by the city courts for Manhattan from the 9th to the 12th floors inclusive; that the cellar will be used for storage, maintenance shop and for automobile parking (for court officials), and the penthouse will be used for mechanical equipment, tanks, etc.; that the requirements of each of the two court systems for accommodations in this building include court rooms, offices, judges' chambers and accessory uses; that included, also, is the requirement that there be two circulation systems provided—the public system along the south, west and east frontages and the Court officials' system within the core of the building, entirely separated from the public corridors; that required, also, are access to the Court rooms from the public corridor and from the Court officials' corridor within the core of the building; that all these requirements added to the fact that Court rooms for large occupancies must be similar, and those of smaller occupancies must bear a relation to each other, make necessary and desirable a floor plan up to and including the 12th floor, of uniform dimensions; that for the purpose of determining the height of the building, the curb elevation has been taken at the center of the frontage on Lafayette street, which is the widest of the four streets on which building

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faces; that Lafayette street has a width at Franklin street of 83.78 ft. and at White street of 79.92 ft., or an average width of 81.85 ft.; that according to section 8(g) of the zoning ordinance, the permissive height of the building at street level would be 122.775 ft.; that there now exists on the west side of Lafayette street, opposite the subject premises, a building with a frontage of 120.67 ft. and a height of 254 ft., or an excess height of 131.225 ft.; that the product of the frontage by the excess height would produce a weight of 15,834.92 ft.; and

WHEREAS, the applicant contends that the frontage of the proposed building on Lafayette street will be 198 ft.; on Franklin street within 100 ft. of Lafayette street, 96 ft.; on White street within 100 ft. of Lafayette street, 100 ft., or a combined frontage on Lafayette street, and on Franklin and White streets for a distance of 100 ft. from Lafayette street, of 394 ft.; that the average excess height would be 15834.92 or 40.19, and according to section 9e, one half of the excess could be used by the owner, or 20.095 ft. which, added to 122.775 ft., would allow a height of 142.87 ft.; that the building will set back an average of 2 ft. on Lafayette street which would allow an additional 6 ft. in height, or a total height of 148.87 ft. at the street line; that Centre street has a width of 75 ft. and therefore the permissible height is 112.5 ft.; that on this street, a setback of an average of at least 5 ft. is proposed allowing an additional height of 19.5 ft., or a total of 132 ft. above the Centre street curb; that on Lafayette street, the dormer volume permitted under section 9c is 23,760 cu. ft.; volume of building as proposed above permissive height limit and outside of setback line, 8,358.59 cu. ft.; reduction, 15,401.41 cu. ft.; that on Franklin street permissive dormer volume is 20,519 cu. ft.; volume of building proposed above permissive height limit and outside of setback line, 16,466.19 cu. ft.; reduction, 4,052.81 cu. ft.; that on White street, permissive dormer volume is 20,500 cu. ft.; volume of building proposed above permissive height limit and outside of setback line, 15,955.74 cu. ft.; reduction, 4,564.26 cu. ft.; that on Centre street permissive dormer volume is 23,760 cu. ft.; volume of building proposed, above permissive height limit and out side of setback line, 33,967.84 cu. ft.; excess, 10,207.84 cu. ft.; total permissive dormer volumes, 88,559 cu. ft.; space occupied on the 4 frontages above permissive height lines and outside the setback lines is 74,748.36 cu. ft., or a net reduction of 13,810.64 cu. ft.; and

WHEREAS, the applicant further contends that the property on the east side of Centre street, opposite the subject premises, is owned by the City of New York and that building thereon is set back 25 ft. from the building line which results in a clear width from front of proposed building on the west side of Centre street to front of existing building on east side of Centre street of 106.65 ft.; that premises on the south side of Franklin street are owned by the City of New York and premises on the northeast corner of White street and Lafayette street also are owned by the City of New York; that the building as proposed will provide for all of the functions required by the combined Municipal court system and the City courts, within the proposed envelope, allow for public circulation and separate private (Judges') circulation on each floor and permit of court rooms of uniform size for similar occupancies; that there are practical difficulties in carrying out the strict letter of section 8(g) of the zoning resolution because of the particular requirements of the two court systems, the necessity for uniformity in court room sizes and arrangements, and the double circulation system, all of which make the proposed building of uniform area for each of the 12 floors necessary and any other arrangement, not workable; that to accomodate the facilities within the building, strict compliance with section 8(g) will require the erection of additional stories, each of reduced area and volume, around an expensive core system and, in addition, the offsetting of stairs and variation in the elevator system, all resulting in unnecessary hardship to the City because of the additional expense for construction, continued additional expense for operation and lack of uniformity in layout on resulting upper floors; and

WHEREAS, the applicant states that the present owner has held title to the property since March, 1947 and that the land is tax exempt; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to variance of height on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the height district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 as to variance of height to permit the extension of height as proposed and as indicated on plans filed with this application marked, "Received September 19, 1955" (25 sheets) and "Received February 14, 1956" (1 sheet), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

756-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.

SUBJECT—Application September 6, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the extension of an existing building used for restaurant, storage and cabaret and to permit parking of patrons' cars.

PREMISES AFFECTED—2640-2660 Ocean parkway and 63-73 Nixon Court, northwest corner and 64-70 Murdock Court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Edward Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

The VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated August 30, 1955, on amendment to Alt. App. 2106-53 reads:

"1. Proposed extension of bldg and change of use from ordinary storage, kitchen, restaurant and cabaret to ordinary storage, restaurant and cabaret, dining terrace, kitchen and parking of patrons' cars (no fees to be charged) in a Residence use district is contrary to Art. II, Sect. 3 of the Zoning Resolution."

and

WHEREAS, a public hearing was held on this application on January 17, 1956, after due notice by publication in the Bulletin and service of notice by registered mail on owners of property deemed affected; laid over to February 7, 1956, for inspection and decision; hearing closed; applicant to revise plans and file new decision of the borough superintendent; then to February 21, 1956, for applicant to file revised plans showing reorientation of the kitchen and no cabaret or dancing; hearing previously closed; then to February 28, 1956, for further inspection and decision; then to March 13, 1956, for further inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution indicate that the entire area involved is in a residence use, A area, class 1 height district; and

WHEREAS, the applicant contends that as of July 25, 1916, part of the premises within 100 feet of Ocean Parkway was in a business use district and the balance in an unrestricted use district; that on October 10, 1930, a portion of the

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premises 100 ft. back of Ocean Parkway was placed in a residence use district and on July 29, 1940 the present use district designation became effective; and

WHEREAS, the applicant states the premises are developed with a one story and cellar building of Class 3 construction, having a frontage of 30 ft. 3 in. and a depth of 80 ft.; that the record of the Department of Buildings indicates that the existing building was established under Alt. App. 11262/29 and certificate of occupancy 58897 issued for a restaurant, dance hall and one-family dwelling as an extension to a two-story frame building which has since been demolished; that under Alt. App. 757/43 the building was altered and certificate of occupancy #108867 issued for a restaurant, cabaret and one-family dwelling; that at present the building has a legal use of restaurant and cabaret; and

WHEREAS, the applicant states it is proposed to retain the existing building and its legal use of restaurant and cabaret and to add a new open dining terrace at the northerly portion of the building with a frontage of 20 ft. and a depth of 70 ft. 3 in. of Class 3 construction and to add a new extension to the south of existing building with a frontage of 11 ft. 9 in. and a depth of 70 ft. of Class 3 construction to be used for kitchen and toilets; that it is proposed to remove the existing kitchen and toilets from the cellar of existing building; that it is also proposed to use the open part of the site for the parking of patrons' cars, no fees to be charged; and

WHEREAS, the applicant contends a variance is sought to extend the present legal use and provide parking of customers' cars; that the area will be safeguarded from a parking problem that could be created; and

WHEREAS, the applicant states the proposed alteration and extension will be executed in a modern manner and improve the appearance of the entire affected area; that East 2nd street is a 30 ft. wide private street not shown on the city map at this point; that the Tax Department has not assigned a lot number to this street and no ownership by the City or a private owner is indicated; and

WHEREAS, the applicant has filed copy of existing Certificate of Occupancy #108867 issued upon completion of work under Alt. App. 757/43 describing the building as brick and frame construction, 2 stories, 25 ft. in height, classified as restaurant and cabaret and permitting the following use and occupancy: cellar on ground—kitchen and ordinary storage; 1st floor—restaurant, cabaret and 1-family dwelling—200 persons; 2nd floor—one family dwelling in conjunction with 1st floor; and

WHEREAS, the records of the Department of Buildings indicates that Alt. App. 2106/53 affecting block 7238, lot 124 at 2656 Ocean parkway, west side, 343 ft. 7 $\frac{3}{4}$ in. south of Avenue Z was filed to relocate toilets and remove residence and relocate bar, and described the buildings as 55 ft. front by 81 ft. 6 in. in depth, 1 story 12 ft. in height; that this application was disapproved February 2, 1953, with the following objection among others: "4. Indicate all new work as to courts-enclosure not permissible,"; revised plans were filed November 6, 1953, and the following objections issued November 6, 1953, among others: "6. Arrangement shows extension of business use as (a) contrary to Art. 2, Sec. 3 of the Zoning Resolution also contrary to Sec. 4.2.1. and specify porch not enclosed with windows, otherwise requires setbacks"; this application was approved by the Borough Superintendent November 13, 1953, and permit issued February 15, 1954, to the contractor for Frank McBride, the then owner; an amendment was filed July 14, 1954, to substitute architects and change the owner of record to Werner-Nobut, Inc., and this amendment was approved July 22, 1954, and permit issued July 27, 1954, to the contractor for the new owner; this permit was re-issued October 22, 1954; new affidavit was filed July 20, 1955, describing the premises as 2640-2660 Ocean parkway, northwest corner Nixon court, Block 7238, Lots 122, 124 and 126, which lot numbers were certified as correct by the Tax Department August 3, 1955; this amendment proposed to add a parking lot to the application and was objected to August 1, 1955, after permit had

been reissued to the contractor and the objection was as follows:

"1. Proposed addition of parking of patrons' cars (no fee charged) to existing use of ordinary storage, kitchen, restaurant and cabaret in a residential use district is contrary to Art. 2, Sect. 3 of the Zoning Resolution"; amended specification sheet was filed August 29, 1955, to remove front porch and steps, to build new extension to south of present building and to build new dining terrace to north of present building and to use and occupy the premises as follows: cellar—ordinary storage; 1st floor—restaurant and cabaret, dining terrace, kitchen; open portion of lot to be used for parking of patrons' cars, no fee to be charged; Objection 1 was issued August 30, 1955, and is the subject of application for a zoning variance under Cal. No. 756-55-BZ and Objection 2 was issued August 30, 1955 and is subject of an administrative appeal under Cal. No. 757-55-A; and

WHEREAS, the Board is in receipt of a communication from the Commissioner of Parks, stating that the site is now occupied by a partly demolished and abandoned one-story building which has not been occupied for several years; and

WHEREAS, Building Notice App. 2155/40 was filed to erect a 12-inch diameter metal stack and brick base Plumbing App. 8473/40 was filed to install a 270 gallon fuel oil tank and oil burning system and described the building as of brick construction, 2 stories 20 ft. in height, 22 ft. front by 55 ft. in depth, occupied as cabaret and one-family, and approved May 15, 1941, upon amendment to construct the chimney of 8-in. stone, concrete solid block; cloth plan filed December 9, 1940, approved December 10, 1940, with this application shows the premises consist of a lot fronting 180 ft. on Ocean Parkway, located 322 ft. 7 $\frac{3}{4}$ in. south of Avenue Z, on the west side of Ocean Parkway and developed with three buildings, one of which appears to be the building in question; and

WHEREAS, Alt. App. 757/43 was filed March 28, 1943, to enclose interior cellar stairs and obtain a new certificate of occupancy and describes the building as 55 ft. front, 81 ft. 6 in. deep at street level and 25 ft. front by 40 ft. in depth at typical floor level, 1 and 2 stories, 25 ft. in height, used as follows: cellar—ordinary; 1st floor—restaurant and dance floor; 2nd floor—1 family; and proposed to be used and occupied: cellar—kitchen and ordinary storage; 1st floor—restaurant, cabaret and one family; 2nd floor—one family in conjunction with first floor; this application was disapproved April 7, 1943, with five objections, reading as follows:

"1. Make clear whether any part of adjacent frame building is used for other than one family use.

2. Permit 11262/29 under which the restaurant portion was built shows an open front porch at front of building. This has evidently been enclosed with frame construction in violation of Section 4.1.2 of the Building Code.

3. Show width of rear exit passage and swing of door.

4. Show on plot plan width of side yard to street.

5. Any other buildings on the plot?"

cloth plans were filed May 20, 1943, indicating there were no other buildings on the lot and no windows in the porch enclosure, and the application was approved May 21, 1943; amendment was filed May 27, 1943, for permission to use removable windows on the front open porch for winter use only and this amendment was disapproved May 28, 1943, with the following objections: "1. The enclosing of this porch makes it a frame extension and so is in violation of 4.1.2 of the Building Code. See Objection No. 2 of 4-7-43 on original application"; amendment was filed June 2, 1943, to supersede the amendment of May 2, 1943, and the change the occupancy of the 1st floor to 200 persons; this amendment was approved June 10, 1943; application for a Certificate of Occupancy dated May 20, 1943 was filed and was the subject of a report dated July 7, 1943, by an inspector of the Division of Public Safety, stating that the building

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is 2 stories high, brick and frame, occupied as restaurant, cabaret and one family; the cabaret occupied room about 28 ft. by 57 ft., barroom adjacent occupies about 25 ft. by 30 ft.; seating at tables arranged for 200 persons; there are three direct exits, 3 ft. wide, as follows: two exit doors open out at front of premises direct to street and one rear exit door opening to rear yard; cellar stairs are enclosed in fireproof materials to first floor; old existing kitchen in cellar vented hood over gas range; the exits conform to approved plan and are adequate and in good working order; no objection to issuance of certificate of occupancy for said use; Certificate of Occupancy (unnumbered) (undated) was issued to supersede Certificate of Occupancy 58897 and permitted the following use and occupancy: cellar—on ground; kitchen and ordinary storage; first floor—100 lb. liveload, restaurant, cabaret and one family, 200 persons; 2nd floor—1 family in conjunction with 1st floor; total—restaurant, cabaret and one family; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and h of the Zoning Resolution,

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Sections 7e and 7h for a term of twenty years, to permit the existing building, formerly used as a restaurant, to be reoccupied as a restaurant without cabaret and extended as shown on plans filed with this application, marked "Received September 6, 1955, 1 sheet and "October 17, 1955", 1 sheet and revised plans marked "Received February 14, 1956", 3 sheets, *on condition* that all buildings and uses other than the existing restaurant building shall be removed and the premises leveled substantially to the grade of the surrounding streets, constructed and arranged as proposed on such revised plans marked "received February 14, 1956", 3 sheets; and that as reconstructed the restaurant building shall be one story in height as proposed thereon and in all other respects shall comply with the requirements of the Building Code; that the balance of the premises shall be constructed and arranged as shown thereon, including the area to the north for parking of patrons' cars; that such parking area shall be leveled, graded, paved with bituminous paving and properly rolled; that the 30 feet frontage on Ocean parkway shall comply with the requirements of the Commissioner of Parks as to the Ocean parkway setback law and the spaces 15 ft. along Nixon court and other spaces along Murdock court and to the west as shown shall be arranged with planting of suitable material, protected with curbing, as the Commissioner of Parks shall require, including such driveways as the commissioner may permit for entering and leaving the premises from Ocean parkway; that along Murdock court there may be one curb cut not over 20 feet in width for entrance to such parking lot; that on the lot line to the west there shall be erected a masonry wall of face brick not less than 5 ft. 6 in. in height; that the sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the borough president and the department of parks; that signs shall be restricted to such signs as are permitted in a residence district and as may be permitted by the commissioner of parks; that on the lot lines to the east and south there shall be constructed and maintained a masonry wall of face brick not less than 2 ft. high with steel picket fence thereon to a total height of not less than 5 ft. 6 inches; that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. 757-55-A; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

757-55-A

APPLICANT—Lama, Proskauer and Prober, for Werner Nobut, Inc., owner.

SUBJECT—Application September 6, 1955—re Appeal from a decision of the borough superintendent—relating to the proposed use of a portion of a plot within the 30 ft. Ocean parkway setback for the parking of patrons cars and the construction of a driveway entrance accessory thereto.

PREMISES AFFECTED—2640-2660 Ocean parkway and 63-73 Nixon court, northwest corner and 64-70 Murdock court, Block 7238, Lots 122, 124 and 126, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly

Negative: 4

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated August 30, 1955, on Amendment to Alt. Applic. 2106/53 reads:

"2 Proposed parking of patrons cars and motor vehicle entrance to parking lot within the required 30' setback restriction on Ocean Parkway is contrary to Chapter 21, P532.11.0."

and

WHEREAS, the applicant states that the premises consist of a lot fronting 180 ft. 1½ in. on Ocean Parkway, with a depth of 93 ft. 1 in. irregular therefrom upon which there exists a one story building 14 ft. 8 in. in height, 30 ft. 3 in. by 87 ft. in area, of class 3 construction, proposed to be increased to 62 ft. front by 70 ft., irregular, in depth, in class 3 construction, and used and occupied: cellar—ordinary storage; 1st floor—restaurant, cabaret, kitchen, dining terrace and parking of patrons' cars, with an occupancy of 250 persons, as more fully described under application filed for a zoning variance under Cal. No. 756-55-BZ; and

WHEREAS, the applicant contends that Section 532-11.0 of the Administrative Code states that it shall be unlawful for buildings or other erections to be placed upon the required 30 ft. setback restriction on Ocean Parkway; that it makes no mention of prohibiting parking of motor vehicles, or motor vehicle entrances over said 30 ft. setback; that if the interpretation of the borough superintendent were correct, no dwelling facing Ocean Parkway could park a car in their driveway or have access to their garages; that this was not the intention of the section as the whole of Ocean Parkway has developed with dwellings, driveways and motor vehicle entrances, such driveways and motor vehicle entrances being within the 30 ft. setback restriction which in effect, only pertains to buildings and erections; and

WHEREAS, the applicant contends that the mere parking of motor vehicles or the crossing of the 30 ft. of land does not affect or constitute any more of a hazard than all of the present entrances serving thousands of dwellings along Ocean Parkway.

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. Applic. 2106/53, Objection 2, be and it hereby is *granted*, only as to the entrance from Ocean parkway which entrance shall be as permitted by the commissioner of parks and in accordance with the requirements of the resolution adopted by the Board this day under Cal. 756-55-BZ.

Adjourned: 1:05 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 13, 1956, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

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333-39-SM—Vol. II

APPLICANT—Joseph Platzker, for De Yorgi Bros., Inc., owner-manufacturer.

SUBJECT—Application for consideration reopened November 15, 1955—re amendment to resolution as to cinder brick—re Double V, Cinder Block (cinder concrete construction) sizes various: 4 x 8 x 18, 8 x 8 x 18, 12 x 8 x 16, 6 x 8 x 10, 10 x 8 x 16, 12 x 8 x 18 and 8 x 9 x 18; previously approved.

APPEARANCES—

For Applicant: Joseph Platzker.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 333-39-SM—Vol. II

Subject: Amendment to resolution as to cinder brick.

Joseph Platzker, for De Yorgi Bros., Inc., of the Bronx, New York, requested by letter dated October 17, 1955 that the resolution adopted July 21, 1942 and amended through June 21, 1955 under Cal. No. 333-39-SM Vol. I and II be amended so as to include cinder brick. The application was reopened by a vote of the Board November 15, 1955.

Purpose

The material is a masonry unit to be used in masonry construction.

Description

The brick is made of the same materials, of the same mix and on the same machines as the units approved by the Board July 10, 1951 under Cal. No. 333-39-SM Vol. II.

Inspection and Test

The plant of the applicant was inspected by Asst. Engr. J. A. Darts Committee on Test. Sample blocks were identified and marked and these units were tested in accordance with the Masonry Rules of the Board at Manhattan College.

Results were as follows:

Cinder Brick— $2\frac{3}{4}$ " x $3\frac{3}{4}$ " x 8"
Compressive Strength—2810 psi
Modulus of Rupture—590 psi

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted July 21, 1942 and amended July 10, 1951 amended so as to include additional sizes of masonry units so that the units recommended for approval including those previously approved under Cal. No. 333-39-SM are as follows:

Concrete-Hollow; 8" x 8" x 18"; 8" x 10" x 16" and 8" x 12" x 16".

Solid; 8" x 12" x 16".

Cinder-Hollow; 4" x 8" x 16"; 6" x 8" x 18"; 8" x 8" x 18"; 10" x 8" x 18"; 12" x 8" x 18" and 12" x 8" x 16".

Solid; 3" x 8" x 16"; 4" x 8" x 18" and 8" x 8" x 18".

Hollow Header Units; 6" x 8" x 18"; 6" x 9" x 18"; 8" x 8" x 18" and 8" x 9" x 18".

Cinder Brick— $2\frac{3}{4}$ " x $3\frac{3}{4}$ " x 8".

on condition that the requirement of the resolution adopted July 21, 1942 and July 10, 1951 under Cal. No. 333-39-SM Vols. I and II to be complied with.

(Sgd.) HARRIS H. MURDOCK,

Chairman,

LESLIE V. HUBER,

Chief Engineer,

JOHN A. DARTS,

Assistant Engineer.

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of July 10, 1951 in accordance with the above report.

588-48-SM

APPLICANT—Stanley G. Flagg and Company, Inc., owner.

SUBJECT—Application for consideration reopened May 10, 1949—re amendment to resolution to include larger sizes of Flagg-Flow Threadless Bronze Fittings—re Flagg-Flow Threadless Bronze Fittings; previously approved.

APPEARANCES—

For Applicant: Charles J. Johnson.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 588-48-SM

Subject: Amendment to resolution to include larger sizes of Flagg-Flow Threadless Bronze Fittings.

Stanley G. Flagg and Company, Inc., Philadelphia, Pa., requested by letter dated April 8, 1949 that the resolution adopted February 8, 1949 under Cal. No. 588-48-SM be amended so as to include fittings up to and including 6 inches in size. The application was reopened by a vote of the Board May 10, 1949.:

Purpose

The fitting is a bronze socket type fitting to be brazed to copper or brass pipe intended for installation wherever 150 lbs. standard weight bronze screw fittings are used.

Description

The fittings requested are similar to the fittings approved by the Board February 8, 1949 under Cal. No. 588-48-SM except that the sizes range up to 6 inches.

Inspection and Test

Hydrostatic tests were conducted on a 6 inch tee fitting. The test specimen was so arranged that the mechanic brazing the fitting had to stand on a chair in order to make the joints, thereby, simulating a mechanic working from a scaffold in the field. A further condition imposed was that the clearance from wall to fitting was no more than 18 inches, thereby, precluding the possibility of having working conditions too idealized.

The test was discontinued at 700 psi as at that time the copper nipples were expanding noticeably; at this point there was no leakage or failure at any of the brazed joints.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted February 8, 1949 under Cal. No. 588-48-SM be amended so as to include Flagg-Flow Threadless Bronze Fittings up to 6 inches inclusive on condition that the requirements of the resolution adopted February 8, 1949 under Cal. No. 588-48-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,

Chairman,

LESLIE V. HUBER,

Chief Engineer,

JOHN A. DARTS,

Assistant Engineer.

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of February 8, 1949, in accordance with the above report.

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79-51-SM

APPLICANT—California Flameproofing and Processing Company, owner.

SUBJECT—Application for consideration reopened September 20, 1955—re amendment to resolution as to change of name of ownership and trade name of flameproofing compound—re QRS DeLuxe Fabric Flame Retardent Interior; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 79-51-SM

Subject: Amendment to resolution as to change of name of ownership and trade name of flameproofing compound.

California Flameproofing and Processing Company, Pasadena, Calif., requested by letter dated July 13, 1955 that the resolution adopted December 11, 1951 under Cal. No. 79-51-SM be amended as to change of name of owner-manufacturer and trade name of material. The application was reopened by a vote of the Board September 20, 1955. The applicant was notified that he must submit his request in affidavit form stating that the California Flameproofing and Processing Company, Pasadena, had acquired full ownership of the QRS Neon Corp., Ltd., Pasadena, Calif., said affidavit was filed with the Board January 30, 1956.

Recommendation

The Committee on Test recommends that the resolution adopted December 11, 1951 be amended as to the change of name of the approved flameproofing compound originally known as QRS De Luxe Fabric Flame Retardent and the owner-manufacturer is now known as California Flameproofing and Processing Company on condition that all other requirements of the resolution adopted December 11, 1951 under Cal. No. 79-51-SM are complied with.

(Sgd.) HARRIS H. MURDOCK,

Chairman,

LESLIE V. HUBER,

Chief Engineer,

JOHN A. DARTS,

Assistant Engineer.

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of December 11, 1951 in accordance with the above report.

99-53-SM

APPLICANT—Luminous Ceilings, Inc., owner.

SUBJECT—Application for consideration reopened December 20, 1955—re amendment to resolution as to installation in sprinklered locations—re Acousti-Luminus Ceilings; previously approved.

APPEARANCES—

For Applicant: F. Connell Worden.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

RE: Cal. 99-53-SM

Subject: Amendment to resolution as to installation in sprinklered locations.

Luminus Ceilings, Inc., requested by letter dated December 6, 1955 that the resolution adopted July 13, 1954 under Cal. No. 99-53-SM be amended so as to permit the installation of the material Acousti-Luminus Ceilings in sprinklered locations. The application was reopened by a vote of the Board December 20, 1955.

Description

The material and method of installation is identical to that approved July 13, 1954 under Cal. No. 99-53-SM.

Recommendation

The Committee recommends that as C26-1354.0 Administrative Building Code was amended by Local Law 105 of 1955 to allow the use of this type of light diffusers in locations as permitted under C26-1351.1 Administrative Building Code as amended by Local Law 91 of 1954 the resolution adopted July 13, 1954 under Cal. No. 99-53-SM wherein the Board approved Acousti-Luminus Ceilings for use in New York City under certain specified conditions as to the restriction as to use in sprinklered locations, be amended so as to permit the use of this material under the above mentioned sections of the Administrative Building Code as amended by Local Laws 105 of 1955 and 91 of 1954 on condition that all other requirements of the resolution adopted July 13, 1954 under Cal. No. 99-53-SM be complied with.

The Committee further recommends that all plans filed with the Department of Buildings shall show the proposed occupancy so that the use of this type of ceiling may be checked as to its use in the type of hazard occupancy and that in the event of change of occupancy the installation shall be reexamined under C26-1354.0 Administrative Building Code as amended by Local Law 105 of 1955.

(Sgd.) HARRIS H. MURDOCK,

Chairman,

LESLIE V. HUBER,

Chief Engineer,

JOHN A. DARTS,

Assistant Engineer.

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of July 13, 1954 in accordance with the above report.

866-53-SM

APPLICANT—Suspended Ceilings Division of Sanymetal Products Co., Inc., owner.

SUBJECT—Application November 29, 1953—Sanymetal Ceiling Suspension Systems Nailock Channel—Screwlock Channel and Accessories, approval of.

APPEARANCES—

For Applicant: Albert R. Mueller.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 866-53-SM

Subject: Sanymetal Ceiling Suspension Systems Nailock Channel, Screwlock Channel and Accessories.

Suspended Ceiling Division of Sanymetal Products Company, Inc., filed November 29, 1953 an application with the Board of Standards and Appeals for approval of Sanymetal Ceiling Suspension Systems Nailock Channel, Screwlock Channel and Accessories under the provisions of C26-178.0.b and C26-461.0 Administrative Building Code.

MINUTES

Purpose

A system of suspended metal supports for hanging acoustical ceilings.

Description

Sanymetal Suspended Ceiling Systems are comprised of basic steel furring channels with necessary accessories for attachment to $1\frac{1}{2}$ " channels, bar joists, "I" beams, purlins and other structural members from which ceilings are commonly suspended. The basic channels are marketed under the trade names, "Nailock Nailing Channel" and "Screwlock Metal Furring Channel."

Nailock Channels are cold rolled channels provided with an arch at the center. Through the back of the arch rectangular sections are punched inward at 6" intervals, forming a series of stirrups $\frac{3}{16}$ " wide along the inside center line of the channel. Quarter inch steel rod is inserted through the stirrups. Facing material is attached to the channel by driving a flat nail in the usual manner into the channel opening. The arch acts as an anvil, curving the nail around the $\frac{1}{4}$ " rod in a tight loop.

Nailock channels are most commonly used for suspended acoustical ceilings where the acoustical material are screwed or cemented to a solid backing. The Nailock channels are attached to the structural supporting members either by specially designed spring steel clips or by a standard wire tie. The backing, gypsum board, plywood or other materials are nailed to the Nailock channel as described. The acoustical material is then attached to the backing with screws or adhesive.

Nailock channel is $1\frac{1}{8}$ " wide across the back, 1" high from back to face, $\frac{3}{4}$ " wide across the nailing face. The weight is then $\frac{3}{4}$ lbs. per lineal foot. Screwlock metal furring channel is used in suspended ceilings construction where materials are to be attached with screws. Screwlock channel serves the same purpose as wood furring where incombustibility is required. The channel is attached to supporting structural members or specially provided supports such as $1\frac{1}{2}$ " channel, by special clips or the usual wire ties. The face of Screwlock channel is perforated with a series of diamond shape indented holes. Screws are driven into the holes in the usual manner forming a thread at the back of the indentation.

Screwlock channel is formed from .002" thick strip steel electro-galvanized before fabrication. The channel is $2\frac{3}{4}$ " wide and 1" high. The field or perforations in the face of the channel provided a surface $2\frac{1}{8}$ " wide through which screws may enter.

Ceiling construction with Screwlock channel may be of the "backed" type, backing for finish tile attached directly to the channel or acoustical tile is screwed directly to the channel with or without a non-breathing or vapor barrier membrane back of the tile.

Both Nailock and Screwlock channels are spaced on centers as recommended by the manufacturers of the materials to be supported by the channels.

Inspection and Test

Inspection and test of this suspended ceiling was made at 1079 East Grand Avenue, Elizabeth, New Jersey at the plant of Jacobson and Co., Warehouse. Present at the test were Chief Engr. L. V. Huber and representatives of the applicant and it was found that the ceiling suspension system operated as designed.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Sanymetal Ceiling Suspension Systems Nailock Channel, Screwlock Channel and Accessories for vountary use in New York City on condition that the systems comply with this report and the requirements of C26-461.0 Administrative Building Code and also that the material shall bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 866-53-SM," and further

that this system shall be used only for the erection of suspended acoustical ceilings.

(Sgd.) HARRIS H. MURDOCK,

Chairman,

LESLIE V. HUBER,

Chief Engineer,

JOHN A. DARTS,

Assistant Engineer.

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

486-55-SM

APPLICANT—Universal Atlas Cement Co., owner.

SUBJECT—Application June 7, 1955—Atlas Duraplastic Air Entraining Portland Cement, Type IA and IIA and Atlas White Duraplastic Air Entraining Portland Cement, Type IA, approval of.

APPEARANCES—

For Applicant: Robert G. Watson.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 486-55-SM

Subject: Atlas Duraplastic Air Entraining Portland Cement, Type IA, Atlas Duraplastic Air Entraining Cement, Types IIA and Atlas White Duraplastic Air Entraining Cement, Type IA.

Universal Atlas Cement Company, New York, filed June 7, 1955 an application with the Board of Standards and Appeals for approval of the material known as Atlas Duraplastic Air Entraining Portland Cement, Type I Atlas Duraplastic Air Entraining Cement, Type IIA and Atlas White Duraplastic Air Entraining Cement, Type IA, under the provisions of C26-312.0.c Administrative Building Code and for use under the Rules of the Board adopted under Cal. No. 64-55-SR.

Purpose

The material is a portland cement for use in structural concrete.

Description

In the manufacture of the air entraining cement, the air entraining agent is introduced into the clinker of portland cement and the two are interground so as to pass the specification for this type of cement, this intergrinding takes place in the tube mills.

Inspection and Test

Samples of the various types were collected placed in containers and sealed, the sealed containers were submitted to the laboratory for test in accordance with the requirements of the Rules for approval of Air Entraining Cements adopted under Cal. No. 64-55-SR.

The cements met the requirements and the complete report is on file with and is part of the record.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test recommends the approval of the Atlas Duraplastic Air Entraining Cement, Types IA and IIA as manufactured at the applicant plant located at Hudson, New York, and the Atlas Duraplastic Air Entraining Cements, Types IA and Atlas White Duraplastic Air Entraining Cement Type IA as manufactured at the applicant's plant located at Northhampton, Pa., as meeting the requirements of C26-312.0 Administrative Building Code, as superseded by the General Resolution adopted under Cal. No.

MINUTES

64-55-SR for use in New York City under C26-191.0 Administrative Building Code and the permissive uses under Cal. No. 64-55-SR on condition that the type of cement shall be legibly marked and that each bag or container shall be marked, tagged or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 486-55-SM," including the type of cement and when marketed in bulk for use in New York City, the bill of lading shall be similarly marked.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

547-55-SA

APPLICANT—Erich Loeb, for Samuel Stamping and Enameling Co., owner.

SUBJECT—Application June 27, 1955—Samco or Chef's Delight Lower Oven Apartment Size Gas Ranges, Models 3120 and 3220, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 547-55-SA

Subject: Samco or Chef's Delight, Lower Oven Apartment size Range, Models 3120 and 3220.

E. Loeb for Samuel Stamping and Enameling Company, Chattanooga, Tenn., filed June 27, 1955 an application with the Board of Standards and Appeals for approval of the Samco or Chef's Delight Lower Oven Apartment Size Range, Models 3120 and 3220 under the provisions of C26-695.0 Administrative Building Code and for use under Section 64 of the Multiple Dwelling Law.

Purpose

The appliances are gas fired ranges used for cooking purposes.

Description

The ranges are of four top burner and oven type construction. The model 3220 has cast iron with aluminum caps top burners and cast iron oven burner. The model 3120 has cast iron with porcelain caps top burners and cast iron oven burners.

The front top burners of each model are rated at 12,000 BTU each, the rear burners at 9,000 BTU each and the oven at 20,000 BTU.

The lighting of the top burners is accomplished by automatic lighting and the oven is equipped with a thermostat.

Inspection and Test

The appliances have been approved by the American Gas Association under Certificate 1-(982.0, 2.1, -4.1, -6.1, -8.1 & 10.1)001. The details of construction were examined by Asst. Engr. J. A. Darts Committee on Test.

Recommendation

As the wording of Section 64 as amended by Int. 1142 of the Multiple Dwelling Law reads in part as follows: "All automatically controlled gas appliances shall be equipped with an approved device which shall shut-off automatically

the gas supply when the pilot light or other constantly burning flame in such appliance is extinguished" and as the American Standard for the Installation of Gas Piping and Gas Appliances in Building approved by ASA and sponsored by the AGA 1954 gives the following definitions:

1. Appliance-automatically controlled, appliances equipped with an automatic pilot and other automatic devices which
 - (a) accomplish complete turn-on and shut-off of the gas to the main burner or burners.
 - (b) graduate the gas supply to the burner or burners, but do not affect complete shut-off of the gas.

2. Automatic Ignition—automatic ignition shall be interpreted as means which provide for ignition of the gas at a burner when the gas burner valve controlling the gas to that burner is turned on and will effect re-ignition if the flames on the burner have been extinguished by means other than closing the gas burner valve.

3. Thermostat—an automatic device actuated by temperature changes designed to control the gas supply to a burner or burners, in order to maintain temperatures between predetermined limits; the Committee on Test recommends as follows: The models 3120 and 3220 shall be constructed with an approved device which shall shut-off automatically the gas supply when the pilot light or other constantly burning flame is extinguished as the above models are considered to be an automatically controlled gas appliance under the definitions as herein set forth and the requirements of Section 64 of the Multiple Dwelling Law; all installations shall be in accordance with the requirements of C26-695.0.2.a Administrative Building Code as the above models have been approved by a recognized testing laboratory and further that these ranges may be used under the provisions of Section 64 of the Multiple Dwelling Law.

The Committee further recommends that all appliances bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 547-55-SA", and in addition thereto shall also designate the model designation and the additional wording: "Equipped with an approved automatic shut-off" and further each range shall have attached thereto a decal or plate showing the location of the automatic shut-off.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

985-54-SM

APPLICANT—Inland Steel Products Company, owner.

SUBJECT—Application for consideration—reopening as for test and report as to additional section of floor and roof deck—re Cellufloor (cellular steel floor panels); previously approved.

APPEARANCES—

For Applicant: George A. Campbell, Jr.

ACTION OF BOARD—Application reopened for test and report as to additional type of roof construction.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

15-52-SM

APPLICANT—Dant & Russell Sales Company, for Fir-Tex Insulating Board Company, owner.

SUBJECT—Fir-Tex Acoustical Tile with Flame Resistant Paint, 1/2", 3/4" and 1" thickness.

APPEARANCES—

For Applicant: John J. Helff.

MINUTES

ACTION OF BOARD—Application withdrawn; applicant to file new application for test and approval in view of his statement that product has been materially changed.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

48-52-SM

APPLICANT—Miracle Adhesives Corp., owner.
SUBJECT—Miracle Adhesive, approval of.
APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

305-52-SA

APPLICANT—Quiet Automatic Burner Corp., owner.
SUBJECT—Application for consideration—reopened February 3, 1953 requesting revised drawings and description to be filed advise dismissal for use in garages—re Quiet Automatic Suspended Furnaces, Models 75, UH, 85HU 225HU and 240HU (oil fired); previously approved.
APPEARANCES—

For Applicant: J. Gordon Kaveny.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

17-52-SM

APPLICANT—Great Lakes Carbon Corp., owner.
SUBJECT—Great Lakes Carbon Corp., Permalite Plaster Ceiling, approval of, (protection for floor, roof, including their beams and bar joists).
APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

50-52-SM

APPLICANT—Nelson Stud Welding Division of Gregory Corp., owner, (Owens-Corning Fiberglas Corp., Agent).
SUBJECT—Nelson Quick-Clip, Type F (for attaching Fiberglas Incombustible Acoustical Tile to Wood Furring Strips, etc.), approval of.
APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

196-55-SA

APPLICANT—Ingersoll Conditioned Air Division of Borg-Warner Corp., owner.
SUBJECT—Application March 7, 1955—Ingersoll Suspended Oil-Fired Warm Air Furnaces, approval of.

APPEARANCES—

For Applicant: Stephen J. Dowling.

ACTION OF BOARD—Laid over for further consideration by the Board; date to be set.

297-55-SA

APPLICANT—Besser Metal Products Corp., owner.
SUBJECT—Application March 30, 1955—Besser Horizontal Oil Burning Furnaces, Z-90, Z-125, Z-190, Z-250 and Z-400, approval of.

APPEARANCES—

For Applicant: J. Gordon Kaveny.

ACTION OF BOARD—Laid over for further consideration by the Board; date to be set.

641-51-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Taj Mahal Realty Corp., owner. (Samuel Hechter, lessee).

SUBJECT—Application for consideration—reopening as to amendment as to use—re Application (decision of the borough superintendent); previously granted on condition.

PREMISES AFFECTED—725 St. Marks avenue, north side, 300 ft. east of Nostrand avenue, Attic floor; Block 1220, Lot 63, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Buildings and Joseph Sweeney, Dep't of Hospitals.

ACTION OF BOARD—Request to reopen and amend resolution of Board denied.

THE VOTE TO REOPEN—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.. 4

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on July 27, 1954, on certain conditions; and

WHEREAS, the applicant requested a further amendment of the resolution; and

WHEREAS, the Board found that the amendment proposed as to non-ambulatory patients being permitted on the second floor was undesirable and should not be permitted.

Resolved, that the request to reopen be and it hereby is *denied*.

540-55-A

APPLICANT—Leonard F. Rothkrug, for 864 Pennsylvania Avenue Corp., owner.

SUBJECT—Application February 17, 1955—re Appeal from a decision of the borough superintendent—review of Borough Superintendent decision re zoning matter.

PREMISES AFFECTED—864-880 Pennsylvania avenue, west side, 95 ft. south of Stanley avenue, Block 4368, Lot 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 14, 1955, on Alt. App. 432/54 reads:

"1. In a business use district, the proposed manufacturing of kitchen cabinets involving the use of power tools and saws on wood is contrary to Art. II, Sec. 4(a) subdiv. 31 of the Zoning Resolution."

and

WHEREAS, the applicant states the building is one story, 17 ft. 10 in. in height, 60 ft. by 60 ft. in area, of Class 3 construction, erected in 1950 on a lot 100 ft. front by 95 ft. in depth now in a business use, D area, Class 1 height district; used and occupied since 1953: Cellar—storage; 1st

MINUTES

floor—manufacturing kitchen cabinets, 10 persons. No change in use or occupancy is now proposed; and

WHEREAS, Certificate of Occupancy #134160 issued December 18, 1952, on completion of work under Alt. App. 1607/50 permits the following use and occupancy: Cellar—storage; 1st floor—auto repairs and stores, 4 persons, 175 lbs. liveload; and

WHEREAS, Violation #709 of 1954 was issued by the Borough Superintendent for violation of Section C26-184.0 of the Administrative Code in that the premises were occupied as manufacturing wood kitchen cabinets, office and showroom on the 1st floor contrary to Certificate of Occupancy #134160; and

WHEREAS, the applicant states the premises are located in a business use district; that prior to January 11, 1954, the premises were in an undetermined zone; that the building was erected under N.B. 1607/50 used and occupied as storage, auto repairs and store, for which the above certificate was issued; and

WHEREAS, the applicant contends that the present owner took title July 11, 1953 through the officers of the corporation and became owner of record on October 14, 1953, 5 months prior to the designation of the premises as in a business use district, which was on January 11, 1954; that the owners operated the business as the Superior Woodworking Co., manufacturers and designers of custom made kitchen cabinets at 1779 Pitkin avenue, Brooklyn and moved their business to the present location in July of 1953; and

WHEREAS, the applicant contends that a zoning regulation adopted after a use has been commenced is without effect against that user; that the use established by this owner was open and notorious and entirely superior and more desirable than any use established within this area on Pennsylvania avenue; that the Department has recognized the validity of nonconforming uses established prior to a change in the use district designation for many years and now acts arbitrarily and capriciously in now denying the present owner from asserting his vested rights; and

WHEREAS, the applicant states he appeared personally before the Borough Superintendent prior to the filing of this appeal and presented the evidentiary material referenced and the Borough Superintendent denied reconsideration of his objection, stating he had no authority to approve an application to legalize a nonconforming use established prior to a change in zone; and

WHEREAS, the applicant contends the present owner could have obtained a certificate of occupancy at the time he purchased the building for the proposed use but was misled into believing the existing certificate of occupancy for auto repairs and sales of auto parts was in the same class of use as manufacturing kitchen cabinets and sales of kitchen cabinets and therefore no new certificate was required; and

WHEREAS, the applicant states the Borough Superintendent could have issued the violation against the premises for operating in violation of the certificate of occupancy at any time subsequent to the purchase of the building and prior to the determination of the use district, a period of more than five months, and the owner then becoming aware of the facts could easily have obtained a new certificate of occupancy; that the Department by reason of its inaction gave tacit consent to the changed use; that the violation when issued was issued for a Building Code violation and not for a violation of the zoning regulations; and

WHEREAS, the applicant has filed as evidence of the conduct of the business prior to January 11, 1954:

1. Manufacturers' & Contractors' Liability Policy for the period Aug. 31, 1953 to Aug. 31, 1954.
2. Telephone bill dated October 6, 1953.
3. Endorsement by the State Insurance Fund dated August 13, 1953 to Policy M-244-945 issued July 6, 1953, indicating that the assured had changed its address to 864 Pennsylvania avenue as of 12:01 A.M. August 4, 1953.
4. Bills from the U.S. Plywood Corp. dated 7/13/53, 8/5/53 and 8/28/53.

and

WHEREAS, the applicant further states that the present owner took title July 11, 1953 and immediately converted the building to his own use by installing his furniture and equipment and commencing actual manufacturing operations with the use of power saws in the beginning of August 1953; and

WHEREAS, the applicant states that Objections 2, 3 and 4 issued by the Borough Superintendent February 24, 1955, have been or can be corrected to the satisfaction of the Department of Buildings; and

WHEREAS, the applicant states the spray booth was installed February 3, 1954 and complies with the Paint Spray Rules of the Board; and

WHEREAS, examination of Fire Department Folder F-515-109 indicates that inspector's report dated February 5, 1954, describes the premises as no longer occupied as a motor vehicle repair shop; that present occupancy was factory by the Superior Woodworking Co.; and

WHEREAS, examination of Fire Department Folder 661358 indicates that as of March 29, 1954, the Company Commander was requested to determine whether any combustible permits were necessary for the building which had previously been used as a motor vehicle repair shop and on June 17, 1954, it was reported that the new occupants, the Superior Woodworking Co. had made application for an air compressor hammer, dated June 15, 1954 and that certificate of fitness was issued June 15, 1954, for spraying and that Order #6595-4 was issued August 9, 1954, by the Fire Department requiring plans to be filed with the Department of Buildings for the spray and dipping processes and the mixing rooms; and such record also indicates that on January 17, 1955, the owner was convicted and fined in Magistrates court for storing 200 gallons of paints and lacquers inside and outside the building without an approved storage cabinet and for failure to comply with Order #6595-4; and that such owner was again fined on June 20, 1955; and

WHEREAS, an examination of papers filed with the Borough Superintendent under Alt. App. 432/54 indicates the following:

Affidavits sworn to Feb. 8, 1954, by Charles M. Shapiro, Licensed Professional Engineer, stated that the lessee of the premises was the Superior Woodworking Co. and that this affidavit was accompanied by a specification sheet stating the existing use of premises was auto repairs and store; proposed to be changed to manufacturing kitchen cabinets and spraying in the cellar; and manufacturing cabinets, office and sales on the 1st floor; and accompanying this alteration application there was also Plumbing App. #432 filed by the same applicant, stating it was proposed to draw a one-inch line from house water supply to spray booth for sprinkler head; that the building was occupied as "auto repairs" and to be occupied as "manufacturing kitchen cabinets"; and accompanying this application was a plan showing the installation of a cabinet type spray booth in the cellar; and

WHEREAS, the premises were inspected by a committee of the Board and the committee examined the records of the premises which disclosed the fact that the garage use was the original use established and was changed to a woodworking shop and woodworking machinery installed before the zoning was changed.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 432/54, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the use now existing on the premises, namely manufacturing of wood kitchen cabinets, office and showroom, *on condition* that the building and occupancy comply with all laws and rules in all other respects.

360-30-A—Vol. III

APPLICANT—Horn and Hardart Company, owner.

SUBJECT—Application reopened February 15, 1956 as Vol. III—re Appeal from a decision of the fire commissioner—re refrigeration.

MINUTES

PREMISES AFFECTED—691-699 11th avenue, west side, from West 49th to West 50th streets, 605-637 West 49th street and 600-634 West 50th street, Block 1097, Lots 11, 18, 27, 32½, 36 and 40, Borough of Manhattan.

APPEARANCES—

For Applicant: George E. Strehan, John F. Louv and Arthur S. Casella.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated December 8, 1955, (Acct. No. 156865) reads:

"In reference to your communication of November 11, 1955, concerning changes which you desire to make in your refrigerating equipment, please be advised that such change must be denied as being contrary to provisions of Article 18, Chapter C-19 of the Administrative Code, the resolution of the Board of Standards and Appeals No. 360-30-A."

and

WHEREAS, the applicant states the building is 3 stories and basement, 69 ft. 8 in. in height, 200 ft. 10 in. by 550 ft. in area, of reinforced concrete construction, erected in 1903 in an unrestricted use district; used and occupied since 1929: Cellar—factory, 75 persons; 1st and 2nd floors—factory, 112 and 164 persons respectively; 3rd floor—office, 40 persons. The entire building is occupied by the owner for bakery and storage of food products, meat and ice cream. The building is provided with approved standpipe and one-source sprinkler system throughout and an approved interior fire alarm system; regular monthly fire drills are maintained. There are two interior 3 ft. 8 in. wide fireproof stairs and three fire towers; and

WHEREAS, the applicant states the building is equipped with a refrigeration system of the direct expansion type, located in the cellar, (enclosed in brick walls equipped with fireproof doors) and provided with flow and return pipes extending to economizers on the roof and evaporating coils in the cellar, 1st, 2nd and 3rd stories, using ammonia as a refrigerant; that this system has been in operation since 1916 under permit from the Fire Department; that on February 3, 1931 the Board permitted the continuance of the then existing system and on October 1, 1935, amended its resolution to permit a change in condensers from the double pipe to the shell and tube type and permit the installation of additional compressors, on condition that at no time shall there be more than 4500 lbs. of refrigerant; and

WHEREAS, the applicant states the present equipment includes ammonia compressors in the cellar, with liquid and discharging lines running in a concrete chase up to three economizers and one liquid receiver on the roof; that on November 21, 1950, the Board permitted the installation of the new economizers with liquid and discharge piping extending thereto; and

WHEREAS, the applicant contends that at present due to the expansion of its business, it is necessary to expand the refrigerating system and requests an amendment of the previously adopted resolution so as to permit the installation of three new York evaporative condensers and a new receiver on the roof; and

WHEREAS, the applicant states the equipment is now operating at almost 100% capacity with no provisions for stand-by equipment; that it is now proposed to install a new high stage compressor and use the existing one as stand-by equipment; it is also proposed to install a new booster compressor and replace the existing low temperature suction trap with a new trap of modern design and to locate this new trap in the equipment room area; that the new trap will contain a normal operating charge of 1079 lbs. of refrigerant and for this reason it is requested that the 4500 lb. maximum previously be permitted by the Board be increased to 6500 lbs. for the use of this modern equipment which will

safeguard the compressors; that the proposed trap will be provided with proper relief valves; and

WHEREAS, the applicant states it is proposed to install a stand-by economizer in addition to those installed in 1951 and to locate same adjacent to the three economizers installed as permitted by the Board on November 21, 1950; that all the refrigerant lines, both liquid and discharge are now existing; and

WHEREAS, the applicant states that due to the increased volume of business, additional refrigerated storage space and three new ice cream freezers are required and permission is requested to install these additional storage spaces and freezers in close proximity to the existing refrigerator locations and to connect the new refrigerator boxes to the existing lines. It is therefore requested the Board amend its prior resolution so as to permit the installation of the following:

1. One new booster compressor.
2. One high stage compressor.
3. One new suction trap.
4. One new economizer on the roof.
5. New storage refrigerators.
6. New ice cream freezers.

and to permit the increase in the capacity from 4500 lbs. to 6500 lbs. of ammonia; and

WHEREAS, the applicant contends the changes herein requested are necessary in the modernizing of its refrigerating plant to meet the demands of its growing business. The existing horizontal refrigerant lines are suspended from the ceiling by rigid metal hangers; the existing vertical risers are within a fully enclosed shaftway which leads to roof where it is vented by six open louvers having a total net ventilating area of 180 sq. ft. The system is now provided with all required relief and safety valves and Fire Department connections and all the proposed equipment will be connected into the existing system and provided with any additional safeguards the Fire Commissioner may direct. The existing refrigerator machinery room located on basement story is provided with ventilation having a capacity of 16,400 C.F.M. mechanically operated by a fan located in the basement, and exhausting through ducts not less than 10 feet above the roof. No change is proposed in this ventilating system as it already provides ventilation in excess of ten changes of air per hour which is more than adequate.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted by the Board on November 21, 1950, by adding thereto:

"that in the event the owner desires to increase the ammonia refrigerating equipment by adding the following:

1. One new booster compressor.
2. One high stage compressor.
3. One new suction trap.
4. One new economizer on the roof.
5. New storage refrigerators.
6. New ice cream freezers.

and to permit the increase in the ammonia capacity from 4500 pounds to 6500 pounds, such equipment may be added as proposed and indicated on plans filed with this appeal marked "Received March 9, 1956," (13 sheets), on condition that the equipment shall be installed to the satisfaction of the Fire Commissioner and maintained to his satisfaction; that all new equipment shall meet the requirements of the ASME and where approved by the Board shall meet the Board's requirements.

382-43-A—Vol. VI

APPLICANT—Henry Z. Harrison, for Caton Nursing Home (Pearl Horowitz, owner).

SUBJECT—Application reopened January 10, 1956 as Vol. VI—re Appeal from a decision of the borough superintendent—relating to the rearrangement of kitchen etc. in nursing home.

PREMISES AFFECTED—150 Ocean parkway, west side, 395 ft. south of Caton avenue, Block 5328, Lot 30, Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 10, 1956, at 2 P. M., for further consideration and decision after submission of a report by the Department of Hospitals; hearing previously closed.

2-54-A

APPLICANT—Elias K. Herzog, for Maseral Realty Corp., owner.

SUBJECT—Application January 4, 1954—Appeal from an order of the fire commissioner and a decision of the borough superintendent—re egress.

PREMISES AFFECTED—422-426 East 89th street, south side, 256 ft. east of 1st avenue, Block 1568, Lot 37, Borough of Manhattan.

APPEARANCES—

For Applicant: Elias K. Herzog.

For Administration: Samuel L. Becker, Dep't of Buildings and Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Laid over to April 3, 1956, at 2 P. M., for inspection and report from representative of the Fire Department; hearing closed.

200-48-BZ

APPLICANT—Alba Registry for Nurses, for Billmar Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from Class A multiple dwelling and Nurses Registry.

PREMISES AFFECTED—309-319 St. John's place, north side, 30 ft. west of Underhill avenue, Block 1171, Lot 2, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henrieta Rothenberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 11, 1948, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on March 23, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 11, 1948, as thereafter *amended* by resolutions adopted through March 23, 1954, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision e for a term of two years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (Alt. App. 387/48)

644-52-BZ

APPLICANT—Herman Kron, for Onofrio and Michael Civitano, owners.

SUBJECT—Application for consideration—reopening as to extension of time to complete and to obtain a certificate of occupancy—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 7h of the zoning resolution, permitting in a residence use district, the erection and maintenance of an

amusement center, office and shelter and permitting the parking and storage of patron's motor vehicles.

PREMISES AFFECTED—904 Bolton avenue, east side, block bounded by Houghton avenue, Story avenue, Bolton avenue and White Plains road, Block 3671, Lot 1, Borough of the Bronx.

APPEARANCES—

For Applicant: George G. Kron.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 10, 1953, certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on March 1, 1955 and September 13, 1955; and

WHEREAS, the resolution was amended June 15, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain a certificate of occupancy.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 10, 1953, as thereafter *amended* by resolutions adopted through September 13, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that all work has been completed and additional time is required to obtain a certificate of occupancy that all permits required and a certificate of occupancy shall be obtained within six months from the date of this *amended* resolution." (N.B. App. 943/52)

82-53-BZ

APPLICANT—Joseph Mazzocchi for C. & J. Auto Repairs, owner.

SUBJECT—Application for consideration—reopening as to amendment as to type of repair—re Application (decision of the borough superintendent); previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change in occupancy from storage warehouse (not more than five cars to be stored at any one time), to motor vehicle repair shop.

PREMISES AFFECTED—216 Cherry street, north side, 59 ft. 6 in. east of Pike street, Block 255, Lot 4, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Mazzocchi.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 23, 1953, certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 23, 1953, only so far as it has reference to the type of equipment used in automobile repairing, by adding thereto:

"that the equipment permitted in addition to the foregoing may include an acetylene torch and the storage of oxygen and acetylene tanks for use in connection therewith, subject to a license by the Fire Commissioner." (Alt. 1723/52)

MINUTES

190-54-BZ

APPLICANT—Henry Norheim, for Felix and Sadie Itkin and 415 Sound View Avenue, Inc., owners.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7a, 7c and 21 of the zoning resolution, permitting in a residence use D area district, the extension to existing laundry, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—415-421 Sound View avenue, west side, 10.91 ft. north of Underhill avenue and 416 Leland avenue, Block 3498, Lots 30, 31 and 32, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 13, 1954, certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on February 15, 1955; and

WHEREAS, the resolution was amended on February 15, 1955 and June 7, 1955; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 13, 1954, as thereafter *amended* by resolutions adopted February 15, 1955 and June 7, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that no work has been commenced, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 80/54.)

363-54-BZ

APPLICANT—Starke, Cook and Ryan, for Dahlgard Buick Corp., owner.

SUBJECT—Application for consideration—reopening as to amendment as to omission of boiler room—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7i and 7A of the zoning resolution, permitting in a business use district, the erection and maintenance of a building to be used by a franchised automobile dealer as a showroom, storage garage, lubricatorium, car wash, motor vehicle repair shop, undercoating, front end alignment, new car conditioning, parts storage, sales and display of accessories and office and permitting the storage of customer's cars awaiting service, with business entrances and a business sign nearer the residence use district than is permitted and to permit the continuation of existing used car sales lot.

PREMISES AFFECTED—150-01 to 150-25 Northern boulevard, 35-21 to 35-31 150th street, northeast corner and 35-24 to 34-32 150th place, Block 5008, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Ryan and Carl H. Salminen.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 7, 1955, certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on June 7, 1955 by adding thereto:

"that in the event the owner desires to omit the boiler room, as shown on plans above referred to, that such room may be omitted and the heating of the building may be an approved type heater *on condition* that in all other respects the requirements of the resolution above cited shall be complied with." (N.B. 4926/53)

889-54-BZ

APPLICANT—Leonard F. Rothkrug, for Rose Cafiero, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, the maintenance of existing office and carpenter shop for the making and assembly of wood and metal cabinets, using power saws and tools and permitting the occupancy of vacant space at rear of building for the storage of lumber, formerly legally occupied as office and carpenter shop for assembly of kitchen cabinets without power driven saws.

PREMISES AFFECTED—2256-2258 McDonald avenue, west side, 120 ft. north of Avenue U, Block 7103, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 12, 1955, certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 12, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required and a certificate of occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 3423/54—as disapproved 2/29/56)

147-34-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, owner.

SUBJECT—Application for consideration—reopening as Vol. II as to extension and reconstruction, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7i and 7A of the zoning resolution, permitting in a business district, the extension of an existing gasoline service station.

PREMISES AFFECTED—187-37 to 187-45 (official 187-41) Hillside avenue, northwest corner of 87-90 to 87-98 188th street, Block 9960, Lot 1, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II to consider extension and reconstruction, subject to regular procedure.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

530-42-BZ—Vol. III

APPLICANT—Robert Teichman, for Samuel Rudin and
Jacob Schiff, owners.

SUBJECT—Application for consideration—reopening as to
consider amendment as to additional entrances and exits
—re Application (decision of the borough superintendent);
previously granted on condition, under section 7h of the
zoning resolution, permitting in a local retail use district,
the parking and storage of more than five motor vehi-
cles for a term of three years.

PREMISES AFFECTED—358-374 Avenue of the Ameri-
cas, east side, from Washington place to Waverly place,
126-130 Waverly place and 87 Washington place, Block
552, Lot 37, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and set for
hearing on April 24, 1956, at 10 a.m., waiving all require-
ments except new decision of the borough superintendent
which has been filed and new plans which have been
filed and requiring notice by two publications in the Bul-
letin and also notice by regular mail to all owners on
Washington place between Avenue of the Americas and
MacDougal street.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

448-46-BZ—Vol. IV

APPLICANT—Reginald S. Hardy, for Edward Senft and
Arthur Senft, owners.

SUBJECT—Application for consideration—reopening as
Vol. IV to consider different use, subject to regular pro-
cedure—re Application (decision of the borough superin-
tendent); previously denied, under section 7e of the zon-
ing resolution, to permit for a term of ten years in a
residence use district, the change in occupancy from gar-
age for more than five motor vehicles, to factory for light
manufacturing in basement and first floor (previously
granted by the Board for a term of ten years to permit
storage of motor vehicles used in oil business of owner).
PREMISES AFFECTED—2354-2372 East 19th street, west
side, 100 ft. north of Avenue X, Block 7403, Lot 29, Bor-
ough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. IV,
subject to the regular procedure, to consider a changed
type of use.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

420-48-BZ—Vol. II

APPLICANT—Ervin Palmer, for Douglas Baker and Ruby
Harris, owners.

SUBJECT—Application for consideration—reopening as
Vol. II subject to regular procedure to consider additional
use—re Application (decision of the borough superin-
tendent); previously granted on condition, under section
7e of the zoning resolution, permitting in a residence use
district, the extension to existing gasoline service sta-
tion to include lubrication, auto washing, storage and sale
of automobile accessories and office.

PREMISES AFFECTED—5301-5309 Beach Channel drive
southeast corner of Beach 54th street, Block 377, Lots 58,
62, 64 and 66, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Ervin Palmer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II
subject to the regular procedure to consider additional use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

73-49-BZ

APPLICANT—Ivan Pinsker, for John Hoey, owner.

SUBJECT—Application for consideration—reopening as to
extension of time to complete—re Application (decision of
the borough superintendent); previously granted on con-
dition, under Section 7c of the zoning resolution, permit-
ting in a retail use district, the extension of accessory
building and gasoline service station area to include auto
laundry and lubritorium.

PREMISES AFFECTED—153-28 Rockaway boulevard and
152-36 134th avenue, southwest corner, Block 12135, Lot
23, South Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Ivan Pinsker.

For Administration: Samuel L. Becker, Dep't of Buildings

ACTION OF BOARD—Application reopened and set for
hearing on April 17, 1956, at 10 a.m., waiving all require-
ments except new decision by the borough superintendent
and an affidavit of the owner setting forth when the work
was completed, and to permit two publications in the bul-
letin.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

380-49-BZ—Vol. III

APPLICANT—Abraham Grossman, for Georgian Estates,
Inc., owner.

SUBJECT—Application for consideration—reopening as to
restore to docket—re Application (decision of the bor-
ough superintendent); previously withdrawn, under sec-
tions 7e and 21 of the zoning resolution, to permit in a
residence use district, the change from a parking lot to
one story taxpayer (stores).

PREMISES AFFECTED—108-24 to 108-34 72nd avenue
and 109-02 to 109-10 Queens boulevard, southeast corner,
Block 3258, Lots 1 and 4, Forest Hills, Borough of
Queens.

APPEARANCES—

For Applicant: Abraham Grossman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III,
subject to the regular procedure, previously withdrawn
after public hearing.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

622-55-BZ—Vol. II

APPLICANT—Paul Friedman, for Charles Bensley, Lot
17, David Lloyd Bensley, Lot 23, owners (doing business
as Grant Service Station.)

SUBJECT—Application for consideration—reopening as to
restore to docket, subject to regular procedure—re Appli-
cation (decision of the borough superintendent); previ-
ously withdrawn, under section 7e of the zoning resolu-
tion, to permit in a restrictive retail use district, the pro-
posed extension in area and use of a gasoline service
station, car washing, lubritorium, minor motor repairs,
office and sales, parking and sale of motor vehicles.

PREMISES AFFECTED—1421 Edward L. Grant high-
way, southwest corner of 1384 Plimpton avenue, Block
2521, Lots 17, 20 and 23, Borough of the Bronx.

Periodical Division
University of Illinois Library
Urbana, Ill.

MINUTES

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure, and restored to docket, previously withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

636-54-BZ

APPLICANT—Patrick D. Concagh, for Eva Cohen,
owner.

SUBJECT—Application for consideration—reopening as to restoration to docket—re Application (decision of the borough superintendent) previously withdrawn, under sections 7e and 21 of the zoning resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubratorium, auto washing,

motor vehicle repairs, storage and sale of accessories and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; with the accessory building constructed without the required rear yard.

PREMISES AFFECTED—9612-9624 Scaview avenue and 2016-2024 Rockaway parkway southeast corner, Block 8328, Lot 25, Borough of Brooklyn.

APPEARANCES—

For Applicant: Patrick D. Concagh.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Request to reopen withdrawn; applicant to file new application under Vol. II as to enlarged plot.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

Adjourned: 3:20 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

NOTICE

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals Room 1014, Municipal Building, Manhattan, at five cent each—postage to be added if the forms are forwarded by mail.

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BULLETIN
OF THE
BOARD OF STANDARDS AND APPEALS
CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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Address all communications to the Chairman

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Annual Report for 1955.

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to Prevent Contamination of Water Supply.

COURT DECISIONS

Matter of Jack Ryback vs. Murdock:—On April 12, 1955, the Board granted an application under Section 21 of the Zoning Resolution, to permit in a business use, B area district, the extension on first story of proposed structure, using more than the area permitted; Cal. No. 957-54-BZ; premises 524-532 Third Avenue and 163-167 East 35th Street, Borough of Manhattan.

At Special Term, Supreme Court, Mr. Justice DiFalco sustained the Board in the following decision:

Ryback vs. Murdock—Motions 21, 22, 23 and 24 of June 27, 1955, are consolidated and considered together. The record before the board amply supports its determination. It is neither arbitrary, capricious nor contrary to law. The petition is dismissed and the determination of the Board of Standards and Appeals affirmed, and the county clerk is directed to enter a final order herein accordingly. Order signed.

Ryback v. Murdock—Motion is disposed of in accordance with the decision in accompanying motion. Order signed.
(N. Y. Law Journal, June 30, 1955, page 4)

Upon further review, the Appellate Division, First Department, said, in part, as follows:

“The intervenor, in its application for a variance, stated as the only substantial reason to show ‘practical difficulty and unnecessary hardship’ that ‘it will not be possible to rent the store in question to a choice tenant unless the store has greater depth’ neither in the application nor at the hearing did the intervenor disclose what efforts it had made to rent the store property to any other prospective tenant, choice or otherwise.”

“We agree with the Board that the tests stated in *Otto v. Steinhilber*, 282 N.Y. 71, relate to a use variance and not applicable in their entirety to an area variance. It is elemental, however, that before the Board can grant a variance, the record must disclose some basis to justify the conclusion that there are practical difficulties or unnecessary hardships.”

The court annulled the determination of the Board and remitted the matter to the Board for further proceedings, not inconsistent with its opinion.

On a resettled Order, the court remitted the matter to the Board for the purpose of recording the annulment and for further proceedings on March 16, 1956.

The Board on March 16, 1956, recorded the annulment of the Resolution adopted April 12, 1955, and reopened the matter for further proceedings not inconsistent with the opinion of the court and set it for hearing on April 24, 1956, at 10:00 A.M., for the applicant to present further arguments.

* * *

**SUPREME COURT, APPELLATE DIVISION,
SECOND JUDICIAL DEPARTMENT.**

Nolan, P. J., Wenzel, Ughetta, Hallinan and Kleinfeld, JJ. — In the matter of the Application of the Village of Bronxville, and of James D. Miller, Walter H. Free, Horace G. Hitchcock, Ronald B. Swinford and Warren Clark, as the Board of Trustees of the Village of Bronxville, Petitioners-Respondents, against Clarence Francis, Frank A. Hutson, Jr., Randolph Evans, Franklin S. Wood and Frederick G. Frost, Jr., as the Board of Appeals of the Village of Bronxville, Respondents, Ponfield Road Company, Inc., The Gramatan Company Incorporated of Bronxville, New York, and The Gramatan National Bank and Trust Company of Bronxville, Intervenor-Appellants.

Appeal from an order of the Supreme Court at Special Term (Doscher, J.), entered September 2, 1954, in Westchester County, insofar as said order sets aside a determination made by the respondents and denies a motion by the intervenors to strike out the Village of Bronxville as a petitioner.

Frederick P. Close and Allen R. Campbell for intervenors-appellants.

William W. Owens and Anthony B. Kuklin for petitioners-respondents.

UGHETTA, J.:

This is a proceeding under article 78 of the Civil Practice Act and the Village Law to review the determination of the board of appeals of the Village of Bronxville, which granted a variance in the terms of the local zoning ordinance so as to permit the construction of a ban' building containing floor area in excess of the amount permitted by the ordinance. The ordinance permits total floor area not to exceed one and one-half times the area of the lot. In effect the variance, as granted, relieved the intervenors from compliance with

(Continued on page 444)

CALENDAR

DOCKET

New Cases filed up to March 20, 1956

Cal. No. Dept. Premises Affected

156-56-A—B.M.—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan, Amendment to Alt. 142-55—re egress.

157-56-BZ—B.B.—2108-2116 Linden boulevard, southeast corner of Hendrix street, Block 4354, Lot 1, Borough of Brooklyn, N.B. 135-56—re erection of building nearer than 10 ft. to the street line.

158-56-BZ—B.M.—19 West 103rd street and 74 Manhattan avenue, northeast corner, Block 1839, Lot 20, Borough of Manhattan, Amendment to Alt. 1171-50—re laundry store in cellar—residence use district.

159-56-BZ—B.Q.—105-02 217th lane, west side, 37.33 ft. north of 106th avenue and 28-38 104th avenue, Block 11104, Lots 56, 123 and 127, Queens Village, Borough of Queens, Alt. 2759-55—re parking as accessory to Church on separate lot; playground in residence use district.

160-56-SM—Met-L-Wood Type 2H2-½ inch (air conditioner riser pipe enclosure), manufactured by Met-L-Wood Corp., Material.

161-56-SA—Kenmore Oil Burner Space Heaters, Models 155.8010, 155.8020, 155.8061, 155.8071, 155.8072, 155.8081, 155.8082, 155.8074, 155.8062, 155.8770, 155.8730 and 155.8750, manufactured by Preway Inc., for Sears-Roebuck and Co., Appliance.

162-56-SM—Rapid Tite Filling Nipples for Fuel Oil Tank, No. 90, Fill Box Inserts, No. 92 and Fill Box Caps, No. 93, manufactured by Plastic Appliance Co., Material.

163-56-SA—Magic Chef, Gas Range, Model 1A950, manufactured by Magic Chef, Inc., Appliance.

164-56-SA—Magic Chef Gas Range, Model 1A610, manufactured by Magic Chef, Inc., Appliance.

165-56-SA—Magic Chef Gas Ranges, Models 1A645, 1A646, 1A647, 1A648 and 1A655, manufactured by Magic Chef, Inc., Appliance.

166-56-SA—Magic Chef Gas Ranges, Models 1A630, 1A631, 1A636 and 1A640, manufactured by Magic Chef, Inc., Appliance.

167-56-SA—Magic Chef Gas Ranges, Models 1A210 and 1A215, manufactured by Magic Chef, Inc., Appliance.

168-56-SA—Magic Chef Gas Ranges, Models 1A680, 1A681 and 1A688, manufactured by Magic Chef, Inc., Appliance.

169-56-SA—Magic Chef Gas Ranges, Models 1A920, 1A922, 1A924 and 1A925, manufactured by Magic Chef, Inc., Appliance.

170-56-SA—Magic Chef Gas Ranges, Models 1A615 and 1A620, manufactured by Magic Chef, Inc., Appliance.

171-56-SA—Magic Chef Gas Range, Models GR53, GR53A, GR54LW and GR54ALW, manufactured by Magic Chef Inc., Appliance.

172-56-SA—Speed-Dip Enameler, Models R-100 and R-200, manufactured by Ronci Machine Co., Appliance.

173-56-SM—Veterans Tank and Welding Co. 550 Gallon Gasoline Tank, manufactured by Veterans Tank and Welding Co., Material.

174-56-SM—Veterans Tank and Welding Co. 275 Gallon Fuel Oil Tank, manufactured by Veterans Tanks and Welding Co., Material.

175-56-SA—Baso, Basoid and Actrol Automatic Pilot (for gas appliances) Baso, Series 300, 500, 320, 520, 809, A818, 812G, 811, A814, A824, 815G, A817F, A817E, 819, 829, A828, B and D820, 843, Bassoid, B2000, B3000, B4000, B5000, C4000, C5000, AE45, AE44, AE55, AE54, AF4211, AG4211, AT4211, AH44, AK43, AK42, AK53, Baso 560, 561, 850, 960, 961, 860 and 861, Actrol MA and MCS Series, manufactured by Milwaukee Gas Specialty Co., Appliance.

Restored to Docket

487-49-A Vol. II—B. Bx—579-585 East 184th street, north side, 72.47 ft. east of Hoffman street, 2nd floor; Block 3065, Lot 7, Borough of The Bronx, Alt. 644-55—re frame building-business use; egress.

746-44-A Vol. II—B.M.—709-715 8th avenue and 300 West 45th street, southwest corner, Block 1035, Lot 36, Borough of Manhattan, Alt. 176-56—re fireproof building for public use; area and height excessive.

479-49-SM—Otis Elevator Hoistway Doors and Entrances (reopened for report as to change in construction), manufactured by Otis Elevator Co., Material.

538-45-SA—Cyclotherm Steam Generator (Oil Burner), Models OHM and OL (reopened for report as to change in type of preheater), manufacturer by Cyclotherm, Division of National-U. S. Radiator Corp., Appliance.

454-25-SA—Todd Rotary Burner, Model A, B and C (reopened for report as to change in construction), manufactured by Todd Shipyards Corp., Appliance.

683-29-BZ—Vol. II—B.R.—50 Sand lane and 56 Hylan boulevard, southwest corner, Block 3266, Lot 29, Arrochar, Borough of Richmond, N.B. 233-54—re extension in area of existing gasoline service station, etc. to include minor auto repairs, parking of motor vehicles awaiting service and used car lot.

321-30-BZ—Vol. II—B.Q.—154-09 to 154-17 (154-11 official) Union turnpike and 79-36 and 79-42 Parsons boulevard, northwest corner, Block 6817, Lot 32, Flushing, Borough of Queens, Alt. 2399-55—re change in use of existing gasoline service station to include lubritorium, minor auto repairs, parking and storage of motor vehicles, etc.

374-37-BZ—Vol. II—B.BX.—820 East 182nd street and 2165-2175 Southern boulevard, southwest corner, Block 3111,

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Lot 59, Borough of The Bronx, N.B. 1940-55—re gasoline service station, lubritorium, car wash, motor vehicle repairs, office and sales room, parking and storage of more than 5 cars—business use district.

915-54-BZ—Vol. III—B.M.—233-245 West 22nd street, north side, 260 ft. 9½ in. west of 7th avenue, Block 772, Lots 22, 23, 24, 25, 26, 27 and 28, Borough of Manhattan, Alt. 106-56—re extension in area of present parking and storage of more than five motor vehicles in a residence use district.

304-52-BZ—Vol. II—B.Bx.—1489 Bruckner boulevard and 1000 Evergreen avenue, northeast corner, Block 3712, Lot 7, Borough of The Bronx, N.B. 1325-54—re motor vehicle repair shop, used car lot, parking and storage of motor vehicles—extension of time to complete expired January 12, 1956.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Oct.	19, 1954.
Carbon Dioxide Liquefier, Rules...	Mar.	18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of...	April	12, 1955.
Cements, Blended, Rules for Testing and Use of.....	Mar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules.....	July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April	24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept.	15, 1955.
Concrete Rules (Hydrated Lime)...	Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules	Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb.	1, 1955.
Exit Rules (Revolving Doors)....	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar.	11, 1952—Vol. 37, No. 11A
Factory Exit Rules.....	Feb.	22, 1955.
Fire Alarm Rules (Interior).....	Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill Rules.....	Mar.	4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of.....	May	26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	April	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of.....	April	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for.....	Jan.	21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules.....	April	7, 1925—Vol. 10, No. 14
Hatchway Protection	June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules.....	Mar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules.....	May	25, 1954.
Opening Protective Assemblies, Rules for Inspection of.....	May	27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings.....	Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)...	April	15, 1952—Vol. 37, No. 16A
Procedure, Rules of.....	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for...	Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.....	Mar.	22, 1955.
Sprinkler, Rules	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules.....	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting...	June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...	Sept.	3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired

Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—\$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

APRIL 3, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 3, 1956, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

453-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Francis Formica, owner.

SUBJECT—Application June 6, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, sales and storage room, parking and storage of motor vehicles with proposed curb cuts and show windows closer to the residence use district than is permitted.

PREMISES AFFECTED—1003-1013 Utica avenue and 5001-5009 Tilden avenue, northeast corner, Block 4722, Lots 40, 43 and 44, Borough of Brooklyn.

Laid over from February 15, 1956 to April 3, 1956, for inspection and decision; hearing closed.

561-55-BZ

APPLICANT—Herman E. Horwood, for Mary Francomano, owner.

SUBJECT—Application July 8, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection of a 2 family dwelling with less than the 10 ft. setback required on each street front.

PREMISES AFFECTED—2894 Roebling avenue, southwest corner of Edison avenue, Block 5388, Lot 27, Borough of The Bronx.

Laid over from February 21, 1956 to April 3, 1956, for inspection and decision; hearing closed.

808-55-BZ

APPLICANT—Paul Friedman, for Hans J. Heckmann and R. Harold Paltrow, owners.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under sections 7h, 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto repairs (hand tools only), auto washing (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—35-02 to 35-08 (35-04 official) Bell boulevard and 213-12 to 213-20 35th avenue, southwest corner, Block 6169, Lot 6, Bayside, Borough of Queens.

Laid over from February 21, 1956 to April 3, 1956, for inspection and decision; hearing closed.

375-55-BZ

APPLICANT—Michael Alfano, for Max Sakow, owner.

SUBJECT—Application May 5, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a local retail use district the erection of a gasoline service station, lubritorium, auto repair shop, salesroom, car washing and storage.

PREMISES AFFECTED—950-970 Allerton avenue, south side, from Paulding avenue to Williamsbridge road, Block 4447, Lots 62, 64 and 66, Borough of The Bronx.

Laid over from January 17, 1956 to January 24, 1956, for continued hearing; then to February 15, 1956, for in-

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spection and decision; hearing closed; then to February 28, 1956, for applicant to file authorization of present owner of record; then to April 3, 1956, at the request of the applicant for the purpose of filing authorization of the present owner of record.

1085-38-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Loha Realty Corp., owner.

SUBJECT—Application reopened February 8, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—5307-5315 21st avenue and 1072-1082 Dahill road, southeast corner, Block 5495, Lot 465, Borough of Brooklyn.

Laid over from February 21, 1956 to February 28, 1956, at request of objector, applicant concurring; no further requests for adjoinment to be considered; then to April 3, 1956, for inspection and decision; hearing closed.

802-55-BZ

APPLICANT—Paul Friedman, for Edna Greiner, owner.

SUBJECT—Application October 13, 1955—re (decision of the borough superintendent) under sections 7f, 7A and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs (hand tools only), car washing (non-automatic), office, storage and sale of auto accessories, parking of more than 5 cars waiting to be serviced, with proposed show window less than 75 ft. from a residence use district, for a term of 15 years.

PREMISES AFFECTED—219-11 to 219-19 Northern boulevard and 43-32 to 43-38 220th street, northwest corner, Block 6322, Lot 24, Bayside, Borough of Queens.

Laid over from January 31, 1956, to March 6, 1956, for inspection and decision; hearing closed; then to March 13, 1956, for full vote of the Board; then to April 3, 1956, for applicant to file revised plans showing a wall and omitting curb cut on 220th street.

119-29-BZ—Vol. II

APPLICANT—John J. Tricarico, for Elizabeth Stevens, owner.

SUBJECT—Application reopened February 15, 1955 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the proposed change of occupancy from garage to garage and parking and storage of more than 5 motor vehicles, on open portion of the plot.

PREMISES AFFECTED—625 Halsey street, north side, 200 ft. west of Patchen avenue, Block 1662, Lots 59 and 61, Borough of Brooklyn.

Laid over from January 31, 1956 to February 15, 1956, at the request of objectants; then to February 21, 1956, at the request of an objector; then to March 20, 1956, for inspection and decision; applicant to check Building Department records as to the basis of the Certificate of Occupancy; hearing closed; then to April 3, 1956 for applicant to furnish the Board with information previously requested as to the certificate of occupancy.

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side,

70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

Laid over from May 3, 1955 to June 7, 1955, to permit the applicant to obtain a decision from the Building Department as to structural conditions to comply with the Labor Law and to permit the filing of a companion administrative appeal to be heard with the zoning application on the laid over date; laid over, date to be set for hearing when companion "A" appeal has been examined and set for hearing; the "A" and "BZ" cases to be heard on the same date; then set for hearing January 10, 1956; then February 15, 1956, for inspection and decision; hearing closed; then to February 28, 1956, for applicant to file revised plan; then laid over to March 20, 1956, for further inspection and decision; then to April 3, 1956, for applicant to furnish consent of adjoining owner for use of property as means of egress from foot of fire escape.

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

892-55-BZ

APPLICANT—Samuel Rosenblum, for Tak Realty Corp., owner.

SUBJECT—Application November 10, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, B area district, the erection of a basement 15 story and penthouse, class A, multiple dwelling, stores and garage, with less than the required rear yard.

PREMISES AFFECTED—1227-1231 Madison avenue and 48 East 89th street, southeast corner, Block 1500, Lots 51, 52 and 53, Borough of Manhattan.

Laid over from March 20, 1956, to April 3, 1956, for consideration by the Board and decision; hearing closed.

695-49-BZ Vol. III

APPLICANT—Siegel and Green, for Pauline Schulson, owner.

SUBJECT—Application reopened February 21, 1956 re extension of time to complete—expired May 30, 1955—re (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, permitting for a term of 5 years in a residence use district the parking and storage of motor vehicles (previously granted for the erection and maintenance of a business building).

PREMISES AFFECTED—298-306 East 140th street, south side, 104.30 ft. east of 3rd avenue, Block 2314, Lot 58, Borough of The Bronx.

130-21-BZ Vol. III

APPLICANT—Seymour W. Gage, for Paramount Distillate Co., owner.

SUBJECT—Application reopened October 11, 1955 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—94 Monroe street, west side, 36.2 ft. south of Pelham street, Block 255, Lot 48, Borough of Manhattan.

910-49-BZ Vol. II

APPLICANT—M. Martin Elkind, for Irene Meehan, Anita Pederson and Anne E. Loewer, owners (White Castle System, Inc., Lessee).

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under section 7f and 7e of the zoning resolution, to permit in a

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retail and residence use district, the proposed extension of the parking area into the residence use district.

PREMISES AFFECTED—972 Castle Hill avenue and 2200 Bruckner boulevard, southeast corner and 2201 Houghton avenue, Block 3695, Lots 1 and 9, Borough of The Bronx.

417-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Lucky Star Realty Corp., owner.

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, office, auto repair shop, restaurant and kitchen, and parking for more than 5 cars.

PREMISES AFFECTED—183-02 to 183-20 (183-10 official) South Conduit avenue, 144-01 to 144-13 183rd street, southeast corner and 144-02 to 144-18 184th street, southwest corner of South Conduit avenue, Block 13326, Lot 16, Springfield Gardens, Borough of Queens.

395-55-BZ

APPLICANT—Vincent J. Tortorelli, for Edward Veldor-anlo, owner.

SUBJECT—Application May 18, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking of more than 5 motor vehicles.

PREMISES AFFECTED—329-331 East 150th street, north side, 200 ft. west of Courtlandt avenue, Block 2410, Lot 56, Borough of The Bronx.

441-55-BZ

APPLICANT—Hurley, Kearney Lane and Mattison, for St. Joseph's Hospital, owner.

SUBJECT—Application June 2, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the use of premises as a parking lot.

PREMISES AFFECTED—330 Beach 19th street, east side, 49.27 ft. south of Brookhaven avenue, Block 131, Lot 34, Far Rockaway, Borough of Queens.

528-55-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Gaiti, owner.

SUBJECT—Application June 29, 1955—re (decision of the borough superintendent) under sections 7i and 7e of the zoning resolution, to permit in a business and residence use district, proposed building to be used for motor vehicle repair shop.

PREMISES AFFECTED—518 Coney Island avenue, west side, 60 ft. 1¾ in. south of Turner place, Block 5342, Lot 17, Borough of Brooklyn.

673-55-BZ

APPLICANT—Kitzler and Nurick, for Bertha Sherain, owner (92 car Wash Corp., lessee).

SUBJECT—Application August 2, 1955—re (decision of the borough superintendent) under sections 7c, 7f, 7A and 7i of the zoning resolution, to permit in a business use district automatic auto laundry, gasoline service station, office, lubritorium, motor vehicle repair shop (with hand tools only) and parking cars awaiting service.

PREMISES AFFECTED—5802-5824 Church avenue and 119-129 East 58th street, southeast corner and 74-84 East 59th street, Block 4706, Lot 36, Borough of Brooklyn.

734-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 19, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in retail use district proposed use of premises for high speed auto laundry, office, waiting area and simonizing, with ground signs closer to residence use district than is permitted.

PREMISES AFFECTED—14-59 150th place, east side, 44.66 ft. north of Cross Island parkway and 14-54 Clintonville street, Block 4697, Lot 8, Whitestone, Borough of Queens.

801-55-BZ

APPLICANT—Seymour W. Gage, for Paramount Distillate Co., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking of more than 5 motor vehicles.

PREMISES AFFECTED—307 Pelham street, south side, 45.0 ft. east of Monroe street, Block 255, Lots 43 and 45, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 3, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, April 3, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

858-54-A

APPLICANT—Samuel Cohen, for Boris Feinberg, owner.

SUBJECT—Application November 8, 1954—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—74-76 Laight street and 413 Washington street, northeast corner, Block 218, Lot 2, Borough of Manhattan.

54-56-A

APPLICANT—Elias K. Herzog, for Murray H. Wein-krantz, owner.

SUBJECT—Application January 12, 1956—Appeal from a decision of the borough superintendent—re exterior stairway.

PREMISES AFFECTED—591 Broadway, west side, 176 ft. 10 in. south of West Houston street and 164 Mercer street, east side, 176 ft. 8 in. south of West Houston street, Block 512, Lot 16, Borough of Manhattan.

2-54-A

APPLICANT—Elias K. Herzog, for Maserai Realty Corp., owner.

SUBJECT—Application January 4, 1954—re Appeal from an order of the fire commissioner and a decision of the borough superintendent—egress.

PREMISES AFFECTED—422-426 East 89th street, south side, 256 ft. east of 1st avenue, Block 1568, Lot 37, Borough of Manhattan.

147-49-A—Vol. II

APPLICANT—Frederick C. Genz, for Diller-Quaile Music School, Inc., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—construction.

PREMISES AFFECTED—24 East 95th street, south side, 81 ft. 9½ in. west of Madison avenue, Block 1506, Lot 60, Borough of Manhattan.

442-55-A

APPLICANT—Harry L. Alper, for 1913 3rd Avenue, Inc., owner (Bess Mile Shoe Co., Inc., lessee).

SUBJECT—Application June 3, 1955—Appeal from a decision of the borough superintendent—re cellar stairs.

PREMISES AFFECTED—1911-1913 3rd avenue, east side, 60 ft. 7 in. north of East 105th street, Block 1655, Lot 3, Borough of Manhattan.

863-55-A

APPLICANT—Irving Kudroff, for Eaglet Realty Corp., owner.

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SUBJECT—Application October 25, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—382 Lafayette street, west side, 74 ft. south of East 4th street, Block 531, Lot 11, Borough of Manhattan.

22-56-A

APPLICANT—Morris Haines, for J. L. Spigel and Herman Zeligman, owners.

SUBJECT—Application January 18, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—15 Spruce street, north side, 100 ft. west of William street, Block 102, Lot 18, Borough of Manhattan.

9-55-A

APPLICANT—Samuel Rosenblum, for 56 Realty Corp., owner.

SUBJECT—Application January 6, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—56 West 22nd street, south side, 95 ft. east of Avenue of the Americas (6th), Block 823, Lot 73, Borough of Manhattan.

960-47-A—Vol. II

APPLICANT—The Austin Company, for Long Island Press Publishing Co., Inc., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. II—re Appeal from an order of the fire commissioner—approved Interior Fire Alarm System.

PREMISES AFFECTED—92-20 to 92-24 168th street, west side, 204.65 ft. south of Jamaica avenue, Block 10156, Lot 22 (formerly lots 22, 24, 26 and 142), Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

APRIL 10, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 10, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed; then to September 27, 1955, at request of the applicant for information as to possible acquisition on subject site for approach to Throggs Neck Bridge; then to December 13, 1955, for further information as to the acquisition of land, including the subject site in connection with approaches for the proposed Throggs Neck Bridge; then to January 31, 1956, for consideration in relation to proposed Throggs Neck Housing Project; then laid over from January 31, 1956 to February 28, 1956, for further information from the Triborough Bridge Authority as to future roadway; then to April 10, 1956, for further consideration.

576-23-BZ—Vol. III

APPLICANT—Henry C. Brucker, for Louis Schneider, owner (Central Garage and Service Station, lessee).

SUBJECT—Application reopened May 25, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district, the change in use of an existing non conforming use as garage, motor vehicle repair shop, auto laundry, sale and display of used cars, welding, painting and spraying, to include additional uses of baling and storage of old clothes for export and storage of 7,000 gals of lubricating oil.

PREMISES AFFECTED—64-01 to 64-25 Central avenue and 64-02 to 64-24 Otto road, northeast corner, Block 3641, Lot 1, Ridgewood, Borough of Queens.

Laid over from February 28, 1956 to April 10, 1956, for inspection and decision; hearing closed.

311-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobile Oil Company, owner.

SUBJECT—Application reopened July 12, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district the extension of existing gasoline service station, lubritorium, auto laundry, minor repairs, office and sale of accessories and boiler room, to include gasoline service station, lubritorium, auto laundry, minor repairs, office and sale of accessories, boiler room, dealers' training room, storage, heater room and parking as accessory to training room.

PREMISES AFFECTED—165-01 to 165-09 Hillside avenue and 87-45 to 87-55 165th street, northeast corner, Block 9837, Lot 13, Jamaica, Borough of Queens.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

882-54-BZ

APPLICANT—Gustave Goldman, for John D'Emic, owner.

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under sections 7e, 7i and 7c of the zoning resolution, to permit in a business and residence use district, the proposed change in occupancy from parking lot to automobile testing room, cleaning of cars and storing of equipment, and minor repairs with hand tools only.

PREMISES AFFECTED—867-873 4th avenue and 168-190A 32nd street, southeast corner, Block 681, Lot 6, Borough of Brooklyn.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

110-55-BZ

APPLICANT—Philip Freshman and Joseph Platzker, for Harry Field, owner.

SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—635-637 East 12th street, north side, 183 ft. west of Avenue C, Block 395, Lots 43 and 44, Borough of Manhattan.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

292-55-BZ

APPLICANT—Burke, Green and Groh, for Karl Schneider, owner.

SUBJECT—Application April 15, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, and minor repairs (hand tools only).

PREMISES AFFECTED—239-11 to 239-19 Jamaica avenue, northwest corner of 240th street, Block 8001, Lot 1, Bellerose, Borough of Queens.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

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500-55-BZ

APPLICANT—Rudolph C. P. Boehler, for Webb and Knapp Inc., owner.

SUBJECT—Application June 17, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, a drive-in restaurant, kitchen service area, storage room and parking of more than 5 motor vehicles.

PREMISES AFFECTED—80-11 Parsons boulevard, southeast corner of Union turnpike, Block 6853, Lot 20, Jamaica, Borough of Queens.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

706-55-BZ

APPLICANT—Charles M. Spindler, for Michael Bove, owner.

SUBJECT—Application September 9, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the proposed use of gasoline service station, auto safety inspection station, minor repairs (hand tools only), lubrication, auto washing, storage, office and sales, and storage of more than 5 motor vehicles.

PREMISES AFFECTED—8825-8911 5th avenue, east side, 108 ft. 7 in. north of 90th street, Block 6067, Lots 7 and 10, Borough of Brooklyn.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

746-55-BZ

APPLICANT—Paul Friedman, for Queens Beer Sales, Inc., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), office, storage and sale of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—259-02 to 259-16 Hillside avenue and 84-01 to 84-09 259th street, southeast corner, Block 8789, Lot 31, Floral Park, Borough of Queens.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed; the applicant stated that he wished to amend his application to include section 7i and 7h of the zoning resolution as a basis for the application.

739-39-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Cromwell Avenue Garage Corp., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto repairs, car washing, storage, offices, parking and storage of motor vehicles upon unbuilt upon portion of the plot.

PREMISES AFFECTED—1722-1730 Lexington avenue and 128-130 East 108th street, southwest corner, Block 1635, Lot 56, Borough of Manhattan.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

73-55-BZ

APPLICANT—Henry Nordheim, for Rubenstein and Tutnauer, owners.

SUBJECT—Application February 3, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, and office and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1680 Gun Hill road and 1674 Allerton avenue, intersection of Gun Hill road, Allerton

avenue and Lodovick avenue, Block 4539, Lot 1, Borough of The Bronx.

Laid over from February 7, 1956, to March 13, 1956, for inspection and decision; hearing closed; then to April 10, 1956, at the request of the applicant to furnish revised plan.

421-55-BZ

APPLICANT—Robert Gottlieb, for David Berman, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sale of accessories and parts, motor vehicle repairs (hand tools only), parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—547 Westchester avenue and 618 Hegney place, northeast corner, Block 2358, Lots 1 and 5, Borough of The Bronx.

Laid over from February 15, 1956, to March 20, 1956, for inspection and decision; hearing closed; then to April 10, 1956, for decision.

60-55-BZ

APPLICANT—Charles M. Spindler, for Morris Winick, owner.

SUBJECT—Application reopened March 6, 1955 and restored to docket—previously withdrawn—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

221-28-BZ—Vol. II

APPLICANT—Charles M. Spindler, for GAF Service Station, Inc., owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a retail use district, the additional use of motor vehicle repair shop to existing gasoline service station, lubritorium, auto wash, storage and sale of accessories and office.

PREMISES AFFECTED—120-12 to 120-28 Merrick boulevard and 174-11 to 174-17 Baisley boulevard, southwest corner, Block 12392, Lot 43, Jamaica, Borough of Queens.

94-47-BZ—Vol. II

APPLICANT—Siegel and Green, for Dolford Realty Corp., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, accessory building for sales room, lubritorium, auto repairs and automatic auto laundry.

PREMISES AFFECTED—2318-2332 Jerome avenue, east side, 197.03 ft. north of East 183rd street, Block 3187, Lot 9, Borough of The Bronx.

287-55-BZ

APPLICANT—Reuben Rappaport, Lorbeer Juvenile Furniture Manufacturing Co., owner.

SUBJECT—Application April 11, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the extension of a factory and cabaret, from a business use district, into a residence use district.

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PREMISES AFFECTED—866-870 Hewitt place and 878-886 Westchester avenue, southeast corner, Block 2696, Lot 24, Borough of The Bronx.

410-55-BZ

APPLICANT—Burke, Green and Groh, for Kono Fuel Oil Corp., owner.

SUBJECT—Application May 20, 1955—re (decision of the borough superintendent) under section 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, ground sign, auto washing, lubritorium, office and accessory sales and minor repairs with hand tools only.

PREMISES AFFECTED—152-10 Rockaway boulevard, southwest corner of Baisley boulevard, Block 12125, Lot 11, Baisley Park, Borough of Queens.

465-55-BZ

APPLICANT—Lama, Proskauer and Prober, for 325 North Macquesten Parkway Corp., owner.

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed change in occupancy from gasoline station, public garage, parking lot for more than 5 cars and auto laundry, to boiler room, gasoline station, public garage, parking lot for more than 5 motor vehicles, auto laundry, auto repairs, painting and spraying, body and fender repairs, welding, wheel alignment, brake testing, recapping and vulcanizing of tires, sale and storage of car washing, supplies.

PREMISES AFFECTED—486-496 Coney Island avenue, west side, 80 ft. 2½ in. north of Turner place and 820-826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

466-55-A

APPLICANT—Lama, Proskauer and Prober, for 325 North Macquesten Parkway Corp., owner.

SUBJECT—Application May 23, 1955—Appeal from a decision of the borough superintendent—re frame building—factory use, etc.

PREMISES AFFECTED—486-496 Coney Island avenue, west side, 80 ft. 2½ in. north of Turner place and 820-826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

662-55-BZ

APPLICANT—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the extension of a non-conforming use (residence and stores).

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

663-55-A

APPLICATION—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—Appeal from a decision of the borough superintendent—re frame building business use.

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

747-55-BZ

APPLICANT—August and Concetta LoBue, owners.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the use of the premises as a 2 family dwelling, with side yards less than the required 5 feet.

PREMISES AFFECTED—29-20 Bell boulevard, west side,

186 ft. south of 29th avenue, Block 6053, Lot 31, Bayside, Borough of Queens.

752-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, office, storage, lubritorium, minor auto repairs, car washing and parking of motor vehicles awaiting service.

PREMISES AFFECTED—14-43 to 14-47 (14-45 official) Clintonville street, east side, 63.99 ft. south of 14th road, 151-20 to 152-20 14th road and 153-15 to 153-91 Cross Island parkway, Block 4717, Lot 16, Whitestone, Borough of Queens.

814-55-BZ

APPLICANT—Fred C. Dahlem, for Estate of Newbold Morris, Bank of New York, trustee, owner (Martin Gollubier, lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of use of parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—1034-1040 College avenue, east side 100 ft. north of East 165th street, Block 2433, Lots 1 and 6, Borough of The Bronx.

930-55-BZ

APPLICANT—Fred C. Dahlem, for Valentine Galcik, owner.

SUBJECT—Application November 21, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7c and 21 of the zoning resolution, to permit in a retail use, D area district, the use of a building for motor vehicle repairs and garage for more than 5 motor vehicles and extension of subject building to occupy 100% of the area of the lot.

PREMISES AFFECTED—424-426 East 10th street, south side, 306 ft. west of avenue D, Block 379, Lot 21, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 10, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon April 10, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

145-55-SM

APPLICANT—Taco Tank Corporation of America, Inc., owner.

SUBJECT—Application February 14, 1955—Taco Tank Corp. of America, Inc., 275 Gallon Fuel Oil Storage Tank, approval.

970-55-SM

APPLICANT—Lawrence Lavagetto, for Queens Tank and Boiler Corp., owner.

SUBJECT—Application November 29, 1955—Queens Tank and Boiler Corp., 275 Gallon Storage Tank (with flanged and dished heads), approval of.

616-55-SM

APPLICANT—Dennison Manufacturing Company, owner.

SUBJECT—Application July 15, 1955—Dennison Crepe Paper (flameproof), approval of.

14-52-SM

APPLICANT—Mineral Mix Products Corporation, owner.

SUBJECT—Application January 2, 1952—Fly Ash (admixture for concrete or mortar), approval of.

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684-55-SM

APPLICANT—Enta Pozzalana Corporation, owner.
SUBJECT—Application August 15, 1955—Etnalon (plasticizer in concrete), approval of.

605-51-SA

APPLICANT—Prentiss Webers Products Company, manufacturer.
SUBJECT—Application August 3, 1951—Preway Floor Furnace, Models 46810-B and 50810, approval of.

19-52-SA

APPLICANT—Temco Inc., owner (Irving T. Hecht, agent).
SUBJECT—Application June 1, 1952—Temco Gas Floor Furnace, Models 256-1, 256-2, 356-1, 356-2, 506-1, 506-2, 706-1 and 706-2, approval of.

566-55-SA

APPLICANT—Florlift Company, agent for, Essex Conveyors, Inc.; owner.
SUBJECT—Application June 21, 1955—Florlift, Models A and B, approval of.

615-55-SA

APPLICANT—General Electric Appliances Company of New York, for General Electric Company, owner.
SUBJECT—Application July 14, 1955—General Electric Built-in Range, Models 1J501W and 1J551W, approval of.

314-50-SM

APPLICANT—Timber Structures, Inc., owner (M. Matarisciani, agent).
SUBJECT—Application April 20, 1950—Glued Laminated Timbers (building material), approval of.

383-54-SM

APPLICANT—Rock-Crete Corporation, owner.
SUBJECT—Application for consideration—Application reopened December 13, 1955 as to amendment to resolution as to change of corporations name—re Rock-Crete Standard and Jumbo Size Cinder Concrete; previously approved.

612-55-SA

APPLICANT—J. B. Slattery & Brother, Inc., owner.
SUBJECT—Application for consideration—Application reopened February 15, 1956 as to amendment to resolution as to additional model (44) gas range—re Slattery Gas Range (built-in type) Models 5556 and 22; previously approved.

561-38-SA

APPLICANT—The Clayton Manufacturing Company, owner.
SUBJECT—Application for consideration—Application reopened January 10, 1956 as to amendment to resolution as to Clayton-Kerrick Steam Cleaner, Models C, LH and LHR,—re Kerrick Kleaner, Models J and L; previously approved.

34-51-SA

APPLICANT—The Thermodyne Corporation, owner.
SUBJECT—Application for consideration—Application reopened February 15, 1956 as to amendment to resolution as to include the Model 26H Carrier Icemaker;—re Carrier 26B5 Automatic Ice Cube Maker; previously approved.

668-54-SM

APPLICANT—Sheldon H. Cady for National Gypsum Company, owner.
SUBJECT—Application July 30, 1954—Gold Bond Holostud (prefabricated steel stud), approval of.

382-43-A—Vol. VI

Applicant—Henry Z. Harrison, for Caton Nursing Home (Pearl Horowitz, owner).

SUBJECT—Application reopened January 10, 1956 as Vol. VI—re Appeal from a decision of the borough superintendent—relating to the rearrangement of kitchen etc. in a nursing home.

PREMISES AFFECTED—150 Ocean parkway, west side, 395 ft. south of Caton avenue, Block 5328, Lot 30, Borough of Brooklyn.

277-54-A—Vol. III

APPLICANT—The Proctor and Gamble Manufacturing Co., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. III—re Appeal from a decision of the fire commissioner—hydrogen system.

PREMISES AFFECTED—Richmond terrace, south side, 1620 ft. east of Western avenue, Block 1338, Lot 1, Mariners Harbor, Borough of Richmond.

29-55-A

APPLICANT—Kahn and Jacobs, for The Mount Sinai Hospital, owner.

SUBJECT—Application January 12, 1955—re Appeal from a decision re an order of the fire commissioner—refrigeration systems.

PREMISES AFFECTED—1190 5th avenue, southeast corner of East 100th street, Block 1604, Lot 1, Borough of Manhattan.

952-55-A

APPLICANT—Leonard F. Rothkrug, for 16001 Kings Highway Realty Corp., owner (Healy's Bar and Grill, lessee).

SUBJECT—Application December 2, 1955—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—1601-1623 Kings highway and 1637-1645 East 16th street, northeast corner, Block 6779, Lot 22, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

APRIL 13, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, April 13, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

835-38-SR—Proposed Amendments Relative to Submerged Inlets and Protective Methods to Be Applied to Prevent Contamination of Water Supply.

HARRIS H. MURDOCK, *Chairman.*

APRIL 17, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 17, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

260-55-BZ

APPLICANT—Abraham Grossman, for Leonard J. Swanson, owner.

SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from 4 car private garage on first floor to plumbing shop, office and private garage for 2 cars.

PREMISES AFFECTED—37-39 Perry street, north side, 215 ft. 4 in. west of Waverly place, Block 613, Lot 38, Borough of Manhattan.

Laid over from January 31, 1956, to March 6, 1956, for inspection and decision; hearing closed; then to April 17, 1956, for inspection and decision.

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512-29-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Merry Twins, Inc., owner.

SUBJECT—Application reopened May 17, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a business and residence use district the proposed extension of present gasoline service station and use of premises as gasoline service station, lubritorium, auto washing, office and sale of accessories, minor repairs (hand tools only) and parking and storage of more than 5 motor vehicles, with curb cuts and sign closer to the residence use district than permitted.

PREMISES AFFECTED—173-02 to 173-16 64th avenue, southeast corner of Fresh Meadow lane, Block 6902, Lot 26, Flushing, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed; applicant to file additional information and engineer to check plan as to actual amount of land taken by the city; then to April 17, 1956, for inspection and decision.

416-54-BZ

APPLICANT—Siegel and Green, for Kollsman Instrument Corp., lessee (Leator Corp., owner).

SUBJECT—Application May 26, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles for patrons and employees (no fee to be charged).

PREMISES AFFECTED—42-61 81st street, west side, 100 ft. north of 45th avenue, Block 1527, Lot 6, Elmhurst, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed; then to April 17, 1956, for inspection and decision.

423-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Epstein, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, high speed auto laundry, lubritorium, body and fender work, welding, incidental repairs, brake testing, wheel alignment, incidental painting and spraying, office and sales, parking of motor vehicles awaiting service with entrances closer to the residence use district than permitted.

PREMISES AFFECTED—70-11 to 70-19 Northern boulevard, and 32-62 to 32-70 71st street, northwest corner, Block 1166, Lot 37, Woodside, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed; then to April 17, 1956, for inspection and decision.

480-55-BZ

APPLICANT—George W. Swiller, for Tivoli Realty Corp., owner.

SUBJECT—Application June 15, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed alteration of existing 4 apartments, with a total of 11 rooms, into stores at the first story of the 4 story class A multiple dwelling, new law tenement, the extension from 2 stores and 5 apartments to 7 stores and 1 apartment.

PREMISES AFFECTED—1090-1098 Croes avenue and 1700-1712 Watson avenue, southeast corner, Block 3723, Lot 48, Borough of The Bronx.

Laid over from February 21, 1956, to March 6, 1956, for applicant to file proof of service of notice to affected property owners; then to April 17, 1956, for inspection and decision; hearing closed.

888-54-BZ

APPLICANT—Abraham Grossman, for 87-25 108th Street Corp., owner.

SUBJECT—Application November 24, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from stable, garage and apartment to existing use of refrigerator storage, servicing and testing.

PREMISES AFFECTED—87-25 108th street, east side, 229.17 ft. south of Jamaica avenue, Block 9298, Lot 62, Richmond Hill, Borough of Queens.

Laid over from March 6, 1956, to April 17, 1956, for inspection and decision; hearing closed.

513-55-BZ

APPLICANT—Irving P. Marks, for Frank and William Marx, owners (Joseph Skolnik, owner under contract).

SUBJECT—Application June 23, 1955—re (decision of the borough superintendent) under section 7A of the zoning resolution, to permit in an unrestricted use district, the change in occupancy from garage and factory for the manufacture of wooden station wagon bodies, dwelling and stores to gasoline service station, lubritorium, washing, repair shops, office, parking and storage of more than 5 motor vehicles, with curb cuts and signs less than 75 ft. from the residence use district.

PREMISES AFFECTED—163-171 Clifton place and 314 Franklin avenue, northwest corner, Block 1949, Lot 44, Borough of Brooklyn.

Laid over from March 6, 1956, to April 17, 1956, for inspection and decision; hearing closed.

732-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Tiron Management Corp., owner.

SUBJECT—Application September 19, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—1829-1835 Caton avenue, north side, 105 ft. west of Ocean avenue, Block 5061, Lots 49 and 51, Borough of Brooklyn.

Laid over from March 6, 1956, to April 17, 1956, for inspection and decision; hearing closed.

777-55-BZ

APPLICANT—Charles M. Spindler, for Milber Realty Corp., owner.

SUBJECT—Application September 30, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, garage for more than 5 motor vehicles, motor vehicle repair shop, auto safety inspection station, office, sale of auto accessories, lubrication, auto washing.

PREMISES AFFECTED—858-870 Gates avenue, south side, 72 ft. 5 in. east of Reid avenue, Block 1637, Lot 5, Borough of Brooklyn.

Laid over from March 6, 1956, to April 17, 1956, for inspection and decision; hearing closed.

573-55-BZ

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application July 13, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto wrecking (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest

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corner and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

Laid over for inspection and decision; hearing closed; date to be set, awaiting information as to action of Board of Education and the Board of Estimate as to proposed adjacent school; then set for January 17, 1956; then to February 15, 1956, for information from the Board of Education; then to March 13, 1956; then to March 16, 1956; then to April 17 1956, for further consideration after selection by Board of Estimate of school site; publication of Board's action of March 13, 1956 withheld.

1044-55-A

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application December 27, 1955—filed pursuant to section 35, General City Law re part of premises located in bed of mapped street—Clintonville street.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner, and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

263-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Thomas Amari, owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a refreshment building, and parking of patrons cars, no fee to be charged.

PREMISES AFFECTED—2003-2013 Rockaway parkway and 9705-9711 Sea View avenue, northeast corner, Block 8300, Lots 8 and 13, Borough of Brooklyn.

Laid over from March 20, 1956 to April 17, 1956, for inspection and decision; hearing closed.

233-54-BZ—Vol. II

APPLICANT—Arthur S. Hirsch, for Joseph Lubin and Joseph Eisner, owners (Car Wholesalers, Inc., lessee).

SUBJECT—Application reopened November 15, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, the proposed extension in use and area of an existing parking lot for more than 5 motor vehicles and the erection of a 10 ft. x 10 ft. attendant's shelter on a plot presently occupied as parking lot, gasoline service station and garage.

PREMISES AFFECTED—Franklin D. Roosevelt drive, west side, from East 48th to East 49th street, 403-435 East 48th street and 410-430 East 49th street, Block 1360, Lots 1, 2, 3, 4, 5, 6, 8, 11, 14, 15, 16, 26, 34, 35, 37, 38 and 50, Borough of Manhattan.

Laid over from March 20, 1956 to April 17, 1956, for applicant to file revised plans of existing conditions showing permitted uses of all lots and plan of proposed use indicating manner of protection of view towards United Nations; hearing continued.

73-49-BZ

APPLICANT—Ivan Pinsker, for John Hoey, owner.

SUBJECT—Application reopened March 13, 1956 for consideration as to extension of time to complete, expired May 17, 1950—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a retail use district, the extension of a accessory building and gasoline service station area to include auto laundry and lubritorium.

PREMISES AFFECTED—153-28 Rockaway boulevard and 153-36 134th avenue, southwest corner, Block 12135, Lot 23, South Jamaica, Borough of Queens.

285-30-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bukzin Realty Corp., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the proposed occupancy of a building for the manufacturing of steel partitions, shelving and steel metal specialties.

PREMISES AFFECTED—625-631 Bergen street, north side, 115 ft. west of Vanderbilt avenue, Block 1137, Lot 60, Borough of Brooklyn.

56-40-BZ—Vol. IV

APPLICANT—Charles C. Weinstein, for 4747 Bronx Boulevard Corp., owner.

SUBJECT—Application reopened February 1, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district the proposed use of premises for the manufacture of aerosol products and the storage and fabrication of foam rubber products.

PREMISES AFFECTED—4745-4755 Bronx boulevard and 550 East 242nd street, southwest corner, Block 5102, Lot 27, Borough of The Bronx.

781-50-BZ—Vol. II

APPLICANT—Paul Friedman, for Empire Chevrolet, Inc., owner (G and G Auto Sales of Brooklyn, Inc., lessee; Volkswagen, contingent lessee).

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of an automobile showroom and sales (franchised Volkswagen dealer), gasoline service station, lubritorium, auto washing (non-automatic), minor repairs (hand tools only), office, storage and sale of auto accessories, parking and storage for more than 5 cars waiting to be serviced, and outdoor display and sales for more than 5 motor vehicles for a term of 15 years.

PREMISES AFFECTED—68-92 Remsen avenue and 9-35 East 51st street, southwest corner, Block 4592, Lots 1 and 4, Borough of Brooklyn.

929-53-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application reopened November 9, 1955 and restored to docket, previously withdrawn—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years, the erection and maintenance of a gasoline service station, auto wash, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—10504-10524 Flatlands avenue, south side, from East 105th to East 106th streets, 901-911 East 105th street and 902-912 East 106th street, Block 8213, Lots 37, 40, 41, 42 and 43, Borough of Brooklyn.

367-55-BZ

APPLICANT—Jack Z. Cohen, for Angelina Pellegrino, owner (Beltway Service Station, Inc., lessee).

SUBJECT—Application May 6, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district the maintenance of an existing gasoline service station, office, auto repair shop, lubritorium, auto laundry, parking and storage of more than 5 motor vehicles without the required rear yard.

PREMISES AFFECTED—9012-9022 7th avenue, west side, 94 ft. 6 $\frac{3}{8}$ in. south of 90th street, Block 6094, Lot 26, Borough of Brooklyn.

494-55-BZ

APPLICANT—Leonard F. Rothkrug, for Louis Ciervo, owner.

SUBJECT—Application June 15, 1955—re (decision of the borough superintendent) under section 7i of the zoning

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resolution, to permit in a business use district a proposed 5 car garage and automobile repair shop.
PREMISES AFFECTED—67-69 Avenue U, north side, 40 ft. east of West 11th street, Block 7095, Lot 47, Borough of Brooklyn.

618-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Hyman Herringman, owner.
SUBJECT—Application July 22, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles, with proposed show windows and signs within 75 ft. of the residence use district.
PREMISES AFFECTED—3902-3924 Avenue U, south side, from Ryder street to Kimball street, 2201-2211 Ryder street and 2202-2212 Kimball street, Block 8556, Lot 37, Borough of Brooklyn.

811-55-BZ

APPLICANT—Ingram S. Carner, for Milton Waldman, owner.
SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district, the erection and maintenance of a 2 car garage located within 15 ft. of the street line.
PREMISES AFFECTED—157-68 20th avenue, southwest corner of 160th street, Block 4750, Lot 41, Whitestone, Borough of Queens.

984-55-BZ

APPLICANT—Gabriel Nathan, for Julius Singer and Harold Garvin, owners (Samuel F. Berner, lessee).
SUBJECT—Application December 14, 1955—re (decision of the borough superintendent) under sections 7e of the zoning resolution, to permit in a residence use district, the use of premises as a children's day camp, day school, accessory two car garage and playroom.
PREMISES AFFECTED—125-147 (137) Beach 8th street, west side, 113.55 ft. south of Seagirt avenue, Block 143, Lot 13, Far Rockaway, Borough of Queens.

985-55-A

APPLICANT—Gabriel Nathan, for Julius Singer and Harold Garvin, owners (Samuel F. Berner, lessee).
SUBJECT—Application December 14, 1955—Appeal from a decision of the borough superintendent—re frame building—school use, stairs, etc.
PREMISES AFFECTED—125-147 (137) Beach 8th street, west side, 113.55 ft. south of Seagirt avenue, Block 143, Lot 13, Far Rockaway, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

APRIL 17, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, April 17, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

834-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Finkel Umbrella Frame Company, owner.
SUBJECT—Application reopened April 26, 1955 as Vol. II—re Appeal from a decision re an order of the fire commissioner—re dip tank covers, etc.
PREMISES AFFECTED—890-914 Brush avenue, east side, 551.16 ft. south of Bruckner boulevard 2nd floor, Block 5541, Lot 130, Borough of The Bronx.

37-55-A

APPLICANT—Mayflower Doughnut Corp., lessee, for Irving Maidman, owner.
SUBJECT—Application January 19, 1955—Appeal from a decision of the Commissioner of Health—re cellar bakery.
PREMISES AFFECTED—565 Lexington avenue, north-east corner of East 50th street, Block 1305, Lot 20, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

APRIL 24, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 24, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

118-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Paul Keller, owner.
SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, parking of cars waiting to be serviced, office and sales, storage.
PREMISES AFFECTED—2269-2281 8th avenue and 301 West 122nd street, northwest corner and 242-252 St. Nicholas avenue, Block 1949, Lot 29, Borough of Manhattan.

Laid over from March 6, 1956, to April 24, 1956, for inspection and decision; hearing closed.

754-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Mary Gianos, Marie Colonna and Theodore Sagliocca, owners.
SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), car washing (non automatic), office, storage and sale of auto accessories, and parking of cars waiting to be serviced all for a term of 15 years.
PREMISES AFFECTED—76-31 to 76-45 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

Laid over from March 6, 1956, to April 24, 1956, for inspection and decision; hearing closed.

300-54-BZ

APPLICANT—Enzo Gaspari, for Consiglia Aufiero, owner.
SUBJECT—Application April 16, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use, C area district, the extension of existing commercial building, using more than the area permitted, without the required rear yard.
PREMISES AFFECTED—3222 Ely avenue, east side, 170 ft. north of Burke avenue, Block 4755, Lot 50, Borough of The Bronx.

Laid over from March 6, 1956, to April 24, 1956, for inspection and decision; hearing closed.

291-55-BZ

APPLICANT—Herman Kron, for L. B. Oil Co. Inc., owner.
SUBJECT—Application April 13, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit partly in an unrestricted and partly in a business use district the erection and maintenance of a storage garage for more than 5 motor vehicles, auto repairs, and gasoline service station.

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PREMISES AFFECTED—335-343 Bowery and 2-4 East 3rd street, southeast corner, Block 458, Lot 6, Borough of Manhattan.

Laid over from March 6, 1956, to April 24, 1956, for inspection and decision; hearing closed.

530-55-BZ

APPLICANT—Abraham N. Horowitz and Herbert Glabman, for Silver Castelli, owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication and accessory sales and minor repairs with hand tools only, with proposed show window less than 75 ft. from the residence use district, all for a term of 15 years.

PREMISES AFFECTED—144-11 to 144-21 Rockaway boulevard and 123-32 to 123-42 145th street, northeast corner, Block 12047, Lot 32, South Ozone Park, Borough of Queens.

Laid over from February 15, 1956, to March 13, 1956, for inspection and decision; hearing closed; then to April 24, 1956, for inspection and decision.

594-29-BZ—Vol. IV

APPLICANT—Kitzler and Nurick, for Jeanne Frischling, owner (Morey Motors, lessee).

SUBJECT—Application reopened June 7, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a business and residence use district the proposed change in occupancy from auto showroom, simonizing, greasing, washing, auto repairs for more than 5 cars (hand tools only), office and dressing room to auto showroom, simonizing, greasing, washing and auto repairs (hand tools only) for more than 5 cars, and gasoline service station.

PREMISES AFFECTED—5810-5824 Bay parkway and 2177-2183 59th street, northwest corner, Block 5508, Lot 44, Borough of Brooklyn.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

550-32-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Anita Albanese, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the proposed change of use from office, parking and storage lot for more than 5 motor vehicles and area 20 ft. x 65 ft. to be used for selling used motor vehicles, to gasoline service station, lubrication, minor repairs, car washing, office and sales, storage parking, and storage of motor vehicles, with proposed show window and sign less than 75 ft. from residence use district.

PREMISES AFFECTED—9902-9912 4th avenue and 352-360 99th street, southwest corner, Block 6134, Lot 22, Borough of Brooklyn.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

463-50-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Patrick Filomio, owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed erection and maintenance of an auto laundry.

PREMISES AFFECTED—3221-3225 Boston road and 3250-3254 Laconia avenue, northeast corner, Block 4614, Lot 22, Borough of The Bronx.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed; applicant to file

more complete plan showing exact location of auto laundry, more adequate reservoir space for incoming and outgoing cars, etc.

162-53-BZ

APPLICANT—The Horn and Hardart Co., owner.

SUBJECT—Application February 10, 1953—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district the maintenance of 2 existing electric signs at right angle to building projecting more than the permitted distance.

PREMISES AFFECTED—451-457 Lexington avenue and 124-130 East 45th street, southeast corner, Block 1299, Lot 51, Borough of Manhattan.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

499-55-BZ

APPLICANT—Robert Gottlieb, for Jacob and Gussie Furman, owners.

SUBJECT—Application June 17, 1955—re (decision of the borough superintendent) under sections 19A and 21 of the zoning resolution, to permit in a business and residence use district the proposed conversion of the existing building from garage to factory use, without the required loading berth, using more than the area permitted.

PREMISES AFFECTED—2927 White Plains road, west side, 125 ft. north of Arnow avenue, Block 4542, Lot 20, Borough of The Bronx.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

514-55-BZ

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application June 22, 1955—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a residence and retail use district, the proposed extension of gasoline service station, auto repairs, accessory store, office and dwelling to be used for gasoline station, motor vehicle repair, shop, car washing, greasing, office, accessory store, boiler room and dwelling, with curb cut closer to residence use district than permitted.

PREMISES AFFECTED—78-08 51st avenue and 51-02 Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

515-55-A

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application June 22, 1955—re Appeal from a decision of the borough superintendent—non-fireproof construction—gasoline service station.

PREMISES AFFECTED—78-08 51st avenue and 51-02 Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

624-55-BZ

APPLICANT—Herman Kron, for Oscar and Ethel Gordon, owners.

SUBJECT—Application July 26, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline station, lubrication, office, auto laundry, minor repairs, parking of cars waiting to be serviced, with ground signs, curb cuts and show windows closer to the residence use district than is permitted.

PREMISES AFFECTED—202-15 Northern boulevard and 43-22 to 43-30 203rd street, northwest corner, Block 6263, Lot 17, Bayside, Borough of Queens.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed; applicant to file revised plan showing pumps 15 ft. from building line, etc.

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737-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Weinstein and Abraham Saperstein, owners.

SUBJECT—Application September 20, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a unrestricted and business use district, the proposed change of use from storage of used tires to auto wrecking, buying, selling, processing, sorting and storage of scrap ferrous and non-ferrous metals, metal products, used auto parts, torch, truck scale, storage of motor vehicles in open area and one gasoline pump and tank (for accessory use).

PREMISES AFFECTED—289-309 Dewitt avenue and 814-834 Van Sinderen avenue, northwest corner and 709-747 Bank street, Block 3872, Lots 1, 46 and 47, Borough of Brooklyn.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

812-55-BZ

APPLICANT—Ingram S. Carner, for LMJ Realty Corp., owner (Shell Oil Company, proposed lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non automatic), office, sales and storage of auto accessories, parking of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—4011-4029 New Utrecht avenue and 4002-4024 10th avenue, northeast corner, and 972-982 40th street, Block 5586, Lots 70, 71, 72, 73 and 75, Borough of Brooklyn.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

448-55-BZ

APPLICANT—Patrick D. Concagh, for Beretta Realty Corp., owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, F area district the proposed structure to be occupied as stores, with setback less than 15 ft. from the street line, with coverage in excess of that permitted.

PREMISES AFFECTED—5600-5610B Riverdale avenue, northeast corner of West 256th street, Block 3423, Lots 91 and 95, Borough of The Bronx.

Laid over from February 15, 1956 to March 20, 1956, for inspection and decision; hearing closed; then to April 24, 1956, at request of the applicant, who stated the owner is considering offers to purchase the property.

406-55-BZ

APPLICANT—Gabriel Nathan, for Edwin and Edna Hernly, owners.

SUBJECT—Application May 13, 1955—re (decision of the Commissioner Marine and Aviation) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the construction of a timber bulkhead wall along the property, and the use of the property for boat landing and parking of patrons cars.

PREMISES AFFECTED—225-229 Beach 3rd street, west side, 240 ft. north of Seagirt avenue and 224-230 Beach 4th street, Block 103, Lot 14, Far Rockaway, Borough of Queens.

Laid over from January 24, 1956 to February 21, 1956, for inspection and decision; hearing closed; applicant to file plan showing pierhead and bulkhead lines and small scale plan showing distance to boats and where they are moored; then to March 20, 1956, for inspection and decision; then to April 24, 1956, for inspection and decision.

418-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Vincenzo Delia, owner.

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7c, 7A and 7i of the zoning resolution, to permit in a business use district the proposed reconstruction and rearrangement of an existing gasoline service station, lubritorium, minor auto repairs, car washing, with proposed business entrance, sign and show window closer to the residence use district than is permitted.

PREMISES AFFECTED—1318-1324 Avenue X and 2402-2412 East 14th street, southwest corner, Block 7415, Lot 6, Borough of Brooklyn.

Laid over from March 20, 1956, to April 24, 1956, for inspection and decision; hearing closed; applicant to file more detailed plan.

753-55-BZ

APPLICANT—Fred C. Dahlem, for All Estates, Inc., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the use of premises for the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—112-114 Bennett avenue, west side, 108.64 ft. north of West 186th street, Block 2180, Lot 196, Borough of Manhattan.

Laid over from March 20, 1956, to April 24, 1956, for inspection and decision; hearing closed; applicant to submit to the Board a statement as to the tenants in the immediate area who desire parking accommodations on the subject lot.

871-55-BZ

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (United Cerebral Palsy of Queens, Inc., contract vendee).

SUBJECT—Application November 4, 1955—re (decision of the borough superintendent) under sections 7e and 21 of zoning resolution, to permit in a residence use, E area district, the erection and maintenance of a building for therapy, vocational rehabilitation (to include instruction on machines, recreation, administration), the building to exceed permissible coverage.

PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

Laid over from March 20, 1956, to April 24, 1956, for inspection and for any additional new statements by objectors; also for applicant to submit arguments in substantiation of section 21 of the Zoning Resolution, practical difficulty and unnecessary hardship.

61-56-A

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (United Cerebral Palsy of Queens, Inc., contract vendee).

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—stairways.

PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

530-42-BZ—Vol. III

APPLICANT—Robert Teichman, for Samuel Rudin and Jacob Schiff, owners (Waverly Parking Place, lessee).

SUBJECT—Application reopened March 13, 1956 to consider amendment as to additional entrances and exits—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a local retail use district, the parking and storage of more than five motor vehicles for a term of three years.

PREMISES AFFECTED—358-374 Avenue of the Americas, east side, from Washington place to Waverly place, 126-130 Waverly place and 87 Washington place, Block 552, Lot 37, Borough of Manhattan.

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957-54-BZ

APPLICANT—Herman Horowitz, for Senville 35th Street Realty Corp., owner.

SUBJECT—Application March 16, 1956 for further consideration—re (decision of the borough superintendent), previously granted by the Board, on certain conditions, under section 21 of the zoning resolution, permitting in a business use, B area district, the extension on first story of proposed structure, using more than the area permitted.

PREMISES AFFECTED—524-532 3rd avenue and 163-167 East 35th street, northwest corner, Block 891, Lots 38, 39, 41, 42 and 43, Borough of Manhattan.

304-52-BZ—Vol. II

APPLICANT—Henry Nordheim, for Pappy's Motors, Inc., owner.

SUBJECT—Application reopened March 20, 1956 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition under sections 7i and 7h of the zoning resolution, permitting in the retail use district portion of plot, the erection and maintenance of a motor vehicle repair shop in conjunction with used car lot (previously granted by the Board—never built), and in the residence use district portion the parking and storage of motor vehicles, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—1489 Bruckner boulevard and 1000 Evergreen avenue, northeast corner, Block 3712, Lot 7, Borough of the Bronx.

437-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company and Katie Bakal, owners.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed demolition and reconstruction of the existing gas station, stores, motor vehicle repair shop and offices; change of occupancy to gasoline service station, parking and storage of motor vehicles, lubritorium, minor auto repairs, utility room, stores and car washing.

PREMISES AFFECTED—1387 Boston road and 680-686 East 170th street, southwest corner, Block 2937, Lots 14 and 17, Borough of The Bronx.

433-29-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug, for Alexander Ratner, Paul Glasser and Ben Shames, d/b/a Fit-Rite Auto Glass and Collision Service Corp., owners.

SUBJECT—Application reopened July 6, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the proposed change of occupancy from auto repair shop, wheel alignment, greasing, to auto repair shop, painting, spraying and open space for parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—807-817 East New York avenue, north side, 280 ft. 6¾ in. west of Schenectady avenue, Block 1429, Lots 56, 59, 60 and 61, Borough of Brooklyn.

146-52-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Fred Schumacher, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail service station, ground sign, auto washing, lubrication, office, accessory sales, minor repairs, and auto safety inspection station.

PREMISES AFFECTED—271-01 to 271-15 Union turnpike, northeast corner of 271st street, Block 8555, Lot 75, Bellerose, Borough of Queens.

279-55-BZ

APPLICANT—Herman Kron, for Angeline Peglia, owner.

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection of a building to be used as automobile showroom, gas station, lubritorium, offices, auto laundry, minor repairs, parking of cars waiting to be serviced, without the required rear yard.

PREMISES AFFECTED—2027 Bruckner boulevard, north side, 190 ft. east of Pugsley avenue, Block 3797, Lot 74, Borough of The Bronx.

337-55-BZ

APPLICANT—Ingram S. Carner, for Fasolino Monuments Inc., owner.

SUBJECT—Application April 19, 1955—re (decision of the borough superintendent) under sections 7c, 7A and 21 of the zoning resolution, to permit in a residence use district, the use of said premises for business and the erection of a business sign on the property.

PREMISES AFFECTED—48-30 54th avenue and 54-06 50th street, southwest corner, Block 2556, Lot 30, Maspeth, Borough of Queens.

381-55-BZ

APPLICANT—Julius Komissaroff, for David Rosen, owner (Rudan Electric Supply Co., lessee).

SUBJECT—Application April 28, 1955—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a residence use district the proposed extension of curb cut in a retail use district extending into the residence use district; proposed use of driveway in retail district, extending into residence district, proposed location of a curb cut within 75 ft. of residence use district.

PREMISES AFFECTED—80-02 Surrey place, southside, 7.83 ft. west of Union turnpike, Flushing, Borough of Queens.

550-55-BZ

APPLICANT—Patrick D. Concagh, for Clareve Corp., owner.

SUBJECT—Application July 5, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, office for sale of accessories, auto repairs, storage of auto accessories, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—640-666 Conduit boulevard and 600-608 Grant avenue, entire block bounded by Grant Belmont, Sheridan avenues and Conduit boulevard, Block 4239, Lot 1, Borough of Brooklyn.

558-55-BZ

APPLICANT—Leonard F. Rothkrug, for Carmine Sirico (doing business as Sirico's Restaurant), owner.

SUBJECT—Application July 6, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business, D area district, the erection of a restaurant and catering hall, using more than the area permitted.

PREMISES AFFECTED—8021-8023 13th avenue and 1301-1311 81st street, northeast corner, Block 6280, Lot 1, Borough of Brooklyn.

576-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Automobile Club of New York, Inc., owner.

SUBJECT—Application July 14, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and retail use, E-1 and D area district, the proposed parking of employees and members' cars and business entrances within

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the residence portion of the plot; the proposed structure using more than the area permitted.
PREMISES AFFECTED—186-06 Hillside avenue and 88-01 to 88-09 186th street, southeast corner, Block 9934, Lot 20, Hollis, Borough of Queens.

813-55-BZ

APPLICANT—Paul Friedman, for Jack Lurio, owner (Lindell's Corner Food Shop, Inc., lessee).
SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use, D area district, the extension of an existing commercial building into the residence district portion of the plot, using more than the area permitted.
PREMISES AFFECTED—1521-1523 Avenue U, northwest corner of East 16th street, Block 7320, Lot 40, Borough of Brooklyn.

861-55-BZ

APPLICANT—Charles M. Spindler, for Elizabeth Lipshitz, owner.
SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs, with hand tools only.
PREMISES AFFECTED—39-47 Neptune avenue, north side, 95.50 ft. west of East 13th street, Block 7486, Lot 48, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

APRIL 24, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, April 24, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

28-55-A

APPLICANT—Continental Baking Co., owner.
SUBJECT—Application January 11, 1955—Appeal from an

order and a decision of the fire commissioner—re direct method of refrigeration.

PREMISES AFFECTED—87-105 Heyward street, north side, 100 ft. east of Bedford avenue and 128 Rutledge street, Block 2225, Lot 10, Borough of Brooklyn.

217-55-A

APPLICANT—Jacob W. Sherman, for Barbara Parente, owner.
SUBJECT—Application March 17, 1955—re Appeal from a decision of the borough superintendent—frame building—business use.
PREMISES AFFECTED—679 DeKalb avenue, north side, 100 ft. west of Marcy avenue, Block 1774, Lot 55, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

MAY 1, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 1, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

846-26-BZ—Vol. II

APPLICANT—Joseph Schafran, for Grace Battaglino and Angela Modello, owners.
SUBJECT—Application reopened May 24, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the extension of existing gasoline service station and the relocation of gasoline pumps, and to include lubritorium and motor vehicle repairs.
PREMISES AFFECTED—3156 Boston road, southwest corner of Burke avenue, Block 4579, Lot 35, Borough of The Bronx.

Laid over from March 20, 1956 to May 1, 1956, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman*.

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BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING

FRIDAY MORNING, MARCH 16, 1956, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

573-55-BZ

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.
SUBJECT—Application July 13, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tool only), auto wrecking (non-automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.
PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over from March 16, 1956 to April 17, 1956, at 10 A.M. for further consideration after selection by Board of Estimate of school site; publication of Board's action of March 13, 1956 withheld; hearing previously closed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

1044-55-A

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.
SUBJECT—Application December 27, 1955—filed pursuant to section 35 General City Law re part of premises located in bed of mapped street—Clintonville street.

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PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street 154-02 to 154-04 17th road, southwest corner, and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

ACTION OF BOARD—Laid over from March 16, 1956 to April 17, 1956, at 10 A.M. for further consideration after selection by Board of Estimate of school site, publication of Board's action of March 13, 1956 withheld; hearing previously closed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

957-54-BZ

APPLICANT—Herman Horowitz, for Senville 35th Street Realty Corp., owner.

SUBJECT—Application December 16, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a business use, B area district, the extension on first story of proposed structure, using more than the area permitted.

PREMISES AFFECTED—524-532 3rd Avenue and 163-167 East 35th street, northwest corner, Block 891 Lots 38, 39, 41, 42 and 43, Borough of Manhattan.

APPEARANCES—

For Applicant: Martin I. Shelton.

For Opposition: Philip Eisenberg.

ACTION OF BOARD—In accordance with the resettled order of the Court, annulment of the resolution of the Board adopted April 12, 1955 recorded and application reopened for further proceedings not inconsistent with the opinion of the Court and set for hearing April 24, 1956 at 10 A.M. for applicant to present further arguments.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

Adjourned at 10:35 A.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY MORNING, MARCH 13, 1956, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, March 6, 1956, were approved as printed in the Bulletin of March 13, 1956, Vol. 41, No. 11.

346-26-BZ—Vol. II

APPLICANT—Joseph Schafran, for Grace Battaglino and Angela Mondello, owners.

SUBJECT—Application reopened May 24, 1955 as Vol. II—re (decision of the borough superintendent) under section 7f and 7i of the zoning resolution, to permit in a business use district, the extension of existing gasoline service station and the relocation of gasoline pumps, and to include lubritorium and motor vehicle repairs.

PREMISES AFFECTED—3156 Boston road, southwest corner of Burke avenue, Block 4579, Lot 35, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph Schafran and Salvatore Mondello.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 1, 1956, at 10 A.M. for inspection and decision; hearing closed.

119-29-BZ—Vol. II

APPLICANT—John J. Tricarico, for Elizabeth Stevens, owner.

SUBJECT—Application reopened February 15, 1955 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from garage to garage and parking and storage of more than 5 motor vehicles, on open portion of the plot.

PREMISES AFFECTED—625 Halsey street, north side, 200 ft. west of Patchen avenue, Block 1662, Lots 59 and 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Tricarico.

For Opposition: Thomas Russell Jones, Samuel D. Duarterman, F. A. Beckles, Gladys Duggins, Zara Brinkley, Lillian Wood, Albert Leach, F. Beckles and Dorothy Ferguson.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 3, 1956, at 10 A.M. for applicant to furnish the Board with information previously requested as to the certificate of occupancy; hearing previously closed.

263-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Thomas Amari, owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a refreshment building, and parking of patrons cars, no fee to be charged.

PREMISES AFFECTED—2003-2013 Rockaway parkway and 9705-9711 Sea View avenue, northeast corner, Block 8300, Lots 8 and 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Benjamin Schatz, Lee Harris, Edward J. Horn and C. J. Cammarata, for N.Y.C. Housing Authority.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 17, 1956, at 10 A.M. for inspection and decision; hearing closed.

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district, the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

APPEARANCES—

For Applicant: Henry Nordheim and William Slapo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 3, 1956, at 10 A.M. for applicant to furnish consent of adjoining owner for use of property as means of egress from foot of fire escape; hearing closed.

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

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APPEARANCES—

For Applicant: Henry Nordheim and William Slapo.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to April 3, 1956, at 10 A. M. for applicant to furnish consent of adjoining owner as to egress across property; hearing closed.

233-54-BZ—Vol. II

APPLICANT—Arthur S. Hirsch, for Joseph Lubin and Joseph Eisner, owners (Car Wholesalers, Inc., lessee).
SUBJECT—Application reopened November 15, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, the proposed extension in use and area of an existing parking lot for more than 5 motor vehicles and the erection of a 10 ft. x 10 ft. attendant's shelter on a plot presently occupied as parking lot, gasoline service station and garage.

PREMISES AFFECTED—Franklin D. Roosevelt drive, west side, from East 48th to East 49th street, 403-435 East 48th street and 410-430 East 49th street, Block 1360, Lots 1, 2, 3, 4, 5, 7, 8, 11, 14, 15, 16, 26, 34, 35, 37, 38 and 50, Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur S. Hirsch.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Buildings and Edward Hoffman, for City Construction Coordinator.

ACTION OF BOARD—Laid over to April 17, 1956, at 10 A.M. for applicant to file revised plans of existing conditions showing permitted uses of all lots and plans of proposed use indicating manner of protection of view towards United Nations; hearing continued.

406-55-BZ

APPLICANT—Gabriel Nathan, for Edwin and Edna Hernly, owners.

SUBJECT—Application May 13, 1955—re (decision of the Commissioner Marine and Aviation) under sections 7c and 7h of the zoning resolution, to permit in a residence use district, the construction of a timber bulkhead wall along the property, and the use of the property for boat landing and parking of patrons cars.

PREMISES AFFECTED—225-229 Beach 3rd street, west side, 240 ft. north of Seagirt avenue and 224-230 Beach 4th street, Block 103, Lot 14, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: None.
For Opposition: Maurice A. Pompan.
ACTION OF BOARD—Laid over to April 24, 1956, at 10 A.M. for inspection and decision; hearing previously closed.

418-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Vincenzo Delia, owner.

SUBJECT—Application May 23, 1955—(decision of the borough superintendent) under sections 7c, 7a and 7i of the zoning resolution, to permit in a business use district, the proposed reconstruction and rearrangement of an existing gasoline service station, lubritorium, minor auto repairs, car washing, with proposed business entrance, sign and show window closer to the residence use district than is permitted.

PREMISES AFFECTED—1318-1324 Avenue X and 2402-2412 East 14th street southwest corner, Block 7415, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti
For Opposition: William Cohn.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to April 24, 1956, at 10

A.M. for inspection and decision; hearing closed; applicant to file more detailed plan.

421-55-BZ

APPLICANT—Robert Gottlieb, for David Berman, owner.
SUBJECT—Application on May 25, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sale of accessories and parts, motor vehicle repairs (hand tools only), parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—547 Westchester avenue, northeast corner, and 618 Hegney place, Block 2358, Lots 1 and 5, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb
For Opposition: Harry Fogel and Joel Cohen.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to April 10, 1956, at 10 A.M. for decision; hearing previously closed.

448-55-BZ

APPLICANT—Patrick D. Concagli, for Beretta Realty Corp., owner.

SUBJECT—Application June 7, 1955—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, F area district, the proposed structure to be occupied as stores, with setback less than 15 ft. from the street line, with coverage in excess of that permitted.

PREMISES AFFECTED—5600-5610B Riverdale avenue, northeast corner of West 256th street, Block 3423, Lots 91 and 95, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagli.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Buildings, and John J. Saunders, Board of Education.
ACTION OF BOARD—Laid over to April 24, 1956, at 10 A. M. at request of the applicant, who stated the owner is considering offers to purchase the property; hearing previously closed.

753-55-BZ

APPLICANT—Fred C. Dahlem, for All Estates, Inc., owner.

SUBJECT—Application September 22, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the use of premises for the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—112-114 Bennett avenue, west side, 108.64 ft. north of West 186th street, Block 2180, Lot 196, Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem, Samuel R. Rosenberg and George Steinman.
For Opposition: Robert Farber.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to April 24, 1956, at 10 A. M. for inspection and decision; hearing closed; applicant to submit to the Board a statement as to the tenants in the immediate area who desire parking accommodations on the subject lot.

871-55-BZ

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (United Cerebral Palsy of Queens, Inc., Contract Vendee).

SUBJECT—Application November 4, 1955—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of a building for

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therapy, vocational rehabilitation (to include instruction on machines, recreation, administration), the building to exceed permissible coverage.

PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh, Robert N. Mazer, Daniel Wieder and Natalie Katz.

For Opposition: I. F. Kardos, Frank J. Reilly, Joseph H. Kosse, Irving R. Solomon, Mae A. Briody, Percy G. Evans, Madeline Pedecine, Violet Kruger, Mary Reilly, M. Purante, Catherine Vaughan, Mildred Morris and Thomas Briody.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 24, 1956, at 10 A. M. for inspection and for any additional new statements by objectors; also for applicant to submit arguments in substantiation of section 21 of the Zoning Resolution, practical difficulty and unnecessary hardship.

61-56-A

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (contract vendee: United Cerebral Palsy of Queens).

SUBJECT—Application January 18, 1956—Appeal from a decision of the borough superintendent, re stairways.

PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh, Robert N. Mazer, Daniel Wieder and Natalie Katz.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 24, 1956, 10 A.M. in conjunction with Cal. 871-55-BZ.

892-55-BZ

APPLICANT—Samuel Rosenblum, for Tak Realty Corp., owner.

SUBJECT—Application November 10, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, B area district, the erection of a basement, 15 story and penthouse, class A, multiple dwelling, stores and garage, with less than the required rear yard.

PREMISES AFFECTED—1227-1231 Madison avenue and 48 East 89th street, southeast corner, Block 1500, Lots 51, 52 and 53, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum, Ralph W. Kern and Frederick H. Elias.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 3, 1956, at 10 A. M. for consideration by the Board and decision; hearing closed.

414-55-BZ

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner.

SUBJECT—Application May 20, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the proposed parking and storage of motor vehicles for a term of 5 years.

PREMISES AFFECTED—361-371 89th street, north side, 100 ft. west of 4th avenue, Block 6062, Lots 45 and 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew DiCamillo.

For Opposition: John Regan, Danator Palmiato, Anton Bababufuer, Erik A. Kvinge, Anna Silletti, Emanuel Barrese, Gaetano Barrese, Margaret Sullivan, Mrs. W. Gikas, Mrs. M. G. Leary, R. Scivis and A. Kazulich.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 21, 1956 after due notice by publication in the Bulletin; laid over to March 20, 1956, for inspection and decision; and for statement from applicant as to use of plot; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 4th avenue are in a business use, C area, class 1 height district; 89th street is in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 26, 1955 acting on Alt. Applic. 1453-55, reads:

"1. The proposed parking & storage of motor vehicles within a Residence use district is contrary to Art. II Sec. 3 of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. and 93 ft. 7¼ in. in depth, which is presently vacant; that it is proposed to maintain premises for the parking and storage of motor vehicles, for a term of 5 years; and

WHEREAS, the applicant further states that adjoining lots 50 and 52 are now occupied as a non-conforming use; that said parcel is known as 351-357 89th street; that the non-conforming use consist of a garage for 4 cars and the parking and storage of motor vehicles; that this site is 200 ft. west of Fourth avenue; that the subject site is 100 ft. west of Fourth avenue; that Fourth avenue for a depth of 100 ft. is zoned retail and that the site is therefore on the dividing line between a retail zone and a residential zone; and

WHEREAS, the applicant contends that the immediate area is occupied by many non-conforming uses such as gas stations and some automobile repair shops; that the site is not amenable to residential development at the present time; that immediate and surrounding streets are constantly filled with day and night parking and the subject site would contribute in some way to alleviate this condition; that the Board is requested to grant a variance for a term of five years for the parking and storage of motor vehicles and any conditions set by the Board will be strictly adhered to; and

WHEREAS, the applicant states that the present owner has held title to the property since April 8, 1954 and that the assessed valuation of land is \$11,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of two years, to permit in a residence use district, the parking and storage of motor vehicles, as proposed and indicated on plans filed with this application, marked "Received May 20, 1955", 2 sheets, and "February 7, 1956", 1 sheet, *on condition* that the premises shall be graded substantially to the grade of 89th street, surfaced with clean gravel crushed stone or steam cinders and treated with an asphalt binder and properly rolled; that there shall be erected on all sides and along the street front, a woven wire fence of the chain link type not less than 5 ft. 6 in. high with one gate therein 14 ft. wide to 89th street and with curb cut opposite such gate of similar width; that there may be erected a temporary frame office building not exceeding 10 ft. by 10 ft. in area and not over one story in height; that the only signs permitted shall be those attached to the fence required by the commissioner of licenses or the department of buildings not extending beyond the boundary line and not illuminated,

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stating the use of site and the rates charged for parking; that only motor vehicles of the pleasure car type shall be parked or stored; that in all other respects the premises and occupancy shall comply with all laws, rules and regulations applicable thereto; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

433-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Kentways, Inc., owner.

SUBJECT—Application May 25, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a unrestricted and residence use district, the proposed extension of a storage garage for more than 5 motor vehicles, parking and storage for more than 5 motor vehicles and the installation of one 550 gallon gasoline tank and one pump in open area for owner's use only.

PREMISES AFFECTED—701-711 East 139th street, 275-295 Jackson avenue, northwest corner and 698-710 East 140th street, Block 2568, Lots 14, 17, 20 and 30, Borough of The Bronx.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 15, 1956 after due notice by publication in the Bulletin; laid over March 20, 1956 for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in unrestricted and residence use, B area, class 1½ height districts; Jackson avenue is in an unrestricted use, B area, class 1½ height district; East 139th street and East 140th street are in unrestricted, residence and business use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated April 29, 1955 acting on Alt. Applic. 285-55, reads:

"1. The proposed extension of a storage garage for more than five motor vehicles, parking and storage for more than 5 motor vehicles and the installation of one 550 gal. gasoline tank and one pump in open area (for owner's use only) partly in a Residence and partly in unrestricted use districts is contrary to Art. II, Sect. 3 of the Zon. Res. and Resolution 921-50-BZ and 96-54-BZ of the Board of Standards and Appeals."

and

WHEREAS, the applicant states that the premises consist of a plot, 201.60 ft. frontage by 242.12 ft. in depth, irregular, on which is located a storage garage for more than five motor vehicles and parking and storage for more than five motor vehicles; that part of the premises within 100 ft. of Jackson avenue is in an unrestricted use district and the balance of the premises is in a residence use district; that it is proposed to combine the separate garage and parking lot into one by cutting a new 14 ft. wide opening between the garage and the parking lot fronting on East 140th street; that it is also proposed to install a vehicle opening in the fence between the parking lot fronting on East 140th street and the parking lot fronting on East 139th street; that it is further proposed to install one 550 gallon buried gasoline tank and one dispensing pump in the open parking lot; that inasmuch as the entire garage and parking area will be used by the owners for their own use and their own trucks, and

no space rented or gasoline sold to outside individuals, the community cannot be affected; and

WHEREAS, the applicant states that the premises are presently developed with a one story building of class 3 construction, with a frontage of 92.12 ft. on East 139th street, 201.60 ft. on Jackson avenue, 92.12 ft. on East 140th street and 201.60 ft. on the west side and now being used as a storage garage for more than 5 motor vehicles; that the open portion of the plot is now being used for parking and storage of motor vehicles; that the building was erected under N.B. No. 10 of 1921 and certificate of occupancy No. 1500 of 1921 was issued for use as a storage garage for more than 5 motor vehicles; that the open portion of the plot having a frontage of 75 ft. on East 139th and a depth of 100 ft. and now being used for parking and storage of motor vehicles was installed under Alt. Applic. 777-50 and Cal. No. 921-50-BZ; that certificate of occupancy No. 10307 was issued for said use; that the open parking lot having a frontage of 150 ft. on East 140th street and a depth of 100.8 ft. was installed under N.B. Applic. No. 34-54 and Cal. No. 96-54-BZ; and

WHEREAS, the applicant contends that the site is partly in an unrestricted zone and it is proposed only to extend the uses permitted in said zone to the entire site; that each aforementioned use is now legal and their combination does not affect the area; that part of the site is in an unrestricted zone and also all of the affected area along Jackson avenue and East 140th and East 139th streets; that east of Jackson avenue is also in an unrestricted zone, so that the character of the area is established and the proposal is entirely in keeping at this point; and

WHEREAS, the applicant states that the present owner has held title to lots 14 and 17 since January 26, 1955; lot 20, April 2, 1948; lot 30, January 14, 1953; that the assessed valuation of land is \$76,000 and of the building \$55,000 making a total of \$131,000; that the building was erected in 1921; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit in the residence use portion of the premises the proposed extension of the existing storage garage for more than five motor vehicles, the parking and storage of more than five motor vehicles and the installation of one 550 gallon gasoline tank and one dispensing pump in the open area for owner's use only, all as proposed and shown on plans filed with this application, marked "Received May 25, 1955", 3 sheets and "February 14, 1956", 1 sheet, *on condition* that there shall be an 8 ft. high chain link fence erected on all building lines and interior lot lines surrounding the parking and storage lots; that the chain link fence on East 139th street building line shall be erected on a 4 ft. high concrete retaining wall; that there may be a 12 ft. wide door from the existing garage building to the east as shown on the plans; that there shall be but one 15 ft. gate to the parking area on East 140th street with a 15 ft. curb cut opposite same; that the entire lot shall be graded and paved with clean gravel, crushed stone or cinders treated with a binder and properly rolled; that the premises shall be used solely for motor vehicles of the owner, including trucks; that the one additional gasoline pump and one 550 gallon gasoline tank above referred to may be located just inside the gate to East 140th street and is in addition to the existing gasoline pump in the center of the garage building, which may remain; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

MINUTES

463-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Cody and Marie Ingenito, owners.

SUBJECT—Application June 2, 1955—(decision of the borough superintendent) under sections 7i, 7e and 7h of the zoning resolution, to permit in a business and residence use district, the proposed change of use of store and dwelling to body and fender repairs, welding, painting and spraying, parking of cars waiting to be serviced on unbuilt upon portion of the plot.

PREMISES AFFECTED—208-20 Northern boulevard, south side, 125 ft. west of Oceania street and 206-63 45th road, Block 7305, Lot 29, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly..... 3

Negative 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 21, 1956 after due notice by publication in the Bulletin; laid over to March 20, 1956, for inspection and decision; hearing closed; also for applicant to file a revised plan showing entrance and gate proposed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Oceania street is in business and residence use, D area, class 1 height districts; Northern boulevard is in a business use, D area, class 1 height district; 45th road is in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 16, 1955 acting on Alt. Applic. 824-55, reads:

"2. Proposed change of use of store and dwelling to body & fender repairs, welding, painting and spraying, parking of cars waiting to be serviced on open lot in a business district extending into a residence district is contrary to Art. II, Secs. 3 and 4a (29, 4, 15) of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 200 ft. in depth, on which is located a two story building of class 3 construction; that it is proposed to secure a variance of the building zone resolution for a term of 15 years in order to occupy the premises as follows: cellar—boiler room; 1st floor—body and fender repairs, welding, painting and spraying and the parking of cars waiting to be serviced on the open portion of the lot; that the 2nd floor is to remain vacant; that it is further proposed to erect a new one story, class 3 extension on the 1st floor and remove the stair leading to the 2nd floor; that within the affected area the following non-conforming uses occur; block 6279, lot 21—motor vehicle repair shop; block 7304, lot 13—motor vehicle repair shop; block 7305, lots 25, 11, 53 and 45—garage, motor vehicle repair shop and parking lots, respectively; and

WHEREAS, the applicant states that the premises are located in a class 1 height district and class D area district; that part of the premises within 100 ft. of Northern boulevard is in a business use district and the balance in a residence use district; that the premises are presently developed with a two story building of class 3 construction, having a frontage of 25 ft. and a depth of 56 ft., erected under N.B. Applic. 23996-1925 and certificate of occupancy No. 24217 was issued for use as store and one family dwelling; that the premises are presently vacant on the 1st floor and occupied by one family on the 2nd floor; and

WHEREAS, the applicant contends that the store on the site is now vacant and unrentable as a store; that Northern boulevard is given over to non-conforming uses as stated above, and therefore the public does not do any retail shopping on this street; that Northern boulevard is a main auto

lane leading east and west across Queens and as such the proposal is entirely in keeping at this point; that the site will confine its entrances and exits to Northern boulevard so that the residential aspect of 45th road will not be affected; and

WHEREAS, the applicant states that the present owner has held title to the property since November 12, 1953; that the assessed valuation of land is \$3,750 and of the building \$6,750 making a total of \$10,500; that the building was erected in 1925; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i, e and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning resolution and that the application be and it hereby is granted under Sections 7i, e and h of the Zoning Resolution, to permit in a business and residence use district, for a term of fifteen years the proposed change of use of store and dwelling to body and fender repairs, welding, painting and spraying, parking of cars waiting to be serviced on the unbuilt upon portion of the plot, all as shown on plans filed herewith marked, "Received June 2, 1955" (3 sheets), "February 14, 1956" (one sheet) and "February 27, 1956" (one sheet) permitting the new "L" shaped extension to the rear of the building extending the building to a depth of 84 ft. and permitting the use of the vacant lot to the rear, or south, of the building for the parking of cars waiting to be serviced on condition that there shall be a 5 ft. 6 in. high woven wire fence of the chain link type erected on the side lot lines and along the 45th road building line with no openings therein whatsoever, except that there may be therein one 3 ft. wide gate for pedestrian use only; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto except as modified this day under resolution adopted under Cal. No. 464-55-A; and that all permits shall be obtained including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

464-55-A

APPLICANT—Lama, Proskauer and Prober, for Cody and Marie Ingenito, owners.

SUBJECT—Application June 2, 1955—Appeal from a decision of the borough superintendent, Class 3 construction-repair shop.

PREMISES AFFECTED—208-20 Northern boulevard, south side, 125 ft. west of Oceania street and 206-63 45th road, Block 7305, Lot 29, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly..... 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated May 16, 1955, on Alt. App. 824/55 reads:

"1. Proposed use of a 2-story Class 3 structure for automobile repair shop is contrary to tabulation of Sec. 4.2.1. B.C."

and

WHEREAS, the applicant states the premises consist of a lot 25 ft. front by 200 ft. in depth, located in a business and residence use, D area, Class 1 height district, upon which there exists a two-story building 25 ft. front by 56 ft. in depth at 1st floor, 25 ft. by 44 ft. in area at 2nd floor, of Class 3 construction, erected in 1925 under N.B. 2396/25, for

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which Certificate of Occupancy #24217 was issued, permitting the following: 1st floor—store; 2nd floor—dwelling; number of families not stated; and

WHEREAS, the applicant states the building is now vacant on the first floor and occupied by one family on the 2nd floor; that it is proposed to occupy the building as follows: Cellar—boiler room; 1st floor—body and fender repair, welding, painting and spraying, parking of cars waiting to be serviced on open portion of lot; the second floor to be maintained vacant. In addition it is proposed to erect a new one-story Class 3 construction extension on the first floor and remove the stair leading to the second floor. The cellar will be provided with a concrete slab over; and

WHEREAS, the applicant contends as to objection 1, issued by the borough superintendent, that although the building is two stories, the second floor will not be used and the ceiling of the first floor will be fire-retarded and the cellar will have a fireproof ceiling; that Section 4.2.4 of the Building Code allows a structure erected after January 1, 1938, to be converted to a repair shop by fire retarding the ceilings, floors and partitions; that the proposal covers the first floor only and the same fire retarding is proposed; that the painting and spraying proposed will be conducted in the new one-story extension, completely isolated from the two-story building; and that such portable fire extinguishing equipment will be installed as the Fire Commissioner shall direct; and

WHEREAS, the premises was inspected by a committee of the Board and the Committee recommended that the appeal should be granted under certain conditions.

Resolved, that the decision of the borough superintendent, dated May 16, 1955, acting on Alt. App. 824/55 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the second floor shall remain vacant; that the stairs leading thereto shall be entirely removed; that there shall be installed an iron ladder fastened to the wall to permit inspection of the premises above the first floor; that the entire ceiling of the first floor shall be fire retarded in accordance with the provisions of the Code for one hour protection; that the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. No. 463-55-BZ.

598-55-BZ

APPLICANT—Leonard F. Rothkrug and Samuel Gardstein, for Kayan Realty Corp., owner (Packer's Supermarket, lessee).

SUBJECT—Application July 6, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed extension of existing parking lot and the installation of a new curb cut, to be used for the parking of motor vehicles, accessory to a supermarket (no fees to be charged).

PREMISES AFFECTED—4601-4613 New Utrecht avenue and 1118-1138 46th street, southeast corner, Block 5621, Lot 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Samuel Gardstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 20, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 46th street are in business and residence use, C area, class 1 height districts; New Utrecht avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 29, 1955 acting on Alt. Applic. 2462-55, reads:

"1. Proposed extension of existing parking lot and the installation of a new curb cut entrance, to be used for the parking of motor vehicles (no fees) accessory to a supermarket (retail store) into the portion of plot located in a residential use district, is contrary to Art. 2 Sect. 3 of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 119 ft. 3¼ in. and 169 ft. 1 in. frontage by 104 ft. 4¼ in. in depth, irregular, on which is located a newly constructed public supermarket 79 ft. 4½ in. front on New Utrecht avenue by 75 ft. 4 in. and 105 ft. 8⅞ in. in depth, irregular, 13 ft. in height, of class 3 construction, erected under N.B. 943-53, work having been completed April 8, 1954 and certificate of occupancy No. 69336 issued May 13, 1954; that it is proposed to increase the permitted parking on the unbuilt upon portion of the lot; that the premises is principally within a business use district; that the owners erected the building to permit parking on a 25 ft. 2 in. strip of land fronting on 46th street and on New Utrecht avenue; that the area of the lot is 13,688 sq. ft. and the area of the building is 7,010 sq. ft.; that the unbuilt upon area within the business district available for accessory parking is 4,741.2 sq. ft.; that only 1,936 sq. ft. is within the residence use district; and

WHEREAS, the applicant contends that the lessee requires this additional area for the safe and efficient parking of customers' cars accessory to the supermarket, no fees to be charged; that their experience in operating the store with the smaller parking area proves the existing parking facilities insufficient; that the business use district line, 100 ft. east of New Utrecht avenue, divides the lot so that the lot cannot be reasonably used; that there is a portion of the plot to the rear of the supermarket, within the business use district, which may be used for parking; that, however, the building projects to within 7 ft. 8 in. of the residence use line, making passage of cars dangerous unless use can be made of the portion of the premises within the residence district; that there will be no overnight parking and no parking of cars other than accessory to the supermarket; that New Utrecht avenue is a heavily trafficked street, beneath the BMT elevated line, with its supporting columns making for traffic congestion and difficulty; that there is the Loew's 46th street theater building extending approximately 170 ft. along 46th street opposite the subject premises and formerly there was a Garden theater on the subject premises which has been demolished but which extended to within the residence use district; and

WHEREAS, the applicant states that the present owner has held title to the property since August 12, 1953; that the assessed valuation of land is \$25,000 and of the building \$53,000 making a total of \$78,000; that the building was erected in 1954; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the extension of the parking use, as proposed and shown on plans filed with this application, marked "Received July 6, 1955", 3 sheets, *on condition* that the additional area shall be graded substantially to the grade of the abutting streets, surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on the interior lot lines a woven wire fence of the type similar to that now existing on the northerly lot line; that proper bumpers shall be maintained for protection thereof; that a similar fence shall be constructed and maintained along 46th street, except for one opening therein not exceeding 12 ft. in width with curb cut opposite of similar width; that no additional signs shall be constructed or maintained; that in addition to the parking of cars, loading and unloading may

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be permitted within the existing and proposed parking areas, to reach the exterior doors of the supermarket to the east; that this proposed parking area may be an addition to the existing parking lot used as an accessory to the supermarket and for which no fees are to be charged; that in all other respects the use and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 1:25 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON MARCH 20, 1956, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

241-32-S—Vol. II

APPLICANT—Joseph Lau, for Harry Bura, owner.

SUBJECT—Application reopened April 19, 1955 as Vol. II —re Appeal from a decision of the borough superintendent. —egress.

PREMISES AFFECTED—130 Greene street, east side, 125 ft. north of Prince street, Block 513, Lot 2, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly..... 3

Negative: 0

Absent: Chairman Murdock..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 28, 1955 on amendment to Alt. App. 2212/53 reads:

"2. Provide two legal means of egress from all floors, including cellar as required by Sect. 271 of the Labor Law. (Fire escape is not acceptable on a 6 story bldg.)."

and

WHEREAS, the applicant states the building is 6 stories, 79 ft. 11 in. in height, 25 ft. 6 in. front by 94 ft. 6 in. in depth at street level, 25 ft. 6 in. front by 86 ft. in depth at typical floor level, of Class 3 construction, erected in 1888, now located on a lot 25 ft. 6 in. by 100 ft. in depth in an unrestricted use, 3 area, Class 2 height district; and used and occupied since 1888 as follows: Cellar—boiler room and storage, 0 persons; 1st floor—record distributor, 12 persons; 2nd and 3d floors—ladies hat manufacturing, 15 and 7 persons respectively; 4th floor—manufacturing luggage, 5 persons; 5th floor—tailoring, 6 persons; 6th floor—metal polishing, 5 persons. No change in use or occupancy is now proposed. The building is equipped with an approved interior fire alarm system and regular monthly fire drills are maintained. There is one 5 ft. wide interior wood stairs, enclosed in partitions of studs covered both sides with ½ in. plaster boards and 26 gauge metal, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street; and one fire escape on the street side, extending to roof by stair and by ladder, with egress to street by stair. Window and door openings on course of fire escape are fireproof self-closing; and

WHEREAS, the applicant states the building was erected under N.B. App. 534-1888 for store and business purposes and has a liveload of 150 lbs. per square foot for the 1st to 4th floors inclusive and 110 lbs. for the 5th and 6th floors by a computation filed under App. 757/18 which showed

the occupancy as Store 1st Floor and factory and all other floors; that Alt. App. 719/31 was filed for and approved for fire-retarding the public hall partitions from cellar to roof with ½ in. plaster boards and 26 gauge metal on both sides and this work was completed; that on that plan the existing fire escape at front is shown with a note that it was erected prior to 1913 and complied with the B.S. & A. regulations; that Alt. #719/31 shows the occupancy of the building as a factory; that the entire alteration was done in compliance with Fire Dept. orders #80891 LF, 90990 LD and 80889 LD issued December 15, 1930; and

WHEREAS, the applicant contends that the primary egress is a 5 ft. wide wood stairs leading from street to roof with a 3 ft. 6 in. wide stair in the roof bulkhead; that the stairway has handrails both sides and is enclosed in studs covered both sides with ½ in. plaster boards and 26 gauge metal with 1 in. lap joints; all doors are fireproof self-closing and are provided with exit signs and lights; that there is an adjoining roof on the same level to the north; that the fire-retarded partition of the public hall is carried up above the roof level; that the secondary egress consists of a 60° fire escape at front from 2nd to 6th floors with egress from 2nd floor balcony to street by counterbalanced stair. Goose-neck ladder is provided from the 6th floor level to the roof; all windows and doors opening on fire escape are fireproof self-closing, wire glazed; the fire escape is 4 ft. wide and provided with 2 ft. wide stairs and with iron steps on the inside leading to the balconies; that the cellar has an engineer's exit to the street and was installed in 1931 and a fire-retarded 3 ft. 8 in. wide stairway to the 1st floor, from which it is proposed to install a fire-retarded enclosure direct to the public stair which leads direct to the street; that all ceilings throughout the building are metal covered; that egress from the rear at 1st floor level as accepted by the Board under Cal. No. 241-32-S. Vol. I still exists; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. App. 2212/53, Objection No. 2 and that the appeal be and it hereby is *granted*, on condition that the fire escape on the front of the building be maintained as shown; that the exit from the cellar and first floor through the adjoining property be maintained as shown on plans filed with this appeal marked "Received December 15, 1955" (9 sheets); that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

542-53-A

APPLICANT—Siegel and Green, for Morbro Holding Corp., owner (Morris Brothers Auto Trucks Parts Corp., lessee).

SUBJECT—Application July 10, 1953—Appeal from decision of the borough superintendent—re construction.

PREMISES AFFECTED—56-46 54th drive, southwest corner of 58th street and 56-57 55th drive, northwest corner of 58th street, Block 2581, Lots 1, 18 and 40, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Max Siegel and Sidney Morris.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly..... 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated June 26, 1953, on Alt. App. 1032/53 reads:

"2. The enclosing of open shed approved under NB 7940/50 is contrary to Sec. 4.1.2 B.C."

and

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WHEREAS, the decision of the Borough Superintendent dated June 26, 1953, on Alt. App. 1033/53 reads:

"3. Size of frame bldg. is contrary to Sec. 4.2.1 B.C.

4. The enclosure of open shed approved under NB 8460/50 is contrary to Sec. 4.1.2 B.C."

and
WHEREAS, the decision of the Borough Superintendent dated June 26, 1953, on Alt. App. 1034/53 reads:

"1. Size of bldg. does not agree with app'd plans.

2. The enclosure of open shed approved under NB 9774/50 is contrary to Sec. 4.1.2. B.C."

and
WHEREAS, the applicant states the premises consist of a plot 614.53 ft. front by 241.37 ft. deep, in an unrestricted use, B area, Class 1½ height district, upon which the existing buildings, 1-story 14 ft. in height, erected, 100 ft. front by 28 ft. in depth and 75 ft. by 38 ft. in area, respectively of Class 4 construction were erected under N.B. App. 7940/50 8460/50 and 9774/50 and used and occupied since 1951 as follows: Building No. 1—storage and maintenance of surplus war materials, 6 persons; Building #2, storage of surplus war materials, 0 persons; Building #3, storage and maintenance of surplus war materials, 6 persons. No change in use or occupancy is now proposed; and

WHEREAS, Violation #4606 was issued December 12, 1952, by the Borough Superintendent in that open frame shed was completely enclosed creating a frame building within the fire limits, contrary to N.B. App. 9774/50; Violation #4607 issued December 12, 1952 in that frame shed was completely enclosed, creating a frame building within the fire limits, contrary to N.B. 7940/50 and Violation #4608 issued December 12, 1952 in that frame shed was completely enclosed creating a frame building within the fire limits contrary to N.B. 8460/50; and

WHEREAS, these violations were superseded by Violation Nos. 647/56, 648/56 and 657/56 issued February 2nd and 3, 1956, during the pendency of this appeal; and

WHEREAS, the applicant states the premises occupy a square block under one ownership; that the structures are spaced throughout the plot with considerable open spaces around each structure; that subsequent to the erection of the sheds in question, certain enclosures were added for practical purposes to each shed from time to time, thereby making same in violation of the Administrative Building Code as to frame structures within fire limits; and

WHEREAS, the applicant contends that as open sheds the structures were permitted within the fire limits but cannot be maintained as closed sheds unless a modification is granted by the Board; that the tenant-owners contemplate a new industrial building in the near future and until such time are desirous of maintaining the existing conditions and therefore request the Board to grant the necessary modifications therefore for at least five years; and

WHEREAS, the applicant contends that to be required to comply strictly with the requirements of the Code would cause unnecessary hardship and practical difficulties; that the maintenance of the existing structures will permit the owners to make a reasonable use of the property without in any way endangering or affecting the safety of anyone; that the increase in size of the sheds over that permitted by the original approved plan is minor, resulting from the erection of the new enclosures, which were erected after the approval and the original erection of the sheds; that actually Building #3 is slightly less in area than the building shown on the approved plan; and

WHEREAS, the applicant further states that no certificates of occupancy have been issued for the existing sheds; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated June 26, 1953, acting on Alt. App. 1032/53, Objection 2, Alt. App. 1033, Objections 3 and 4 and Alt. App. 1034, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, for a term of five years, *on condition* that the enclosure sheathing of all build-

ings shall be corrugated aluminum; that the contents shall be restricted to metal parts or other noncombustible materials, as shown on plans marked "Received July 10, 1953", (3 sheets), as revised by plans marked "Received March 6, 1956", (3 sheets); and that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto.

906-54-A

APPLICANT—Ferdinand Savignano, for Joseph and William Bardsley, Estate, Inc., owned.

SUBJECT—Application November 29 1954—re Appeal from a decision of the borough superintendent for variation of Sec. 271 of the Labor Law as to second means of egress.

PREMISES AFFECTED—147-151 Baxter street, east side 97 ft. 9 in. south of Grand street, Block 236, Lot 8, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Luca.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3

Negative 0

Absent: Chairman Murdock: 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated November 10, 1954, on amendment to Alt. App. 566/53, reads:

"12. Provide a 2nd means of egress from cellar to roof leading directly to street. Fire escapes are unlawful in a factory building over five stories in height. Section 271 of the Labor Law."

and

WHEREAS, the applicant states the building is 6 stories and basement, 80 feet in height, 75 ft. by 100 ft. in depth, Class 3 construction erected prior to 1879, in an unrestricted use, B area, Class 2 height district; used and occupied since erection as follows: Cellar—ordinary use; Basement—storage of metal, 0 persons; 1st floor—storage of machines and repairs of machinery, 6 persons; 2nd floor, manufacturing picture frames & paper boxes 8 persons; 3d floor—woodworking and storage of lumber, 5 persons; 4th floor—same, 6 persons; 5th floor—metal work and part vacant, 6 persons; 6th floor—vacant. No change in use or occupancy is now proposed. The building is provided with approved standpipe and approved sprinkler systems and interior fire alarm system. There is one interior wood stairs 2 ft. 8 in. and 3 ft. 6 in. wide, enclosed in partitions of metal lath and plaster, equipped with metal covered wood doors, which are self-closing; stairhall leads direct to street and to roof bulkhead and a ladder and scuttle are provided. There are three fire escapes, one on the rear extending to roof by stair and to yard by ladder and two fire escapes on the front extending to street by stair and ladder. Window and door openings on course of fire escape are not fireproof, self-closing; and

WHEREAS, Violation #529 was issued January 28, 1953, by the Borough Superintendent for failure to provide two legal means of egress for each tenant of all floors, access to fire escape exits blocked on 3d floor south, 5th floor north and 6th floor north by tables, machinery, cardboard and other obstructions, failure to make all doors to stairway and fire-escape exits self-closing; failure to post floor load capacity signs; failure to maintain fire escapes on front and rear in good condition; failure to maintain exit door to fire escapes on rear of 6th floor south in good condition in that same is broken and rusted; and

WHEREAS, the applicant states the building has been used since erection for manufacturing; that the exits consist of one interior stair with fire retarded enclosure leading to the street, a rear outside stair from yard to all floors and regulation fire escapes on the front from street to all floors; and

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WHEREAS, the applicant contends it would be a great hardship to comply and install exits as required by Sec. 270 of the Labor Law in that it would disrupt the function of the occupants now in the building and entail great expense on the present owner which was not foreseen; and

WHEREAS, the applicant states that items 2, 3, 5 and 6 of Violation 529/53 relating to obstruction of egress, repairing of fire escapes and doors have been complied with; and

WHEREAS, plans filed with this appeal indicate that the front fire escape balconies are connected by 60° stairs and egress from the second story balconies is by drop ladders to street; and that the rear fire escape is provided with 2 ft. 6 in. wide landings, 4 ft. 4 in. high rails and balconies connected with stairs having 7¾ in. risers and 10 in. treads; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that housekeeping conditions should be improved and the building in the rear removed.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 566/53, Objection No. 12 and that the appeal be and it hereby is *granted, on condition* that the interior stairs from the 6th floor to the street shall be enclosed in fire retarded materials rated one hour; that the rear outside steel stairs to the yard and the fire escape on the front of the building shall be maintained in good condition and clear of all refuse, all as shown on plans filed with this appeal, marked "Received October 17, 1955" (11 sheets); that the sprinkler and fire alarm systems shall be maintained to the satisfaction of the Fire Commissioner; that this variance shall continue only so long as the present uses and occupancies continue; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

157-55-A

APPLICANT—Nassau Smelting and Refining Co., Inc., owner.

SUBJECT—Application February 25, 1955—Appeal from a decision of the fire commissioner—re permit for smoking.

PREMISES AFFECTED—1 Nassau place, northeast corner of Arthur Kill road, Block 7971, Lot 125, Tottenville, Borough of Richmond.

APPEARANCES—

For Applicant; Robert W. Spinney and Roy Andersen.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated January 28, 1955, reads;

"This will acknowledge receipt of your letter of January 10th wherein you request a permit to allow smoking in certain portions of your premises, in accordance with certain sections of the Industrial Code and the rules of the Board of Standards and Appeals, and the Department of Labor.

The rules of the Industrial Code with relation to smoking in factories do not apply in the City of New York. The provisions of the Labor Law are mandatory and it is not the policy of this department to issue smoking permits under any conditions. Therefore, your request must be denied. However, you may accept this as a decision upon which to base an appeal, if you so desire to the Board of Standards and Appeals of the City of New York. Applications may be had at Room 1000 Municipal Building, Manhattan."

and

WHEREAS, the applicant states this application relates to the 1st floor of Building, No. 2, the basement, 1st and 2nd floors of Building #4; the 1st floor of Building #5, the 1st and 2nd floors of Building #6, the 1st floor of Building

#7, the 1st and 2nd floors of Building #9; the 1st floor of Building #10; the 1st floor of Building #10X; the 1st floor of Building #11; the 1st and 2nd floors of Building #17; the 1st floor of Building #26; the 1st floor of Building #30 and to the east yard and to the flag yard; and

WHEREAS, the applicant states the premises consist of a lot having a 486 ft. frontage and 1126 ft. in depth, in an unrestricted use, A area, Class 1½ height district; and

WHEREAS, the applicant states that Building #2, which was erected in 1926 is 125 ft. by 204 ft. in depth, 1 story, 37 ft. in height, of Class 3 construction, used for lead melting and refining with an occupancy of 41 persons; that Building #4 is 52 ft. front by 50 ft. deep, 2 stories, 27 ft. in height, of Class 3 construction, used as follows: Basement—lunchroom, 150 persons; 1st floor—offices, 40 persons; 2nd floor—offices, 16 persons; that building #5 is 50 ft. by 90 ft. in area, 1 story, 30 ft. in height of Class 3 construction, used for electrical maintenance and lead fabrication with an occupancy of 25 persons; that Building #6 is 27 ft. front by 30 ft. in depth, 2 stories 32 ft. in height, of Class 3 construction, used and occupied: 1st floor—first aid, 10 persons; 2nd engineering office, ten persons; that building No. 7 is 40 ft. by 80 ft. in area, two stories, 27 ft. in height, of Class 3 construction, used and occupied, 1st floor—machine and blacksmith shop, 14 persons; 2nd floor—store room, 5 persons; Building No. 9 is 75 ft. by 25 ft. in area, two stories, 26 ft. in height of Class 3 construction, used and occupied—1st floor—locker room, 90 persons; 2nd floor—laboratory, 31 persons; Building No. 10 is 75 ft. by 300 ft. in area, one story, 48 ft. in height of class 3 construction, used and occupied—as a metal warehouse, 36 persons; that building No. 10X is 76 ft. by 162 ft. in area, one story, 28 ft. in height, Class 3 construction, used and occupied for copper and brass refining, 30 persons; that Building No. 11 is 60 ft. by 185 ft. in area, one story, 42 ft. high, class 3 construction used and occupied for brass refining, 18 persons; Building No. 14 is 50 ft. by 100 ft. in area, one story, 19 ft. in height of class 3 construction, used and occupied for metal sorting, 35 persons; Building 17 is 50 ft. by 80 ft. in area, at first floor, 50 ft. by 34 ft. in area at second floor, two stories, 45 ft. in height Class 3 construction, used and occupied—first floor—copper smelting, 10 persons; 2nd floor—copper smelting, 4 persons; Building 26, is 20 ft. by 12 ft. in area, one story 14 ft. high, class 4 construction, used as a gate house, 3 persons; Building 30 is 25 ft. by 20 ft. in area, one story, 14 ft. high, class 4 construction, used as a scale house laboratory; and

WHEREAS, applicant states Building 2, 5, 10, 10X, 11, 14 and 17 are equipped with an approved standpipe system, and that Buildings, 2, 4, 6, and 7 are provided with a sprinkler system, that the sprinkler system in buildings nos. 2, 4, and 6 are fed from a 12" city main and the sprinkler system in building 7 is fed from an elevated tank; and

WHEREAS, the applicant states that the plant is covered by six yard hydrants; and

WHEREAS, the applicant states that building no. 4 has one stairway extending to roof bulkhead, 4' 6" wide of wood construction, brick enclosed, equipped with metal doors which are self-closing and stair leads to yard; building no. 6 has one stairway 3' in width of wood construction, unenclosed, leading to yard; building no. 7 has one stairway 3' 8" in width, of wood construction, enclosed in brick and plaster partitions, equipped with wood doors which are not self-closing; building 9 has one stairway, 3' 8" wide, concrete construction, concrete enclosed, equipped with metal self-closing doors and leading to yard and provided with a scuttle to roof; building 17 has one stairway 4' width, steel construction, concrete enclosed, leading direct to yard; there are no doors on the openings in the stair enclosure; and

WHEREAS, the applicant states there is a fire escape on building No. 9 extending to roof by stair and leading direct to yard, window and door openings on its course are not fireproof self-closing; and

WHEREAS, the applicant states buildings nos. 2 and 4 were erected in 1916; building 5 in 1911, No. 6 in 1899, No. 7 in 1922, No. 9 in 1923, No. 10 in 1923, No. 10X in 1925, No. 11,

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1908, No. 14, 1924, No. 17, 1924, No. 26, 1916, and No. 30, 1921; and

WHEREAS, the applicant states that no certificates of occupancy have been issued for any of these buildings; and

WHEREAS, the applicant requests that the Board permit smoking in the shop office, shipping platform, gate house, solder strip room, wire burn furnace area, blacksmith shop, laboratory, ingot shipping area, shop offices, receiving platform, electric furnace building, metal sorting area, lead metal furnace building; apparatus sorting building, slag yard and aisle space, blast furnace building and open yard, as indicated by hatching on the drawings filed with this appeal; and

WHEREAS, the applicant states that this application for permission to smoke was filed to establish smoking areas in the operating or factory portions of the plant, in addition to the main office areas and locker rooms which have been used for such purpose since prior to 1931 when the present owner acquired the property for the purpose of smelting and refining secondary non-ferrous metals; and

WHEREAS, the applicant contends that the Fire Commissioner's decision denying permission to smoke in the factory and operating areas should be reversed as arbitrary and unreasonable as it fails to take cognizance of Rule 2 of "Rules relating to smoking in protected portions of factories and in special classes of occupancy" which permits smoking in blacksmithing, brass and copper works, machine shop, smelting, etc. and

WHEREAS, the applicant states that there is compliance in every instance with the requirements of the rules, with the possible exception of building 30 which is of wood timber frame construction with corrugated iron roof and siding, but, however, the smoking area requested in this building is enclosed by 8" cinder block walls and gypsum board ceiling and concrete floor; and building 26, the gate house, is a separate wood frame structure approximately 12 ft. by 20 ft. in area, used only as a means of egress to and egress from the plant and no factory operations are conducted therein; that permission is also sought to continue the smoking in the main office areas and locker rooms which the applicant has considered non-factory areas; that these offices are housed in buildings 4 and 6, which are separate unattached unit in which no factory work is done; that the locker rooms are in buildings 2, 5 and 9, which are brick sheds, and although attached to a factory building, are separated from it by brick walls with fire resistant rating; and

WHEREAS, the applicant contends it is proposed to provide for orderly smoking in supervised areas and to prevent surreptitious smoking which cannot be completely controlled; that in order to reduce the hazard, the smoking areas shown on the plans filed with this appeal have been chosen to insure adequate supervision, and in area where material being processed is non-combustible.

WHEREAS, the premises were inspected by a representative of the Fire Department who has reported to the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Fire Commissioner, dated January 28, 1955, and that the appeal be and it hereby is *granted*, to permit smoking on the 1st floor of Building No. 2; the basement, 1st and 2nd floors of Building No. 4; the 1st floor of Building No. 5; the 1st and 2nd floors of Building No. 6; the 1st floor of Building No. 7; the 1st and 2nd floors of Building No. 9; the 1st floor of Building No. 10; the 1st floor of Building No. 10X; the 1st floor of Building No. 11; the 1st and 2nd floors of Building No. 17; the 1st floor of Building No. 26; the 1st floor of Building No. 30 and to the east yard and the flag yard in such areas as shown on plans filed with this application, marked "Received February 25, 1955" (20 sheets), *on condition* that there shall be no smoking at any place in Building No. 14; that such signs shall be posted as the Fire Commissioner shall require, stating where smoking is hereby permitted; that such receptacles for smoker's refuse of a type approved by the Fire Commissioner shall be placed where he requires; that the present containers in the various bathrooms and

locker rooms for general refuse shall be removed and replaced with approved containers of the self-closing type of sufficient size to take paper towels and refuse other than smokers' refuse; that such fire fighting devices shall be maintained as the Fire Commissioner shall direct; and that in all other respects the buildings and uses shall comply with all laws, rules and regulations applicable thereto.

369-55-A

APPLICANT—Larry Meltzer, for 161 Washington Street Corp., owner.

SUBJECT—Application May 2, 1955—re Appeal from a decision of the borough superintendent—egress, stairs, etc.

PREMISES AFFECTED—161 Washington street, east side, 77 ft. north of Liberty street, Block 58, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Larry Meltzer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3

Negative: 0

Absent: Chairman Murdock..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated April 11, 1955, on Alt. App. 1286/54 reads:

"1. Two lawful means of egress are required from each floor area, including cellar, as per Sec. 271 of Labor Law.

"2. Enclose all stairs in cellar in two hour masonry partitions as per 6.4.1.8.1 (b) B. C."

"3. All required stair enclosures to be constructed of two hour materials as per 6.4.1.8.1 (b) B.C.; and stairs shall lead to roof and street as per 6.4.1.11 k. B. C.

"4. Fire escape or connecting bridge is not acceptable as a means of egress from a class 3 bldg. exceeding five stories in height under Sec. 271 of Labor Law as amended 7-1-47."

and

WHEREAS, the applicant states the building is 7 stories 80 ft. in height, 25 ft. 1 in. front by 81 ft. 4 in. and 85 ft. 6 in. in depth, of Class 3 construction, erected 1891, now located on a lot 25 ft. 1 in. front by 92 ft. 10 in. irregular in depth in an unrestricted use, A area, Class 2 height district and used and occupied since 1917: Cellar—storage, no person; 1st floor—store, electronic and radio parts, 3 persons; 2nd floor—offices and stockroom, 3 persons; 3rd floor—tv and radio repairs, 5 persons; 4th floor—blueprinting and photostat shop, 6 persons; 5th floor—blueprinting and photostat shop, 3 persons; 6th floor ½ sales and stock for radio and tv, 2 persons; 7th floor—manufacturing fountain pens, 3 persons; no change in use or occupancy is now proposed; no Certificate of Occupancy has been issued; the building is provided with one 3 ft. 6 in. wide interior wood stairs enclosed in partitions fire retarded with half inch plaster boards and 26 gauge metal, equipped with metal self-closing doors; stairhall leads to street and is provided with a ladder and scuttle to roof; there are two fire escapes, one front and one at the rear, with egress from the lower termination to 131 Liberty Street; and

WHEREAS, Violation #6753 of 1953 was issued by the Borough Superintendent August 26, 1953, for violations of Section 271 and 267 of the Labor Law in that all floors, including cellar were not provided with a second legal means of egress; and floors of 131 Liberty Street and 161 Washington Street, on each side of the connecting exit bridge were not occupied by the same tenant; and doors from the connecting exit bridge to 131 Liberty Street were found barred and unopenable from the bridge side on the 4th, 5th, 6th and 7th floors; and

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WHEREAS, the applicant states that the building was erected under NB App. 281 of 1891 for factory use, and subsequently altered to comply with the Fire Department order to provide additional means of egress from each floor remote from the interior stairs; and under Alt. App. 1439 of 1917 connecting bridge from 7th to 2nd floors, inclusive, were erected at the rear connecting to the rear of No. 131 Liberty Street, thus complying with the Fire Department order and creating the required secondary means of egress; that, in addition to the connecting bridges, the stairhalls from the 1st floor to the roof were fire retarder with 1/2 inch plaster board and 26 gauge metal and

WHEREAS, the applicant states that it is proposed to provide and arrangement of locating keys at each existing rear exit door inside of the building for each floor leading to the fire escape balcony connecting bridge which leads to the rear of 131 Liberty St. thereby providing secondary egress for each floor at all times; that it is also intended to immobilize the locking mechanism of these doors so that the doors will be secured only with the key which is a duplicate of the key located at the inside of the doors of the adjoining building 131 Liberty Street; that this measure of security would take place only at night when the floors would be unoccupied, during the day the doors will be kept unlocked; that it is also proposed to install a new interior fireproof enclosed cellar stairs leading to the public stairhall at the front of the first story which stairhall leads directly to the street and to fireproof enclose the existing rear interior cellar stairs; it is also proposed to equip the existing flush sidewalk trap door over the front cellar stairs with an easy opening device of a type approved by the Board; and

WHEREAS, the applicant states that the rear connecting bridge was the subject of appeal before the Board under Cal. No. 1936-25-S and a variance was granted March 2, 1926; and

WHEREAS, the applicant contends that the usable occupied floor areas on each floor are less than 2,000 sq. ft. and the number of occupant vary from two to five, with a maximum of five occupying a single floor area; that each floor area is occupied throughout by a single tenant; that the existing stairs is enclosed and separated from the floor areas with a fire retarding partition; that the use of the various floors is an of incombustible and non-hazardous nature; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 1286/54, objection No. 1 and 4 and to modify the decision of the Borough Superintendent acting on Objections 2 and 3 *on condition* that the fire escape balconies between this building and the building at 131 Liberty Street, acted on joining this day under Cal. No. 370-55-A, as shown on revised plans marked, "Received January 19, 1956" (8 sheets) showing existing conditions and (eight sheets) showing proposed conditions and further revise plans marked "Received February 10, 1956" (2 sheets) shall be maintained after being put in proper condition and properly painted to withstand the weather; that doors thereto shall be so arranged that during all working hours the occupants of each building shall have immediate access to cross the fire escape balcony to the floor of the building adjoining approximately at the same level; that duplicate keys shall be provided to permit such access from one building to the other at all times; that during working hours the doors must remain unlocked; that in all other respect the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

370-55-A

APPLICANT—Larry Meltzer, for Meliberty Realty Corp., owner.

SUBJECT—Application May 2, 1955—Appeal from a decision of the borough superintendent, re egress, stairs, etc.

PREMISES AFFECTED—131 Liberty street, north side, 90 ft. 7 1/2 in. east of Washington street, Block 58, Lot 30, Borough of Manhattan.

APPEARANCES—

For Applicant: Larry Meltzer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner

Keating and Deputy Chief Connolly 3

Negative: 0

Absent: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated April 11, 1955, on Alt. App. 1287 of 1954, reads:

"1. Two lawful means of egress are required from each floor area, including cellar, as per Sec. 271 of Labor Law.

"2. Enclose all stairs in cellar in two hour masonry partitions as per 6.4.1.8.1 (b) B. C.

"3. All required stair enclosures to be constructed of two hour materials as per 6.4.1.8.1 (b) B. C.; and stairs shall lead to roof and street as per 6.4.1.11 k B. C.

"4. Fire escape or connecting bridge is not acceptable as a means of egress from a class 3 building exceeding five stories in height under Sec. 271 of Labor Law as amended 7-1-47.

and

WHEREAS, the applicant states the building is 7 stories, 80 ft. in height 23 ft. 2 in. front by 100 ft. in depth at first floor, 23 ft. 2 in. by 94 ft. and 96 ft. in depth at typical floor, of class 3 construction, erected 1894, located in an unrestricted use district and used and occupied since approximately 1935 as follows: cellar—storage, no persons; 1st floor—store, 5 persons; 2nd floor—sales & stockroom of electronic and radio parts, 2 persons; 3rd floor—bookbinding, 5 persons; 4th floor—sales and stockroom of electronic and radio parts, 2 persons; 5th floor—sales and stockroom of electronic and radio parts, 2 persons; 6th floor—sales and stockroom of electronic and radio parts, 2 persons; 7th floor—stockroom (housewares), 2 persons; no change in use or occupancy is now proposed; no certificate of occupancy has been issued for the building; the building is provided with one 2 ft. 11 in. wide interior wood stairs, enclosed in partitions of wood studs and plaster, equipped with metal, self-closing doors; stairhall leads direct to street and is provided with a ladder and scuttle to roof, and in addition there is a fire escape bridge at the rear exiting through 161 Washington Street; window and door openings on the course of the fire escape are fireproof and self-closing.

WHEREAS, Violation 6725 or 1953 was issued June 23, 1954 for violation of Section 267 and 271 of the Labor Law in that all floors including cellar are not provided with a second legal means of egress and that the floors of 161 Washington Street and 131 Liberty Street on each side of the connecting bridge were not occupied by the same tenant and doors opening from the connecting bridge were found barred and unopenable from the bridge side on the 4th, 5th, 6th and 7th floors; and

WHEREAS, the applicant states the building was erected under NB app. 93 of 1894 for factory use and subsequently altered to comply with Fire Department order Alt. App. 1971 of 1917 by installing connecting bridges from the 2nd to 7th floors at the rear connecting to 161 Washington Street, to comply with the Fire Department order; that in addition to the erection of the connecting bridges, stairhalls from the first floor to roof were fire retarded; and

WHEREAS, the applicant states that it is proposed to provide keys at each existing rear exit door inside of the building for each floor leading to the fire escape balcony which leads to 161 Washington Street, thereby providing secondary means of egress for each floor at all times; it is also proposed to immobilize locking mechanism of these doors so that the doors will be secured only with the key which will be a duplicate of the key located on the inside

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of the door of the adjoining building; that this measure of security will take place only at night when the floors will be unoccupied; that during the day the doors will be kept unlocked; that it is also proposed to install two interior cellar stairs enclosed in masonry partitions equipped with fireproof self-closing door at cellar and enclosed on the first story in one-hour fire retarded partitions to give egress from both the cellar and first story to an existing 9 ft. common driveway at the east; and it is also proposed to equip the existing flush sidewalk trap door over the cellar stairs with an easy opening device of a type approved by the Board; and

WHEREAS, the applicant states that the rear connecting bridge is subject of a variance granted by the Board March 2, 1926 under Cal. No. 1036-25-S and

WHEREAS, the applicant contends that the usable unoccupied floor areas on each floor are approximately 2,000 sq. ft. and the number of occupants does not exceed a maximum of five persons on a single floor area; that each floor area is occupied by a single tenant; that the existing stairs is enclosed and separated from the floor areas by fire retarded partitions; that the use of the various floors is of an incombustible and non-hazardous nature, and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 1287/54, Objection No. 1 and 4 and to modify the decision of the Borough Superintendent acting on Objections 2 and 3 on condition that the fire escape balconies between this building and the building at 161 Washington Street, acting on jointly this day under Cal. No. 369-55-A, as shown on revised plans marked "Received January 19, 1956" (8 sheets) showing existing conditions and (eight sheets) showing proposed conditions and further revised plans marked "Received February 10, 1956" (2 sheets) shall be maintained after being put in proper condition and properly painted to withstand the weather; that doors thereto shall be so arranged that during all working hours the occupants of each building shall have immediate access to cross the fire escape balcony to the floor of the building adjoining approximately at the same level; that duplicate keys shall be provided to permit such access from one building to the other at all times; that during working hours the doors must remain unlocked; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

746-44-A—Vol. II

APPLICANT—Joseph J. Furman, for Tenants in Common (Robert and Mildred Rudolph, Max and Frances Feinblum), owners.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new decision—re decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—709-16 8th avenue, southwest corner and 300 West 45th street, Block 1035, Lot 36, Borough of Manhattan.

APPEARANCES—

For Applicant: Lawrence H. Furman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, to consider a new decision, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

487-49-A—Vol. II

APPLICANT—William A. Giesen, for John Tricarico, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new decision—re Appeal from a decision of the borough superintendent; previously denied.

PREMISES AFFECTED—579-85 East 184th street, north side, 72.47 ft. east of Hoffman street, Block 3065, Lot 7, Borough of the Bronx.

APPEARANCES—

For Applicant: Robert J. Crinnion.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider a new decision.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

713-53-A

APPLICANT—Brunt Realty Corp., owner.

SUBJECT—Application August 18, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—Foot of Van Dyke street, 800 ft. west of Conover street, Pier 40, East River (Block 595B, Lots 250 and 252), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

738-53-A

APPLICANT—James F. Reynolds, for Wilhelmina Norcross, Executive u/w of Gustav Otto Jakob, owner.

SUBJECT—Application October 15, 1953—filed pursuant to Section 35 General City Law re—building located in bed of proposed street—Shore Drive.

PREMISES AFFECTED—76 Pennyfield avenue, east side, 27 ft. south of Alan place, Block 5529, Lot 417, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

861-53-A

APPLICANT—William S. Shary, for York—71st Street Co., owner.

SUBJECT—Application December 3, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—432-434 East 71st street, south side, 100 ft. west of York avenue (Block 1465, Lot 30), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

128-54-A

APPLICANT—Tobias Goldstone, for Madele Realty Corp., owner.

SUBJECT—Application February 25, 1954—Appeal from a decision of the borough superintendent.

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PREMISES AFFECTED—65 Heyward street, north side, 80 ft. west of Bedford avenue (Block 2224, Lot 36), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dept. of Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

503-54-A

APPLICANT—Edward R. Tauch, Jr., for Rozed Realty, Inc., owner Beacon Studios, lessees.

SUBJECT—Application June 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—216 East 49th street, south side, 175 ft. east of 3rd avenue, 5th floor, Block 1322, Lot 42, Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal dismissed at request of the applicant; applicant to file new application in the Building Department.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3

Negative 0

Absent: Chairman Murdock 1

508-54-A

APPLICANT—New York Wool Stock Co., lessee, for B & H Properties Corp., owner.

SUBJECT—Application June 17, 1954—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—175-177 Greene street, west side, 100 ft. south of Bleecker street, Block 524, Lot 53, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative : 0

560-54-A

APPLICANT—Lama, Proskauer and Prober, for Jerome Theatre Corp., owner.

SUBJECT—Application May 28, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—113-20 Liberty avenue and 104-02 114th street, southwest corner, 2nd floor, Block 9536, Lot 4, Richmond, Hill, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative : 0

631-54-A

APPLICANT—Daniel Santoro, for Biaggio Giglia, owner.

SUBJECT—Application July 30, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—16 Vulcan street, south side, 142.03 ft. east of Nugent avenue, Block 3397, Lot 20, South Beach, Borough of Richmond.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

705-54-A

APPLICANT—Seymour A. Mitteldorf, for Art. Infants Wear, Inc., owner.

SUBJECT—Application August 24, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—441-447 Pearl street, and 272 William street, south-east corner, Block 119, Lot 26, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

147-49-A—Vol. II

APPLICANT—Frederick C. Genz, for Diller-Quaile Music School, Inc., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—construction.

PREMISES AFFECTED—24 East 95th street, south side, 81 ft. 9½ in. west of Madison avenue, Block 1506, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick C. Genz.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 3, 1956, at 2 P.M., for further consideration; hearing closed.

28-55-A

APPLICANT—Continental Baking Co., owner.

SUBJECT—Application January 11, 1955—Appeal from an order and a decision of the fire commissioner—re direct method of refrigeration.

PREMISES AFFECTED—87-105 Heyward street, north side, 100 ft. east of Bedford avenue and 128 Rutledge street, Block 2225, Lot 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to April 24, 1956, at 2 P.M., at request of the applicant, to complete his papers.

217-55-A

APPLICANT—Jacob W. Sherman, for Barbara Parente, owner.

SUBJECT—Application March 17, 1955—Appeal from a decision of the borough superintendent, frame building—business use.

PREMISES AFFECTED—679 DeKalb avenue, north side, 100 ft. west of Marcy avenue, Block 1774, Lot 55, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob W. Sherman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 24, 1956, at 2 P.M., for inspection and decision.

MINUTES

442-55-A

APPLICANT—Harry L. Alper, for 1913 3rd avenue, Inc., owner (Bess Mile Shoe Co., Inc., lessee).

SUBJECT—Application June 3, 1955—Appeal from a decision of the borough superintendent, re cellar stairs.

PREMISES AFFECTED—1911-1913 3rd avenue, east side, 60 ft. 7 in. north of East 105th street, Block 1655, Lot 3, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry L. Alper.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 3, 1956, at 2 P. M., for consideration of plans filed Friday, March 16, 1956.

454-37-BZ

APPLICANT—Lama, Proskauer and Prober, for Mary A. Breslin and Elsie F. Breslin, owners (Joseph Papagno, lessee).

SUBJECT—Application for consideration—reopening as to extension of term of variance which expired March 9, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—9105-9115 3rd avenue, east side 31 ft. south of 91st street and 310-320 91st street, Block 6086, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly

Negative: 4
0

THE RESOLUTION:

WHEREAS, this application was granted by the Board on January 10, 1939, certain conditions; and

WHEREAS, the resolution was amended on December 2, 1947; and

WHEREAS, the term of variance was extended from time to time and last extended on March 9, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on January 10, 1939, as amended by resolutions adopted thereafter through March 9, 1954, only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a term of five years from the date of this amended resolution, to permit.....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained. (N.B. App. 13742/38)"

25-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Leo Sciarrello, owner.

SUBJECT—Application for consideration—reopening as to amendment as to number of gasoline storage tanks—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7h of the zoning resolution, permitting in a residence use district, the extension of existing gasoline service station in area and the maintenance of existing accessory building as lubritorium and office and the erection and maintenance of one story structure to be used for wheel alignment, brake testing, car washing and motor vehicles repairs and permitting the use of easterly portion of site for the parking and storage of motor vehicles.

PREMISES AFFECTED—1702-1714 Cropsey avenue and 8835-8847 17th avenue, southeast corner, Block 6462, Lot 18, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly

Negative: 4
0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on March 1, 1955, certain conditions; and

WHEREAS, the resolution was further amended on April 12, 1955; and

WHEREAS, the applicant requested another amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted under Vol. II on July 9, 1946, as thereafter amended by resolutions adopted through April 12, 1955, in so far as reference is to gasoline storage tanks, that is amended such reference shall read:

"that the number of gasoline storage tanks may be ten 550 gallon approved tanks, as indicated on revised plan marked "Received March 5, 1956", (2 sheets)."

352-51-BZ

APPLICANT—Bogart and Lonergan, for T. Victor Searling, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in the residence use district portion of the lot, the extension of existing parking and storage of more than five motor vehicles in the retail use district, for a term of years.

PREMISES AFFECTED—179-43 to 179-51 Hillside avenue and 87-26 Midland parkway, northwest corner, Block 9937, Lot 42, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph M. Lonergan.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly

Negative: 4
0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 9, 1951, certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 9, 1951 only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a term of five years from the date of this amended resolution, to permit.....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within three months from the date of this amended resolution." (Alt. App. 789/51.)

742-51-BZ

APPLICANT—Jerome Grogan, for New York Society for the Relief of the Ruptured and Crippled, owner.

MINUTES

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—530-538 East 72nd street, southwest corner of Franklin D. Roosevelt drive, Block 1483, Lots 28 and 32, Borough of Manhattan.

APPEARANCES—

For Applicant: Jerome Grogan.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 26, 1952, certain conditions; and

WHEREAS, the term of variance was extended on March 16, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within three months from the date of this *amended* resolution." (Alt. App. 1452/51)

846-52-BZ

APPLICANT—Paul Friedman, for Sutway Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under Section 9A of the zoning resolution, permitting partly in a residence use E area and class one half times height district and partly in a business use D area and class one times height district, the erection and maintenance of a three unit six story apartment building with accessory garages more than the permitted height within two miles of an airport.

PREMISES AFFECTED—125-02 to 125-06, 126-20, 125-24, 125-36 and 125-40 Sutphin boulevard, west side, 245.36 ft. south of 123rd avenue, through to Rockaway boulevard, Block 12051, Lot 1, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 25, 1953, certain conditions; and

WHEREAS, the resolution was amended on December 22, 1953; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on March 29, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 25, 1953, as thereafter *amended* by resolutions adopted through March 29, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 5485/52)

999-54-BZ

APPLICANT—Ingram S. Carner, for Charles Schiroeder, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under Sections 7c and 21 of the zoning resolution, permitting in a residence use district, the relocation of existing structure (bar and grill and one family dwelling) now located on a lot 9, presently located in a retail use district.

PREMISES AFFECTED—183-01 Horace Harding Expressway and 59-49 183rd street, northeast corner, Block 7067, Lot 11, Fresh Meadows, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 26, 1955, certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 26, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 2730/54)

683-29-BZ—Vol. II

APPLICANT—Vincent Piampiano, owner (Esso Standard Oil Co., lessee).

SUBJECT—Application for consideration—reopening as Vol. II as to reconstruction, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of years, the maintenance of a gasoline service station.

PREMISES AFFECTED—56 Sand Lane, southwest corner of Hylan boulevard, Block 3266, Lot 29, Arrochar, Borough of Richmond.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider reconstruction.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4

Negative: 0

Remaining Minutes of Meeting of March 20, 1956, will appear in the issue of April 3, 1956.

ANNUAL REPORT

CASES FILED AND PENDING 1955

Filed 1955	A	BZ	S	SA	SM	SR	M'L	T'L	GR. T'L
JANUARY	20	18	0	9	8	0	134	189	..
Restored	4	27	0	5	6	0	0	42	231
FEBRUARY	41	33	0	11	21	1	107	214	..
Restored	8	18	0	1	4	0	0	31	245
MARCH	25	30	0	15	3	0	119	192	..
Restored	7	17	0	4	11	0	0	39	231
APRIL	28	44	0	9	14	0	108	203	..
Restored	10	17	1	3	1	0	0	32	235
MAY	25	31	0	16	23	0	134	229	..
Restored	4	29	0	2	5	0	0	40	269
JUNE	31	29	0	8	17	0	170	255	..
Restored	8	31	0	5	7	0	0	51	306
JULY	19	41	0	51	28	0	98	237	..
Restored	2	13	0	1	0	1	0	17	254
AUGUST	6	12	0	0	0	0	0	18	..
Restored	0	0	0	0	0	0	0	0	18
SEPTEMBER ...	28	39	0	31	13	0	104	215	..
Restored	2	14	0	6	6	0	0	28	243
OCTOBER	29	37	0	14	8	0	103	191	..
Restored	1	19	0	5	2	1	0	28	219
NOVEMBER	26	26	0	8	22	0	156	238	..
Restored	7	25	0	4	8	0	0	44	282
DECEMBER	32	39	0	17	9	0	84	181	..
Restored	5	12	0	3	6	0	0	26	207
FILED	310	379	0	189	166	1			
Restored	58	222	1	39	56	2			
TOTAL FILED .	310	379	0	189	166	1			
Total Restored....	58	222	1	39	56	2			
TOTAL	368	601	1	228	222	3	1317	2740	2740
PENDING									
Dec. 31, 1954...	310	398	4	437	590	5	0	1744	1744
GRAND TOTAL	678	999	5	665	812	8	1317	4484	4484
DISPOSITION									
1955									
JANUARY	26	40	0	13	12	0	134	225	..
FEBRUARY	27	41	1	7	7	0	107	190	..
MARCH	31	60	0	15	22	1	119	248	663
APRIL	32	36	0	6	5	0	108	187	..
MAY	41	48	0	20	27	0	134	270	..
JUNE	31	70	0	12	21	0	170	304	761
JULY	50	80	0	18	12	1	98	259	..
AUGUST	0	0	0	0	0	0	0	0	..
SEPTEMBER ..	14	9	0	7	16	0	104	150	409
OCTOBER	28	26	0	5	4	1	103	167	..
NOVEMBER ...	19	52	0	13	17	0	156	257	..
DECEMBER ...	18	38	0	21	10	0	84	171	595
TOTAL	317	500	1	137	153	3	1317	2428	2428
PENDING									
Dec. 31, 1955...	361	499	4	528	659	5	0	2056	2056

Code: A—Appeals from Administrative Decisions. BZ—Applications under Zoning Resolution. S—Applications for Variations of Labor Law.
SA—Applications for Approval of Appliances. SM—Applications for Approval of Materials. SR—Applications for Adoption of
Rules. M'L—Miscellaneous Docket.

ANNUAL REPORT

DOCKET

Cases pending December 31, 1954	1744
Cases filed up to December 31, 1955	1045
Restored to Docket	378

MISCELLANEOUS APPLICATIONS

Requests to reopen	853
Requests to amend	158
Requests to rescind	3
Requests for extension of time	167
Requests for extension of term of variance	118
Requests for approval of plans	18
Total	4484
Disposed of	2428
Cases pending December 31, 1955	2056

DISPOSITION OF CASES

Withdrawn	95
Dismissed	9
Denied	56
Granted	8
Granted on condition	650
Appliances approved	118
Appliances dismissed, disapproved or withdrawn	19
Materials approved	136
Materials dismissed, disapproved or withdrawn	17
Rules approved	3

MISCELLANEOUS ACTIONS

Requests to reopen granted	842
Requests to reopen denied	3
Requests to amend granted	158
Requests to rescind granted	3
Requests for extension of time granted	167
Requests for extension of term of variance	118
Plans approved	18
Requests withdrawn or dismissed	8
Total	2428

MONEYS RECEIVED

SUBSCRIPTIONS	1st QUARTER	2nd QUARTER	3rd QUARTER	4th QUARTER	TOTAL
To Bulletin	\$1,260.00	\$940.00	\$690.00	\$790.00	\$3,680.00
Cash Sales	517.10	483.72	284.65	444.43	1,729.90
Paid to City Treasurer	\$1,777.10	\$1,423.72	\$974.65	\$1,234.43	\$5,409.90

REVIEW FROM 1916

Year	Cases Filed	Restored & M'l Actions	Total to Dis- pose of	Pending Previous Year	With- drawn	Dis- missed	Disposed of as follows:			Total Cases	Pending Dec. 31st
							Cases Denied	Granted, etc.	M'l Actions		
1916	502	32	534	0	39	64	59	204	32	398	136
1917	2620	35	2655	136	291	154	241	838	35	1559	1232
1918	1734	160	1894	1232	803	666	418	1009	160	3056	70
1919	1005	73	1078	70	105	47	271	594	41	1058	90
1920	793	114	907	90	84	100	233	457	33	907	90
1921	1720	176	1896	90	102	296	337	827	35	1597	389
1922	1575	405	1980	389	171	195	262	1025	281	1934	435
1923	1562	308	1870	435	149	189	193	928	219	1678	627
1924	1540	415	1955	627	173	194	290	1003	324	1984	598
1925	1350	335	1685	598	140	129	203	793	275	1540	743
1926	1147	403	1550	743	193	85	289	864	403	1834	459
1927	1357	575	1932	459	168	137	261	679	477	1722	669
1928	988	467	1455	669	230	107	312	585	384	1618	506
1929	765	508	1273	506	177	62	190	518	440	1387	392
1930	760	523	1283	392	175	38	215	379	451	1258	417
1931	623	645	1268	417	103	44	184	471	539	1341	344
1932	631	641	1272	344	158	22	159	492	524	1355	261
1933	389	648	1037	261	54	34	144	312	542	1086	212
1934	368	584	952	212	47	51	162	248	493	1001	163
1935	365	718	1083	163	40	14	122	305	589	1070	176
1936	393	683	1076	176	59	18	103	330	563	1073	179
1937	629	691	1320	179	43	14	120	409	587	1173	326
1938	1230	720	1950	326	96	19	153	910	618	1796	480
1939	1552	934	2486	480	121	66	244	1010	812	2253	713
1940	1235	1043	2278	713	138	33	200	851	890	2112	879
1941	1116	1148	2264	879	122	43	205	852	999	2221	922
1942	915	1018	1933	922	163	59	275	746	913	2156	699
1943	638	1050	1688	699	146	69	105	562	939	1821	566
1944	753	1075	1828	566	119	47	92	562	935	1755	639
1945	823	1099	1922	639	159	40	129	573	931	1832	729
1946	1086	1288	2374	729	120	27	147	732	1065	2091	1012
1947	1113	1450	2563	1012	218	56	243	759	1215	2491	1084
1948	1140	1603	2743	1084	168	48	242	846	1344	2648	1179
1949	934	1535	2469	1179	130	49	241	900	1226	2546	1102
1950	958	1683	2641	1102	120	11	209	810	1439	2589	1154
1951	917	1611	2528	1154	130	14	118	765	1364	2391	1291
1952	931	1683	2614	1291	99	9	238	811	1385	2542	1363
1953	945	1686	2631	1363	154	25	114	847	1296	2436	1558
1954	1014	1724	2738	1558	161	34	194	800	1363	2552	1744
1955	1045	1695	2740	1744	95	9	82	925	1317	2428	2056
Total	41161	33184	74345	25628	5963	3318	7999	27531	27478	72289	27684

MINUTES

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on February 7, 1956, as they appeared in Bulletin No. 7, Vol. 41, are hereby corrected to read as follows:

310-55-A

APPLICANT—National Gypsum Co., owner.

SUBJECT—Application April 13, 1955—re Appeal from a decision of the fire commissioner relating to the installation of an above ground tank for the storage of 600,000 gallons of fuel oil.

PREMISES AFFECTED—South side, of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx.

APPEARANCES—

For Applicant: E. W. Zaunmiller and Gerald Roth.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Keating..... 3

Negative: 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, the applicant states the premises consist of an irregular shaped plot 1,000 ft. front by 1,000 ft. in depth, in an unrestricted use district, used and occupied for the manufacturing of gypsum products; and

WHEREAS, the decision of the Fire Commissioner, dated March 18, 1955, reads:

"In reply to your letter of March 14, 1955 re approval for the proposed installation of a 600,000 gallon oil tank at the above location, please be advised that such approval cannot be granted as such an installation is in violation of Rule 6.4 of the Oil Burner Rules.

Rule 6.4 of the Oil Burner Rules of the Board of Standards and Appeals limits the maximum capacity of outside tanks to 100,000 gallons with the additional proviso that the surrounding dyke has a capacity of $1\frac{1}{2}$ times the tank capacity and that such dyke shall not extend upward more than $\frac{1}{4}$ of the tank height when tank height exceeds 16 feet."

and

WHEREAS, the applicant states the Fire Commissioner's decision is based on the fact that Rule 6.4 of the Oil Burner Rules of the Board limit the maximum capacity of above ground storage tanks to 100,000 gallons; and

WHEREAS, the applicant states it has undertaken an expansion program to increase the capacity of the plant and in connection therewith the proposed oil storage tank is necessary to store an adequate supply of oil at a reasonable cost for the expanded plant operation; and

WHEREAS, the application contends that the property in the neighborhood of the plant is devoted entirely to industrial use and there are no residential buildings within one-half mile of the plant; that the nearest industrial building other than the applicant's plant is about 150 yards from the site of the Struthers Wells heating unit proposed to be installed under Cal. No. 124-55-A and about 200 yards from the site of the proposed 600,000 gallon fuel oil storage tank which is the subject of this appeal; and

WHEREAS, the applicant contends that due to the expansion program at the Bronx plant the consumption of fuel oil has increased to the point where the existing six 20,000 gallon fuel oil storage tanks are inadequate to support current operations, and in the event of a strike or a delay in obtaining a supply of fuel oil, the manufacturing operations would be required to cease; that at the present time, because of limited oil storage facilities, oil must be delivered by truck; that the installation of the proposed tank will

enable bulk delivery from tankers docked at the plant pier on the East River; and

WHEREAS, the applicant contends that the site for the proposed site has been recently acquired by it for that purpose; that it is not possible to install an underground tank of the required capacity as the sub-surface of the site is saturated with sea water which would corrode any underground installation, and when the oil level of an underground tank on the site would be low there is a tendency for the tank to float; and

WHEREAS, the applicant states that as the grade of the proposed site is but two feet above normal mean high water a coffer-dam would have to be constructed to permit the installation of an underground tank at great expense; that the proposed tank will be located adjacent to the East River on land which has a lower elevation than the land which surrounds it on all sides except on that side facing the river; that the applicant's plant buildings located to the east of the proposed tank will be separated from the tank by a natural elevated bank six feet higher than the surface of the land upon which the tank will be located; that the nearest structure to the north of the tank is a warehouse which is more than one-quarter of a mile from the tank location; that there is a gradual incline of more than three feet between the proposed tanks site and the warehouse; that to the west of the proposed tank there are sidings of the New York, New Haven and Hartford Railroad, the nearest of which is about 100 ft. from the tank; that these sidings are on land more than one foot higher than the site of the proposed tank and thus in the event oil escaped from the tank and the proposed dyke, the only direction to which the oil could flow would be toward the river; and

WHEREAS, the applicant states that the oil will be transferred from the tanker at the plant dock to a pipe which will run along the pier and then underground directly to the tank, that the only outlet from the tank will be connection to the six existing 20,000 gallon underground tanks and the oil will be fed into the plant operation through an existing system of piping connecting to the six existing tanks; that the dyke proposed to surround the tank will be designed to hold one and one-half times the maximum capacity of the tank; that the tank will be constructed to the satisfaction of the Board and to the Fire Department in all respects; that the oil stored, which will be No. 6 fuel oil of a low sulphur content possessing a flash point of 220 degrees and a viscosity of 183 at 122° temperature.

Resolved, that the Order of the Fire Commissioner dated March 18, 1955, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the installation of a 600,000 gallon oil tank at the location proposed and as shown on plans filed with this appeal marked, "Received November 4, 1955" (8 sheets) *on condition* that the plate steel dyke as proposed shall be maintained with a capacity of one and one-half times the tank capacity and maintained to the satisfaction of the Fire Commissioner and used in conjunction with the equipment permission for the use of which has been granted this day under Cal. No. 124-55-A; that, as proposed, the oil to this tank shall be transferred from a tanker at the plant's dock, with pipe running along the pier and underground directly to the tank above; that such oil shall be of No. 6 crude oil of low sulphur content with flash point not over 220 degrees; that the fire protection for such oil shall be as shown on plans above referred to and maintained to the satisfaction of the Fire Commissioner; and that such oil in such storage tank may also be used for other purposes in connection with oil burners used in the plant.

*Correction—Reference in the resolution to the installation "of six 20,000 gallon oil tanks" deleted and "a 600,000 gallon oil tank" substituted therefor.

PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES RELATIVE TO SUBMERGED INLETS AND PROTECTIVE METHODS TO BE APPLIED TO PREVENT CONTAMINATION OF WATER SUPPLY

Adopted by the Board of Standards and Appeals February 3, 1939, effective in accordance with Section 666, Paragraph 2, of the New York City Charter, February 27, 1939, as amended December 4, 1942, effective December 28, 1942, as amended September 10, 1946, effective October 7, 1946 and as amended on February 10, 1948, effective March 8, 1948.

(Cal. No. 835-38-SR)

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2 of the New York City Charter pertaining to Sections C-26-1268.0,c,4 and C26-1277.0h. of the Administrative Building Code.

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Board of Standards and Appeals on Friday, April 13, 1956 at 10 A.M. in Room 1013 Municipal Building, Manhattan, on the following Proposed Amendments to the Rules Relative to Submerged Inlets and Protective Methods to be Applied to Prevent Contamination of Water Supply.

Note: It is proposed to amend Rule 1 as indicated. New matter appears in *Italics*; old matter to be deleted appears in brackets [].

Rule 1. Vacuum Breakers.

All vacuum breakers prescribed under these rules shall be set at least four inches above the flood level rim of fixtures or as otherwise specifically provided for in these rules. Each fixture with submerged inlets shall be independently controlled by an approved vacuum breaker or breakers the full size of supply pipe, as set forth in these rules. All hose coupling outlets and serrated tip outlets for hose connections [within buildings] are deemed to be submerged inlets, and shall be independently protected with an approved vacuum breaker. [Outside hose coupling outlets for garden or sidewalk use, drain] *Drain* cocks for hot water and steam boilers and hose connections on fire fighting equipment are excepted. *Vacuum breakers for outside hose bibs shall be placed 24 inches above the surface of the ground near the hose bib and at least 12 inches above the top of the highest submerged lawn sprinkler.*

Rule 2. Submerged Inlets.

Water supply inlets to fixtures shall be located at least one inch above the flood level rim of the fixture, except when submerged inlets are absolutely essential for the proper functioning of a fixture, or as otherwise provided for in these rules.

Water supply lines to water preheating apparatus utilizing waste water shall be equipped with an approved vacuum breaker located at least four feet above the highest elevation of the preheating apparatus or coil with a check valve between the vacuum breaker and the preheating apparatus. Any hot water boiler supplied through such preheating device and having an independent cold water supply line shall have the cold water supply line equipped with a vacuum breaker and check valve located at least four inches above the highest elevation of the boiler.

Rule 3. Flush-Valve Fixtures.

Flush-valve controlled fixtures, with submerged inlets supplied directly or indirectly from the City Water Supply System, shall be equipped with an approved vacuum

breaker in the supply line not less than four inches above the flood level rim of the fixture.

Rule 4. Ballcocks.

All flush tanks operated by ballcocks shall have an approved vacuum breaker located not less than three-quarter inch above the overflow outlet of the flush tank.

Ballcocks controlling water supply to suction, roof or other intermediate tanks shall be located at least one inch above the flood level rim of the tank excepting that in roof tanks equipped with an overflow of a size at least one commercial diameter larger than the water supply pipe, the ballcock may be located two inches above the highest elevation of the overflow pipe. The overflow and emptying pipes of roof, suction and intermediate tanks shall not be directly connected to a drainage system, notwithstanding the permissive provisions of Section C26-1273.0,d of the Administrative Building Code for connection to a leader.

Rule 5. Sterilizers.

Direct water supply connections to all sterilizers are prohibited, except such equipment as is approved by the Board. When approved sterilizers are used, the waste piping from sterilizers shall not connect directly with any drainage system.

Rule 6. Aspirators—Water Siphons.

Direct water supply connections to aspirators, water siphons or similar apparatus is prohibited except when approved by the Board. The waste pipe for this type of apparatus shall not connect directly with any drainage system.

Rule 7. Bidets—Bed Pan Washers.

Direct water supply connections to a bidet is prohibited. Water supply connection to bed pan washers or similar apparatus shall be equipped with an approved vacuum breaker and check valve, the latter located between the fixture and the vacuum breaker. Water supply to bed pan washers equipped with an approved flush valve shall be governed by Rule 3.

Bed pan washers may be equipped with steam connections only when such equipment has been approved by the Board.

Rule 8. Sump or Well Pumps.

Direct water supply connections for priming purposes to sump, well or similar type pumps when permitted by the Department of Water Supply, Gas and Electricity shall be connected to the inlet side of the pump and be equipped with an approved vacuum breaker and check valve, the check valve to be located between the pump and the vacuum breaker.

Rule 9. Condensers.

Direct water connections to refrigeration unit for cooling purposes shall be equipped with an approved check valve to prevent possible back flow of ammonia or other refrigerant from defective condenser coils or jackets, except in such installations where the water supply piping is entirely outside of the piping or tank containing the refrigerant and two independent wall thicknesses of metal separate the refrigerant from the city water supply. Refrigeration units containing more

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PUBLIC HEARING

than twenty pounds of refrigerant shall be provided with an additional safeguard in the form of an approved relief valve installed at the outlet side of the check valve, such relief valve being set at five pounds above the maximum water pressure at the point of installation. Direct water connection is prohibited under Section C26-1223.0 Administrative Building Code.

Rule 10. Mortuary, Dissection, Operating and Embalming Tables or Equipment.

Mortuary, dissection, operating and embalming tables or equipment shall have no direct water supply connection. Hose used with such equipment shall terminate at least 12 inches at any point from the table or attachments.

Rule 11. Dishwashing and Laundry Machines.

Direct water supply to dishwashing and laundry machines shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker, and the fixture. The vacuum breaker shall be located at least 4" above the highest elevation of the machine.

Rule 12. Chemical Solution Tanks or Apparatus

Direct water supply connections, when permitted by the Department of Water Supply, Gas and Electricity, to any tank or apparatus containing any chemical shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker and the tank or apparatus.

Rule 13. Steam Tables.

Steam tables used exclusively for the warming of food stuffs and provided with a water supply inlet elevation at least one inch above the overflow outlet, the area of which is at least four times that of the water supply piping, shall be equipped with an approved horizontal swing check valve in the water supply piping.

Where elevation of the water supply piping inlet is less than one inch above the overflow outlet, or when the area of the overflow outlet is less than four times that of water supply piping, the water supply piping shall be equipped with an approved vacuum breaker located at least four inches above the maximum overflow level of the fixture.

(Continued from page 409)

the "one and one-half rule" upon compliance with other imposed conditions. The board found that there were practical difficulties and unnecessary hardships in conforming to the ordinance in that a new conforming building would not provide a reasonable return on the fair value of the land and the building, that the age and condition of the present buildings prevented a reasonable return during the brief remaining period of their usefulness, that there is a consequent need for replacement, and that these facts make the hardship peculiarly severe and unnecessary.

At Special Term the board's determination was annulled on the ground that there was no proof of "unique hardship".

The Bronxville Building Zone Ordinance (art. 12, §7), in common with almost every zoning statute (cf. N. Y. City Zoning Resolution, §§7 and 21; Village Law, §179-b), authorizes its local board to grant a variance either (1) upon proof of practical difficulties or unnecessary hardship, or (2) in its discretion, without proof of practical difficulties or unnecessary hardship, in specifically enumerated cases and under specific conditions. (*Matter of Reed v. Bd. of Standards & Appeals*, 255 N. Y. 126, 134-135.) The ordinance under consideration does not use the term "unique hardship".

In *Matter of Otto v. Steinhilber* (282 N. Y. 71, 76) the factual elements necessary to establish unnecessary hardship were defined as follows: "Before the Board may exercise its discretion and grant a variance upon the ground of unnecessary hardship, the record must show that (1) the land in question cannot yield a reasonable return if used only for a purpose allowed in that zone; (2) that the plight of the owner is due to unique circumstances and not to the general conditions in the neighborhood which may reflect the unreasonableness of the zoning ordinance itself; and (3) that the use to be authorized by the variance will not alter the essential character of the locality."

Because of the use of the word "unique" in the *Otto* opinion, a misinterpretation seems often to be indulged in whereby it is thought that there is a requirement for a showing of "unique hardship". The phrase used in the *Otto* case is "unique circumstances" and those circumstances are but one of the elements which make up an unnecessary hardship. The phrase "unique circumstances" is not to be construed as "unique hardship", as though there were a requirement for proving something more severe than an unnecessary hardship.

This court has consistently held that the above-quoted language in the *Otto* opinion is intended to apply to a variance in the use of premises and not to a variance in the area upon which a building may be constructed. The language quoted above from the *Otto* opinion shows in itself that a use case was under discussion, and other portions of the opinion make that clear. When the variance is one of area only, there is no change in the character of the zoned district and the considerations present in the *Otto* case are not present. A change of area may be granted on the ground of practical difficulties alone, without considering whether or not there is an unnecessary hardship. (*People ex rel. Helvetia Realty Co. v. Leo*, 231 N. Y. 619.) This court is committed to the rule that, in the absence of statutory provision to the contrary, special hardship need not be established as a condition to granting an area variance. *Matter of Perri v. Zoning Bd. of Appeals of Inc. Vil. of Scarsdale*, 283 App. Div. 818; *Matter of Kelly v. Murdock*, 275 App. Div. 786; *359 West 34th St., Inc. v. Board of Standards & Appeals of City of N. Y.*, 279 App. Div. 1032, aff'd. 305 N. Y. 878; *Matter of Leone v. Yates*, 280 App. Div. 823; *Matter of Atlantic Beach Property Owners' Assn., Inc., v. Richter*, 281 App. Div. 769.) The rule is recognized generally. (*Matter of Ryback v. Murdock*, 1 A.D. 2d 132.)

The present case is not strictly one of change of area. It is a change in the quantum of the floor area of a building—a bank building—which is a permitted use in the zoned district. It is not a case in which the board could grant a variance as a matter of discretion under the latter part of section 7 of article 12 of the local ordinance because it is not one of the cases specifically enumerated therein. After hearings the board has found on substantial evidence that conformance to the ordinance creates practical difficulties and unnecessary hardship. Such findings give finality to the variance granted (*People ex rel. Hudson-Harlem Co., v. Walker*, 282 N. Y. 400). The determination should not have been disturbed on the ground that there was no proof of "unique hardship".

The order, insofar as appeal is taken therefrom, should be modified on the law by striking therefrom the last ordering paragraph and by substituting therefor provisions that the proceeding be dismissed and that the board's determination be reinstated and confirmed. As so modified, the order should be affirmed, with \$50 costs and disbursements to appellants, payable by petitioners-respondents. The informal findings of fact made at Special Term should not be affirmed.

52.05
NEW

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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EDWIN W. KLEINERT
SEAN P. KEATING
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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION 10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engi-
neers, pertaining to the work of the board, will be seen only
between the hours of ten in the morning and one in the
afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

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CALENDAR

DOCKET

New Cases filed up to March 27, 1956

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177-56-BZ—B.Q.—106-24 157th street, west side, 138.35 ft. south of South road, Block 10124, Lots 11, 13, and 15, Jamaica, Borough of Queens, Alt. 186-56—re area excessive in business use, D area district.

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180-56-A—B.Q.—93-22 210th street, west side, 310 ft. north of 94th avenue, Block 10550, Lot 52, Bellaire, Borough of Queens, Alt. 309-55—re frame building.

181-56-BZ—B.M.—313-315 West 142nd street, north side, 64 ft. 11 in. east of Bradhurst avenue, Block 2043, Lots 32 and 33, Borough of Manhattan, Alt. 1481-55—re parking lot for more than 5 cars in residence use district.

182-56-BZ—B.Bx.—1181 Nelson avenue, west side, 191.47 ft. north of West 167th street and 1184-1190 Ogden avenue, east side, 184.03 ft. north of West 167th street, Block 2516, Lots 9, 10, 11 and 51, Borough of The Bronx, Alt. 1078-55—re parking and storage of motor vehicles in residence and retail use district.

183-56-A—B.Bx.—1181 Nelson avenue, west side, 191.47 ft. north of West 167th street and 1184-1190 Ogden avenue, east side, 184.03 ft. north of West 167th street, Block 2516, Lots 9, 10, 11 and 51, Borough of The Bronx, Alt. 1078-55—re grading.

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185-56-BZ—B.B.—322-324 Hicks street, west side, 70 ft. north of Atlantic avenue, Block 258, Lot 145, Borough of Brooklyn, N.B. 2841-55—commercial use in residence use district; rear yard of building; entrance.

186-56-A—B.Q.—160-15 96th street, east side, 140 ft. south of 160th avenue, Block 14186, Lot 54, Howard Beach, Borough of Queens, N.B. 206-54—re storm or combined sewer, etc.

187-56-BZ—B.Q.—37-05 24th street and 24-02 37th avenue, southeast corner, Block 367, Lot 15, Long Island City, Borough of Queens, N.B. 375-56—re manufacture and repair of truck bodies, office and storage yard in business and unrestricted use districts.

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189-56-A—B.B.—173 Boerum street, north side, 50 ft. west of Humboldt street, Block 3071, Lot 28, Borough of Brooklyn, Amendment to Alt. 1520-54—re legal exit.

190-56-SM—Adjustomatic Scaffold, Model 5000, manufactured by Automatic Devices, Inc., Material.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—\$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

CALENDAR

APRIL 3, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 3, 1956, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

453-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Francis Formica, owner.

SUBJECT—Application June 6, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, sales and storage room, parking and storage of motor vehicles with proposed curb cuts and show windows closer to the residence use district than is permitted.

PREMISES AFFECTED—1003-1013 Utica avenue and 5001-5009 Tilden avenue, northeast corner, Block 4722, Lots 40, 43 and 44, Borough of Brooklyn.

Laid over from February 15, 1956 to April 3, 1956, for inspection and decision; hearing closed.

561-55-BZ

APPLICANT—Herman E. Horwood, for Mary Francomano, owner.

SUBJECT—Application July 8, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection of a 2 family dwelling with less than the 10 ft. setback required on each street front.

PREMISES AFFECTED—2894 Roebling avenue, southwest corner of Edison avenue, Block 5388, Lot 27, Borough of The Bronx.

Laid over from February 21, 1956 to April 3, 1956, for inspection and decision; hearing closed.

808-55-BZ

APPLICANT—Paul Friedman, for Hans J. Heckmann and R. Harold Paltrow, owners.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under sections 7h, 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto repairs (hand tools only), auto washing (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—35-02 to 35-08 (35-04 official) Bell boulevard and 213-12 to 213-20 35th avenue, southwest corner, Block 6169, Lot 6, Bayside, Borough of Queens.

Laid over from February 21, 1956 to April 3, 1956, for inspection and decision; hearing closed.

375-55-BZ

APPLICANT—Michael Alfano, for Max Sakow, owner.

SUBJECT—Application May 5, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a local retail use district the erection of a gasoline service station, lubritorium, auto repair shop, salesroom, car washing and storage.

PREMISES AFFECTED—950-970 Allerton avenue, south side, from Paulding avenue to Williamsbridge road, Block 4447, Lots 62, 64 and 66, Borough of The Bronx.

Laid over from January 17, 1956 to January 24, 1956, for continued hearing; then to February 15, 1956, for inspection and decision; hearing closed; then to February 28, 1956, for applicant to file authorization of present owner of record; then to April 3, 1956, at the request of the applicant for the purpose of filing authorization of the present owner of record.

1085-38-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Loha Realty Corp., owner.

SUBJECT—Application reopened February 8, 1955 as Vol.

II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—5307-5315 21st avenue and 1072-1082 Dahill road, southeast corner, Block 5495, Lot 465, Borough of Brooklyn.

Laid over from February 21, 1956 to February 28, 1956, at request of objector, applicant concurring; no further requests for adjournment to be considered; then to April 3, 1956, for inspection and decision; hearing closed.

802-55-BZ

APPLICANT—Paul Friedman, for Edna Greiner, owner.

SUBJECT—Application October 13, 1955—re (decision of the borough superintendent) under sections 7f, 7A and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs (hand tools only), car washing (non-automatic), office, storage and sale of auto accessories, parking of more than 5 cars waiting to be serviced, with proposed show window less than 75 ft. from a residence use district, for a term of 15 years.

PREMISES AFFECTED—219-11 to 219-19 Northern boulevard and 43-32 to 43-38 220th street, northwest corner, Block 6322, Lot 24, Bayside, Borough of Queens.

Laid over from January 31, 1956, to March 6, 1956, for inspection and decision; hearing closed; then to March 13, 1956, for full vote of the Board; then to April 3, 1956, for applicant to file revised plans showing a wall and omitting curb cut on 220th street.

119-29-BZ—Vol. II

APPLICANT—John J. Tricarico, for Elizabeth Stevens, owner.

SUBJECT—Application reopened February 15, 1955 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the proposed change of occupancy from garage to garage and parking and storage of more than 5 motor vehicles, on open portion of the plot.

PREMISES AFFECTED—625 Halsey street, north side, 200 ft. west of Patchen avenue, Block 1662, Lots 59 and 61, Borough of Brooklyn.

Laid over from January 31, 1956 to February 15, 1956, at the request of objectants; then to February 21, 1956, at the request of an objector; then to March 20, 1956, for inspection and decision; applicant to check Building Department records as to the basis of the Certificate of Occupancy; hearing closed; then to April 3, 1956 for applicant to furnish the Board with information previously requested as to the certificate of occupancy.

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

Laid over from May 3, 1955 to June 7, 1955, to permit the applicant to obtain a decision from the Building Department as to structural conditions to comply with the Labor Law and to permit the filing of a companion administrative appeal to be heard with the zoning application on the laid over date; laid over, date to be set for hearing when companion "A" appeal has been examined and set for hearing;

CALENDAR

the "A" and "BZ" cases to be heard on the same date; then set for hearing January 10, 1956; then February 15, 1956, for inspection and decision; hearing closed; then to February 28, 1956, for applicant to file revised plan; then laid over to March 20, 1956, for further inspection and decision; then to April 3, 1956, for applicant to furnish consent of adjoining owner for use of property as means of egress from foot of fire escape.

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner.
SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

892-55-BZ

APPLICANT—Samuel Rosenblum, for Tak Realty Corp., owner.

SUBJECT—Application November 10, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, B area district, the erection of a basement 15 story and penthouse, class A, multiple dwelling, stores and garage, with less than the required rear yard.

PREMISES AFFECTED—1227-1231 Madison avenue and 48 East 89th street, southeast corner, Block 1500, Lots 51, 52 and 53, Borough of Manhattan.

Laid over from March 20, 1956, to April 3, 1956, for consideration by the Board and decision; hearing closed.

695-49-BZ Vol. III

APPLICANT—Siegel and Green, for Pauline Schulson, owner.

SUBJECT—Application reopened February 21, 1956 re extension of time to complete—expired May 30, 1955—re (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, permitting for a term of 5 years in a residence use district the parking and storage of motor vehicles (previously granted for the erection and maintenance of a business building).

PREMISES AFFECTED—298-306 East 140th street, south side, 104.30 ft. east of 3rd avenue, Block 2314, Lot 58, Borough of The Bronx.

130-21-BZ Vol. III

APPLICANT—Seymour W. Gage, for Paramount Distillate Co., owner.

SUBJECT—Application reopened October 11, 1955 as Vol. 111—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—94 Monroe street, west side, 36.2 ft. south of Pelham street, Block 255, Lot 48, Borough of Manhattan.

910-49-BZ Vol. II

APPLICANT—M. Martin Elkind, for Irene Meehan, Anita Pederson and Anne E. Loewer, owners (White Castle System, Inc., Lessee).

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under section 7f and 7e of the zoning resolution, to permit in a retail and residence use district, the proposed extension of the parking area into the residence use district.

PREMISES AFFECTED—972 Castle Hill avenue and 2200 Bruckner boulevard, southeast corner and 2201 Houghton avenue, Block 3695, Lots 1 and 9, Borough of The Bronx.

417-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Lucky Star Realty Corp., owner.

SUBJECT—Application May 23, 1955—re (decision of the

borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, office, auto repair shop, restaurant and kitchen, and parking for more than 5 cars.

PREMISES AFFECTED—183-02 to 183-20 (183-10 official) South Conduit avenue, 144-01 to 144-13 183rd street, southeast corner and 144-02 to 144-18 184th street, southwest corner of South Conduit avenue, Block 13326, Lot 16, Springfield Gardens, Borough of Queens.

395-55-BZ

APPLICANT—Vincent J. Tortorelli, for Edward Veldor-anlo, owner.

SUBJECT—Application May 18, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking of more than 5 motor vehicles.

PREMISES AFFECTED—329-331 East 150th street, north side, 200 ft. west of Courtlandt avenue, Block 2410, Lot 56, Borough of The Bronx.

441-55-BZ

APPLICANT—Hurley, Kearney Lane and Mattison, for St. Joseph's Hospital, owner.

SUBJECT—Application June 2, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the use of premises as a parking lot.

PREMISES AFFECTED—330 Beach 19th street, east side, 49.27 ft. south of Brookhaven avenue, Block 131, Lot 34, Far Rockaway, Borough of Queens.

528-55-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Gaiti, owner.

SUBJECT—Application June 29, 1955—re (decision of the borough superintendent) under sections 7i and 7e of the zoning resolution, to permit in a business and residence use district, proposed building to be used for motor vehicle repair shop.

PREMISES AFFECTED—518 Coney Island avenue, west side, 60 ft. 1¼ in. south of Turner place, Block 5342, Lot 17, Borough of Brooklyn.

673-55-BZ

APPLICANT—Kitzler and Nurick, for Bertha Sherain, owner (92 car Wash Corp., lessee).

SUBJECT—Application August 2, 1955—re (decision of the borough superintendent) under sections 7c, 7f, 7A and 7i of the zoning resolution, to permit in a business use district automatic auto laundry, gasoline service station, office, lubritorium, motor vehicle repair shop (with hand tools only) and parking cars awaiting service.

PREMISES AFFECTED—5802-5824 Church avenue and 119-129 East 58th street, southeast corner and 74-84 East 59th street, Block 4706, Lot 36, Borough of Brooklyn.

734-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 19, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in retail use district proposed use of premises for high speed auto laundry, office, waiting area and simonizing, with ground signs closer to residence use district than is permitted.

PREMISES AFFECTED—14-59 150th place, east side, 44.66 ft. north of Cross Island parkway and 14-54 Clintonville street, Block 4697, Lot 8, Whitestone, Borough of Queens.

801-55-BZ

APPLICANT—Seymour W. Gage, for Paramount Distillate Co., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7h of the

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zoning resolution, to permit in a residence and business use district the parking of more than 5 motor vehicles.
PREMISES AFFECTED—307 Pelham street, south side, 45.0 ft. east of Monroe street, Block 255, Lots 43 and 45, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 3, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, April 3, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

858-54-A

APPLICANT—Samuel Cohen, for Boris Feinberg, owner.
SUBJECT—Application November 8, 1954—Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—74-76 Laight street and 413 Washington street, northeast corner, Block 218, Lot 2, Borough of Manhattan.

54-56-A

APPLICANT—Elias K. Herzog, for Murray H. Weinkrantz, owner.
SUBJECT—Application January 12, 1956—Appeal from a decision of the borough superintendent—re exterior stairway.
PREMISES AFFECTED—591 Broadway, west side, 176 ft. 10 in. south of West Houston street and 164 Mercer street, east side, 176 ft. 8 in. south of West Houston street, Block 512, Lot 16, Borough of Manhattan.

2-54-A

APPLICANT—Elias K. Herzog, for Maser Realty Corp., owner.
SUBJECT—Application January 4, 1954—re Appeal from an order of the fire commissioner and a decision of the borough superintendent—egress.
PREMISES AFFECTED—422-426 East 89th street, south side, 256 ft. east of 1st avenue, Block 1568, Lot 37, Borough of Manhattan.

147-49-A—Vol. II

APPLICANT—Frederick C. Genz, for Diller-Quaile Music School, Inc., owner.
SUBJECT—Application reopened December 6, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—construction.
PREMISES AFFECTED—24 East 95th street, south side, 81 ft. 9½ in. west of Madison avenue, Block 1506, Lot 60, Borough of Manhattan.

442-55-A

APPLICANT—Harry L. Alper, for 1913 3rd Avenue, Inc., owner (Bess Mile Shoe Co., Inc., lessee).
SUBJECT—Application June 3, 1955—Appeal from a decision of the borough superintendent—re cellar stairs.
PREMISES AFFECTED—1911-1913 3rd avenue, east side, 60 ft. 7 in. north of East 105th street, Block 1655, Lot 3, Borough of Manhattan.

863-55-A

APPLICANT—Irving Kudroff, for Eaglet Realty Corp., owner.
SUBJECT—Application October 25, 1955—Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—382 Lafayette street, west side, 74 ft. south of East 4th street, Block 531, Lot 11, Borough of Manhattan.

22-56-A

APPLICANT—Morris Hannes, for J. L. Spigel and Herman Zeligman, owners.

SUBJECT—Application January 18, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—15 Spruce street, north side, 100 ft. west of William street, Block 102, Lot 18, Borough of Manhattan.

9-55-A

APPLICANT—Samuel Rosenblum, for 56 Realty Corp., owner.
SUBJECT—Application January 6, 1955—Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—56 West 22nd street, south side, 95 ft. east of Avenue of the Americas (6th), Block 823, Lot 73, Borough of Manhattan.

960-47-A—Vol. II

APPLICANT—The Austin Company, for Long Island Press Publishing Co., Inc., owner.
SUBJECT—Application reopened November 22, 1955 as Vol. II—re Appeal from an order of the fire commissioner—approved Interior Fire Alarm System.
PREMISES AFFECTED—92-20 to 92-24 168th street, west side, 204.65 ft. south of Jamaica avenue, Block 10156, Lot 22 (formerly lots 22, 24, 26 and 142), Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

APRIL 10, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 10, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.
SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspection and decision; hearing closed; then to September 27, 1955, at request of the applicant for information as to possible acquisition on subject site for approach to Throggs Neck Bridge; then to December 13, 1955, for further information as to the acquisition of land, including the subject site in connection with approaches for the proposed Throggs Neck Bridge; then to January 31, 1956, for consideration in relation to proposed Throggs Neck Housing Project; then laid over from January 31, 1956 to February 28, 1956, for further information from the Triborough Bridge Authority as to future roadway; then to April 10, 1956, for further consideration.

576-23-BZ—Vol. III

APPLICANT—Henry C. Brucker, for Louis Schneider, owner (Central Garage and Service Station, lessee).
SUBJECT—Application reopened May 25, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district, the change in use of an existing non conforming use as garage, motor vehicle repair shop, auto laundry, sale and display of used cars, welding, painting and spraying, to include additional uses of baling and storage of old clothes for export and storage of 7,000 gals of lubricating oil.

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PREMISES AFFECTED—64-01 to 64-25 Central avenue and 64-02 to 64-24 Otto road, northeast corner, Block 3641, Lot 1, Ridgewood, Borough of Queens.

Laid over from February 28, 1956 to April 10, 1956, for inspection and decision; hearing closed.

311-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobile Oil Company, owner.

SUBJECT—Application reopened July 12, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district the extension of existing gasoline service station, lubritorium, auto laundry, minor repairs, office and sale of accessories and boiler room, to include gasoline service station, lubritorium, auto laundry, minor repairs, office and sale of accessories, boiler room, dealers' training room, storage, heater room and parking as accessory to training room.

PREMISES AFFECTED—165-01 to 165-09 Hillside avenue and 87-45 to 87-55 165th street, northeast corner, Block 9837, Lot 13, Jamaica, Borough of Queens.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

882-54-BZ

APPLICANT—Gustave Goldman, for John D'Emic, owner.

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under sections 7e, 7i and 7c of the zoning resolution, to permit in a business and residence use district, the proposed change in occupancy from parking lot to automobile testing room, cleaning of cars and storing of equipment, and minor repairs with hand tools only.

PREMISES AFFECTED—867-873 4th avenue and 168-190A 32nd street, southeast corner, Block 681, Lot 6, Borough of Brooklyn.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

110-55-BZ

APPLICANT—Philip Freshman and Joseph Platzker, for Harry Field, owner.

SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—635-637 East 12th street, north side, 183 ft. west of Avenue C, Block 395, Lots 43 and 44, Borough of Manhattan.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

292-55-BZ

APPLICANT—Burke, Green and Groh, for Karl Schneider, owner.

SUBJECT—Application April 15, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, and minor repairs (hand tools only).

PREMISES AFFECTED—239-11 to 239-19 Jamaica avenue, northwest corner of 240th street, Block 8001, Lot 1, Bellerose, Borough of Queens.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

500-55-BZ

APPLICANT—Rudolph C. P. Boehler, for Webb and Knapp Inc., owner.

SUBJECT—Application June 17, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail

use district, a drive-in restaurant, kitchen service area, storage room and parking of more than 5 motor vehicles.

PREMISES AFFECTED—80-11 Parsons boulevard, southeast corner of Union turnpike, Block 6853, Lot 20, Jamaica, Borough of Queens.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

706-55-BZ

APPLICANT—Charles M. Spindler, for Michael Bove, owner.

SUBJECT—Application September 9, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the proposed use of gasoline service station, auto safety inspection station, minor repairs (hand tools only), lubrication, auto washing, storage, office and sales, and storage of more than 5 motor vehicles.

PREMISES AFFECTED—8825-8911 5th avenue, east side, 108 ft. 7 in. north of 90th street, Block 6067, Lots 7 and 10, Borough of Brooklyn.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

746-55-BZ

APPLICANT—Paul Friedman, for Queens Beer Sales, Inc., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), office, storage and sale of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—259-02 to 259-16 Hillside avenue and 84-01 to 84-09 259th street, southeast corner, Block 8789, Lot 31, Floral Park, Borough of Queens.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed; the applicant stated that he wished to amend his application to include section 7i and 7h of the zoning resolution as a basis for the application.

739-39-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Cromwell Avenue Garage Corp., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto repairs, car washing, storage, offices, parking and storage of motor vehicles upon unbuilt upon portion of the plot.

PREMISES AFFECTED—1722-1730 Lexington avenue and 128-130 East 108th street, southwest corner, Block 1635, Lot 56, Borough of Manhattan.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

73-55-BZ

APPLICANT—Henry Nordheim, for Rubenstein and Tutanauer, owners.

SUBJECT—Application February 3, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, and office and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1680 Gun Hill road and 1674 Allerton avenue, intersection of Gun Hill road, Allerton avenue and Lodovick avenue, Block 4539, Lot 1, Borough of The Bronx.

Laid over from February 7, 1956, to March 13, 1956, for inspection and decision; hearing closed; then to April 10, 1956, at the request of the applicant to furnish revised plan.

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421-55-BZ

APPLICANT—Robert Gottlieb, for David Berman, owner.
SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sale of accessories and parts, motor vehicle repairs (hand tools only), parking and storage of more than 5 motor vehicles.
PREMISES AFFECTED—547 Westchester avenue and 618 Hegney place, northeast corner, Block 2358, Lots 1 and 5, Borough of The Bronx.

Laid over from February 15, 1956, to March 20, 1956, for inspection and decision; hearing closed; then to April 10, 1956, for decision.

60-55-BZ

APPLICANT—Charles M. Spindler, for Morris Winick, owner.

SUBJECT—Application reopened March 6, 1955 and restored to docket—previously withdrawn—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

221-28-BZ—Vol. II

APPLICANT—Charles M. Spindler, for GAF Service Station, Inc., owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a retail use district, the additional use of motor vehicle repair shop to existing gasoline service station, lubritorium, auto wash, storage and sale of accessories and office.

PREMISES AFFECTED—120-12 to 120-28 Merrick boulevard and 174-11 to 174-17 Baisley boulevard, southwest corner, Block 12392, Lot 43, Jamaica, Borough of Queens.

94-47-BZ—Vol. II

APPLICANT—Siegel and Green, for Dolford Realty Corp., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, accessory building for sales room, lubritorium, auto repairs and automatic auto laundry.

PREMISES AFFECTED—2318-2332 Jerome avenue, east side, 197.03 ft. north of East 183rd street, Block 3187, Lot 9, Borough of The Bronx.

287-55-BZ

APPLICANT—Reuben Rappaport, Lorbeer Juvenile Furniture Manufacturing Co., owner.

SUBJECT—Application April 11, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the extension of a factory and cabaret, from a business use district, into a residence use district.

PREMISES AFFECTED—866-870 Hewitt place and 878-886 Westchester avenue, southeast corner, Block 2696, Lot 24, Borough of The Bronx.

410-55-BZ

APPLICANT—Burke, Green and Groh, for Kono Fuel Oil Corp., owner.

SUBJECT—Application May 20, 1955—re (decision of the borough superintendent) under section 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, ground sign, auto washing, lubritorium, office and accessory sales and minor repairs with hand tools only.

PREMISES AFFECTED—152-10 Rockaway boulevard, southwest corner of Baisley boulevard, Block 12125, Lot 11, Baisley Park, Borough of Queens.

465-55-BZ

APPLICANT—Lama, Proskauer and Prober, for 325 North Macquesten Parkway Corp., owner.

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed change in occupancy from gasoline station, public garage, parking lot for more than 5 cars and auto laundry, to boiler room, gasoline station, public garage, parking lot for more than 5 motor vehicles, auto laundry, auto repairs, painting and spraying, body and fender repairs, welding, wheel alignment, brake testing, recapping and vulcanizing of tires, sale and storage of car washing, supplies.

PREMISES AFFECTED—486-496 Coney Island avenue, west side, 80 ft. 2½ in. north of Turner place and 820-826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

466-55-A

APPLICANT—Lama, Proskauer and Prober, for 325 North Macquesten Parkway Corp., owner.

SUBJECT—Application May 23, 1955—Appeal from a decision of the borough superintendent—re frame building—factory use, etc.

PREMISES AFFECTED—486-496 Coney Island avenue, west side, 80 ft. 2½ in. north of Turner place and 820-826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

662-55-BZ

APPLICANT—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the extension of a non-conforming use (residence and stores).

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

663-55-A

APPLICATION—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—Appeal from a decision of the borough superintendent—re frame building business use.

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

747-55-BZ

APPLICANT—August and Concetta LoBue, owners.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the use of the premises as a 2 family dwelling, with side yards less than the required 5 feet.

PREMISES AFFECTED—29-20 Bell boulevard, west side, 186 ft. south of 29th avenue, Block 6053, Lot 31, Bayside, Borough of Queens.

752-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under sections 7f and 7i

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of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, office, storage, lubritorium, minor auto repairs, car washing and parking of motor vehicles awaiting service. PREMISES AFFECTED—14-43 to 14-47 (14-45 official) Clintonville street, east side, 63.99 ft. south of 14th road, 151-20 to 152-20 14th road and 153-15 to 153-91 Cross Island parkway, Block 4717, Lot 16, Whitestone, Borough of Queens.

814-55-BZ

APPLICANT—Fred C. Dahlem, for Estate of Newbold Morris, Bank of New York, trustee, owner (Martin Gollubier, lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of use of parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—1034-1040 College avenue, east side 100 ft. north of East 165th street, Block 2433, Lots 1 and 6, Borough of The Bronx.

930-55-BZ

APPLICANT—Fred C. Dahlem, for Valentine Galcik, owner.

SUBJECT—Application November 21, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7c and 21 of the zoning resolution, to permit in a retail use, D area district, the use of a building for motor vehicle repairs and garage for more than 5 motor vehicles and extension of subject building to occupy 100% of the area of the lot.

PREMISES AFFECTED—424-426 East 10th street, south side, 306 ft. west of avenue D, Block 379, Lot 21, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 10, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon April 10, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

145-55-SM

APPLICANT—Tacoa Tank Corporation of America, Inc., owner.

SUBJECT—Application February 14, 1955—Tacoa Tank Corp. of America, Inc., 275 Gallon Fuel Oil Storage Tank, approval.

970-55-SM

APPLICANT—Lawrence Lavagetto, for Queens Tank and Boiler Corp., owner.

SUBJECT—Application November 29, 1955—Queens Tank and Boiler Corp., 275 Gallon Storage Tank (with flanged and dished heads), approval of.

616-55-SM

APPLICANT—Dennison Manufacturing Company, owner. SUBJECT—Application July 15, 1955—Dennison Crepe Paper (flameproof), approval of.

14-52-SM

APPLICANT—Mineral Mix Products Corporation, owner. SUBJECT—Application January 2, 1952—Fly Ash (admixture for concrete or mortar), approval of.

684-55-SM

APPLICANT—Enta Pozzalana Corporation, owner. SUBJECT—Application August 15, 1955—Etnalon (plasticizer in concrete), approval of.

605-51-SA

APPLICANT—Prentiss Webers Products Company, manufacturer.

SUBJECT—Application August 3, 1951—Preway Floor Furnace, Models 46810-B and 50810, approval of.

19-52-SA

APPLICANT—Temco Inc., owner (Irving T. Hecht, agent).

SUBJECT—Application June 1, 1952—Temco Gas Floor Furnace, Models 256-1, 256-2, 356-1, 356-2, 506-1, 506-2, 706-1 and 706-2, approval of.

566-55-SA

APPLICANT—Florlift Company, agent for; Essex Conveyors, Inc., owner.

SUBJECT—Application June 21, 1955—Florlift, Models A and B, approval of.

615-55-SA

APPLICANT—General Electric Appliances Company of New York, for General Electric Company, owner.

SUBJECT—Application July 14, 1955—General Electric Built-in Range, Models 1J501W and 1J551W, approval of.

314-50-SM

APPLICANT—Timber Structures, Inc., owner (M. Matrisiani, agent).

SUBJECT—Application April 20, 1950—Glued Laminated Timbers (building material), approval of.

383-54-SM

APPLICANT—Rock-Crete Corporation, owner.

SUBJECT—Application for consideration—Application reopened December 13, 1955 as to amendment to resolution as to change of corporations name—re Rock-Crete Standard and Jumbo Size Cinder Concrete; previously approved.

612-55-SA

APPLICANT—J. B. Slattery & Brother, Inc., owner.

SUBJECT—Application for consideration—Application reopened February 15, 1956 as to amendment to resolution as to additional model (44) gas range—re Slattery Gas Range (built-in type) Models 5556 and 22; previously approved.

561-38-SA

APPLICANT—The Clayton Manufacturing Company, owner.

SUBJECT—Application for consideration—Application reopened January 10, 1956 as to amendment to resolution as to Clayton-Kerrick Steam Cleaner, Models C, LH and LHR,—re Kerrick Kleaner, Models J and L; previously approved.

34-51-SA

APPLICANT—The Thermodyne Corporation, owner.

SUBJECT—Application for consideration—Application reopened February 15, 1956 as to amendment to resolution as to include the Model 26H Carrier Ice Maker;—re Carrier 26B5 Automatic Ice Cube Maker; previously approved.

668-54-SM

APPLICANT—Sheldon H. Cady for National Gypsum Company, owner.

SUBJECT—Application July 30, 1954—Gold Bond Holostud (prefabricated steel stud), approval of.

382-43-A—Vol. VI

Applicant—Henry Z. Harrison, for Caton Nursing Home (Pearl Horowitz, owner).

SUBJECT—Application reopened January 10, 1956 as Vol. VI—re Appeal from a decision of the borough superintendent—relating to the rearrangement of kitchen etc. in a nursing home.

PREMISES AFFECTED—150 Ocean parkway, west side, 395 ft. south of Caton avenue, Block 5328, Lot 30, Borough of Brooklyn.

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277-54-A—Vol. III

APPLICANT—The Proctor and Gamble Manufacturing Co., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. III—re Appeal from a decision of the fire commissioner—hydrogen system.

PREMISES AFFECTED—Richmond terrace, south side, 1620 ft. east of Western avenue, Block 1338, Lot 1, Mariners Harbor, Borough of Richmond.

29-55-A

APPLICANT—Kahn and Jacobs, for The Mount Sinai Hospital, owner.

SUBJECT—Application January 12, 1955—re Appeal from a decision re an order of the fire commissioner—refrigeration systems.

PREMISES AFFECTED—1190 5th avenue, southeast corner of East 100th street, Block 1604, Lot 1, Borough of Manhattan.

952-55-A

APPLICANT—Leonard F. Rothkrug, for 16001 Kings Highway Realty Corp., owner (Healy's Bar and Grill, lessee).

SUBJECT—Application December 2, 1955—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—1601-1623 Kings highway and 1637-1645 East 16th street, northeast corner, Block 6779, Lot 22, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

APRIL 13, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, April 13, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

835-38-SR—Proposed Amendments Relative to Submerged Inlets and Protective Methods to Be Applied to Prevent Contamination of Water Supply.

HARRIS H. MURDOCK, *Chairman*

APRIL 17, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 17, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

260-55-BZ

APPLICANT—Abraham Grossman, for Leonard J. Swanson, owner.

SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from 4 car private garage on first floor to plumbing shop, office and private garage for 2 cars.

PREMISES AFFECTED—37-39 Perry street, north side, 215 ft. 4 in. west of Waverly place, Block 613, Lot 38, Borough of Manhattan.

Laid over from January 31, 1956, to March 6, 1956, for inspection and decision; hearing closed; then to April 17, 1956, for inspection and decision.

512-29-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Merry Twins, Inc., owner.

SUBJECT—Application reopened May 17, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a business and residence use district the proposed extension of present gasoline service station and use of premises as gasoline service station, lubritorium, auto washing, office and sale of accessories, minor repairs (hand tools only) and parking and storage of more than 5 motor vehicles, with curb cuts and sign closer to the residence use district than permitted.

PREMISES AFFECTED—173-02 to 173-16 64th avenue, southeast corner of Fresh Meadow lane, Block 6902, Lot 26, Flushing, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed; applicant to file additional information and engineer to check plan as to actual amount of land taken by the city; then to April 17, 1956, for inspection and decision.

416-54-BZ
APPLICANT—Siegel and Green, for Kollsman Instrument Corp., lessee (Leator Corp., owner).
SUBJECT—Application May 26, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles for patrons and employees (no fee to be charged).

PREMISES AFFECTED—42-61 81st street, west side, 100 ft. north of 45th avenue, Block 1527, Lot 6, Elmhurst, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed; then to April 17, 1956, for inspection and decision.

423-55-BZ
APPLICANT—Lama, Proskauer and Prober, for Rose Epstein, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, high speed auto laundry, lubritorium, body and fender work, welding, incidental repairs, brake testing, wheel alignment, incidental painting and spraying, office and sales, parking of motor vehicles awaiting service with entrances closer to the residence use district than permitted.

PREMISES AFFECTED—70-11 to 70-19 Northern boulevard, and 32-62 to 32-70 71st street, northwest corner, Block 1166, Lot 37, Woodside, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed; then to April 17, 1956, for inspection and decision.

480-55-BZ
APPLICANT—George W. Swiller, for Tivoli Realty Corp., owner.

SUBJECT—Application June 15, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed alteration of existing 4 apartments, with a total of 11 rooms, into stores at the first story of the 4 story class A multiple dwelling, new law tenement, the extension from 2 stores and 5 apartments to 7 stores and 1 apartment.

PREMISES AFFECTED—1090-1098 Croes avenue and 1700-1712 Watson avenue, southeast corner, Block 3723, Lot 48, Borough of The Bronx.

Laid over from February 21, 1956, to March 6, 1956, for applicant to file proof of service of notice to affected property owners; then to April 17, 1956, for inspection and decision.; hearing closed.

888-54-BZ
APPLICANT—Abraham Grossman, for 87-25 108th Street Corp., owner.

SUBJECT—Application November 24, 1954—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from stable, garage and

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apartment to existing use of refrigerator storage, servicing and testing.

PREMISES AFFECTED—87-25 108th street, east side, 229.17 ft. south of Jamaica avenue, Block 9298, Lot 62, Richmond Hill, Borough of Queens.

Laid over from March 6, 1956, to April 17, 1956, for inspection and decision; hearing closed.

513-55-BZ

APPLICANT—Irving P. Marks, for Frank and William Marx, owners (Joseph Skolnik, owner under contract).

SUBJECT—Application June 23, 1955—re (decision of the borough superintendent) under section 7A of the zoning resolution, to permit in an unrestricted use district, the change in occupancy from garage and factory for the manufacture of wooden station wagon bodies, dwelling and stores to gasoline service station, lubritorium, washing, repair shops, office, parking and storage of more than 5 motor vehicles, with curb cuts and signs less than 75 ft. from the residence use district.

PREMISES AFFECTED—163-171 Clifton place and 314 Franklin avenue, northwest corner, Block 1949, Lot 44, Borough of Brooklyn.

Laid over from March 6, 1956, to April 17, 1956, for inspection and decision; hearing closed.

732-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Tiron Management Corp., owner.

SUBJECT—Application September 19, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—1829-1835 Caton avenue, north side, 105 ft. west of Ocean avenue, Block 5061, Lots 49 and 51, Borough of Brooklyn.

Laid over from March 6, 1956, to April 17, 1956, for inspection and decision; hearing closed.

777-55-BZ

APPLICANT—Charles M. Spindler, for Milber Realty Corp., owner.

SUBJECT—Application September 30, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, garage for more than 5 motor vehicles, motor vehicle repair shop, auto safety inspection station, office, sale of auto accessories, lubrication, auto washing.

PREMISES AFFECTED—858-870 Gates avenue, south side, 72 ft. 5 in. east of Reid avenue, Block 1637, Lot 5, Borough of Brooklyn.

Laid over from March 6, 1956, to April 17, 1956, for inspection and decision; hearing closed.

573-55-BZ

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application July 13, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto wrecking (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

Laid over for inspection and decision; hearing closed; date to be set, awaiting information as to action of Board of Education and the Board of Estimate as to proposed adjacent school; then set for January 17, 1956; then to February 15, 1956, for information from the Board of Education; then to March 13, 1956; then to March 16, 1956; then

to April 17 1956, for further consideration after selection by Board of Estimate of school site; publication of Board's action of March 13, 1956 withheld.

1044-55-A

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application December 27, 1955—filed pursuant to section 35, General City Law re part of premises located in bed of mapped street—Clintonville street.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner, and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

263-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Thomas Amari, owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a refreshment building, and parking of patrons cars, no fee to be charged.

PREMISES AFFECTED—2003-2013 Rockaway parkway and 9705-9711 Sea View avenue, northeast corner, Block 8300, Lots 8 and 13, Borough of Brooklyn.

Laid over from March 20, 1956 to April 17, 1956, for inspection and decision; hearing closed.

233-54-BZ—Vol. II

APPLICANT—Arthur S. Hirsch, for Joseph Lubin and Joseph Eisner, owners (Car Wholesalers, Inc., lessee).

SUBJECT—Application reopened November 15, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, the proposed extension in use and area of an existing parking lot for more than 5 motor vehicles and the erection of a 10 ft. x 10 ft. attendant's shelter on a plot presently occupied as parking lot, gasoline service station and garage.

PREMISES AFFECTED—Franklin D. Roosevelt drive, west side, from East 48th to East 49th street, 403-435 East 48th street and 410-430 East 49th street, Block 1360. Lots 1, 2, 3, 4, 5, 6, 8, 11, 14, 15, 16, 26, 34, 35, 37, 38 and 50, Borough of Manhattan.

Laid over from March 20, 1956 to April 17, 1956, for applicant to file revised plans of existing conditions showing permitted uses of all lots and plan of proposed use indicating manner of protection of view towards United Nations; hearing continued.

73-49-BZ

APPLICANT—Ivan Pinsker, for John Hoey, owner.

SUBJECT—Application reopened March 13, 1956 for consideration as to extension of time to complete, expired May 17, 1950—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a retail use district, the extension of a accessory building and gasoline service station area to include auto laundry and lubritorium.

PREMISES AFFECTED—153-28 Rockaway boulevard and 153-36 134th avenue, southwest corner, Block 12135, Lot 23, South Jamaica, Borough of Queens.

250-55-BZ

APPLICANT—Albert Melniker, for Anthony Pietracatella, owner.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under sections 7c, 7f, 7i and 21 of the zoning resolution, to permit in the business use district portion of plot located in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, for a term of 15 years.

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PREMISES AFFECTED—1605 Hylan boulevard and 320 Raritan avenue, southwest corner, Block 3336, Lot 26, Dongan Hills, Borough of Richmond.

285-30-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bukzin Realty Corp., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the proposed occupancy of a building for the manufacturing of steel partitions, shelving and steel metal specialties.

PREMISES AFFECTED—625-631 Bergen street, north side, 115 ft. west of Vanderbilt avenue, Block 1137, Lot 60, Borough of Brooklyn.

56-40-BZ—Vol. IV

APPLICANT—Charles C. Weinstein, for 4747 Bronx Boulevard Corp., owner.

SUBJECT—Application reopened February 1, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district the proposed use of premises for the manufacture of aerosol products and the storage and fabrication of foam rubber products.

PREMISES AFFECTED—4745-4755 Bronx boulevard and 550 East 242nd street, southwest corner, Block 5102, Lot 27, Borough of The Bronx.

781-50-BZ—Vol. II

APPLICANT—Paul Friedman, for Empire Chevrolet, Inc., owner (G and G Auto Sales of Brooklyn, Inc., lessee; Volkswagen, contingent lessee).

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of an automobile showroom and sales (franchised Volkswagen dealer), gasoline service station, lubritorium, auto washing (non-automatic), minor repairs (hand tools only), office, storage and sale of auto accessories, parking and storage for more than 5 cars waiting to be serviced, and outdoor display and sales for more than 5 motor vehicles for a term of 15 years.

PREMISES AFFECTED—68-92 Remsen avenue and 9-35 East 51st street, southwest corner, Block 4592, Lots 1 and 4, Borough of Brooklyn.

929-53-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application reopened November 9, 1955 and restored to docket, previously withdrawn—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years, the erection and maintenance of a gasoline service station, auto wash, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—10504-10524 Flatlands avenue, south side, from East 105th to East 106th streets, 901-911 East 105th street and 902-912 East 106th street, Block 8213, Lots 37, 40, 41, 42 and 43, Borough of Brooklyn.

367-55-BZ

APPLICANT—Jack Z. Cohen, for Angelina Pellegrino, owner (Beltway Service Station, Inc., lessee).

SUBJECT—Application May 6, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district the maintenance of an existing gasoline service station, office, auto repair shop, lubritorium, auto laundry, parking and storage of more than 5 motor vehicles without the required rear yard.

PREMISES AFFECTED—9012-9022 7th avenue, west side, 94 ft. 6 $\frac{3}{8}$ in. south of 90th street, Block 6094, Lot 26, Borough of Brooklyn.

494-55-BZ

APPLICANT—Leonard F. Rotlikrug, for Louis Ciervo, owner.

SUBJECT—Application June 15, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district a proposed 5 car garage and automobile repair shop.

PREMISES AFFECTED—67-69 Avenue U, north side, 40 ft. east of West 11th street, Block 7095, Lot 47, Borough of Brooklyn.

618-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Hyman Herringman, owner.

SUBJECT—Application July 22, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles, with proposed show windows and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—3902-3924 Avenue U, south side, from Ryder street to Kimball street, 2201-2211 Ryder street and 2202-2212 Kimball street, Block 8556, Lot 37, Borough of Brooklyn.

811-55-BZ

APPLICANT—Ingram S. Carner, for Milton Waldman, owner.

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district, the erection and maintenance of a 2 car garage located within 15 ft. of the street line.

PREMISES AFFECTED—157-68 20th avenue, southwest corner of 160th street, Block 4750, Lot 41, Whitestone, Borough of Queens.

984-55-BZ

APPLICANT—Gabriel Nathan, for Julius Singer and Harold Garvin, owners (Samuel F. Berner, lessee).

SUBJECT—Application December 14, 1955—re (decision of the borough superintendent) under sections 7e of the zoning resolution, to permit in a residence use district, the use of premises as a children's day camp, day school, accessory two car garage and playroom.

PREMISES AFFECTED—125-147 (137) Beach 8th street, west side, 113.55 ft. south of Seagirt avenue, Block 143, Lot 13, Far Rockaway, Borough of Queens.

985-55-A

APPLICANT—Gabriel Nathan, for Julius Singer and Harold Garvin, owners (Samuel F. Berner, lessee).

SUBJECT—Application December 14, 1955—Appeal from a decision of the borough superintendent—re frame building—school use, stairs, etc.

PREMISES AFFECTED—125-147 (137) Beach 8th street, west side, 113.55 ft. south of Seagirt avenue, Block 143, Lot 13, Far Rockaway, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

APRIL 17, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, April 17, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

834-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Finkel Umbrella Frame Company, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re Appeal from a decision re an order of the fire commissioner—re dip tank covers, etc.

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PREMISES AFFECTED—890-914 Brush avenue, east side, 551.16 ft. south of Bruckner boulevard 2nd floor, Block 5541, Lot 130, Borough of The Bronx.

37-55-A

APPLICANT—Mayflower Doughnut Corp., lessee, for Irving Maidman, owner.
SUBJECT—Application January 19, 1955—Appeal from a decision of the Commissioner of Health—re cellar bakery.
PREMISES AFFECTED—565 Lexington avenue, northeast corner of East 50th street, Block 1305, Lot 20, Borough of Manhattan.

862-41-A—Vol. IV

APPLICANT—Leonard F. Rothkrug, for Sophia D. and Josephine C. Robb, d/b/a The Hearthside, owners.
SUBJECT—Application reopened June 7, 1955 as Vol. IV—re Appeal from a decision of the borough superintendent—frame building—business use.
PREMISES AFFECTED—168-08 Northern boulevard, southeast corner of 168th street, Block 5399, Lot 5, Flushing, Borough of Queens.

137-54-A

APPLICANT—Fred C. Dahlem, for Benjamin Edelman, owner.
SUBJECT—Application February 17, 1954—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—654 Broadway, east side, 58 ft. south of Bond street, Block 529, Lot 6, Borough of Manhattan.

179-56-A

APPLICANT—Robert J. Reiley, for St. Josephs Day Nursery, owner.
SUBJECT—Application March 7, 1955—re Appeal from a decision of the borough superintendent—Day Nursery in Class 3 building.
PREMISES AFFECTED—471 West 57th street, north side, 75 ft. east of 10th avenue, Block 1067, Lot 4, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 24, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, April 24, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

118-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Paul Keller, owner.
SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, parking of cars waiting to be serviced, office and sales, storage.
PREMISES AFFECTED—2269-2281 8th avenue and 301 West 122nd street, northwest corner and 242-252 St. Nicholas avenue, Block 1949, Lot 29, Borough of Manhattan.
Laid over from March 6, 1956, to April 24, 1956, for inspection and decision; hearing closed.

754-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Mary Gianos, Marie Colonna and Theodore Sagliocca, owners.
SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a

gasoline service station, lubritorium, minor repairs (hand tools only), car washing (non automatic), office, storage and sale of auto accessories, and parking of cars waiting to be serviced all for a term of 15 years.

PREMISES AFFECTED—76-31 to 76-45 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

Laid over from March 6, 1956, to April 24, 1956, for inspection and decision; hearing closed.

300-54-BZ

APPLICANT—Enzo Gaspari, for Consiglia Aufiero, owner.
SUBJECT—Application April 16, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use, C area district, the extension of existing commercial building, using more than the area permitted, without the required rear yard.

PREMISES AFFECTED—3222 Ely avenue, east side, 170 ft. north of Burke avenue, Block 4755, Lot 50, Borough of The Bronx.

Laid over from March 6, 1956, to April 24, 1956, for inspection and decision; hearing closed.

291-55-BZ

APPLICANT—Herman Kron, for L. B. Oil Co. Inc., owner.
SUBJECT—Application April 13, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit partly in an unrestricted and partly in a business use district the erection and maintenance of a storage garage for more than 5 motor vehicles, auto repairs, and gasoline service station.

PREMISES AFFECTED—335-343 Bowery and 2-4 East 3rd street, southeast corner, Block 458, Lot 6, Borough of Manhattan.

Laid over from March 6, 1956, to April 24, 1956, for inspection and decision; hearing closed.

530-55-BZ

APPLICANT—Abraham N. Horowitz and Herbert Glabman, for Silver Castelli, owner.
SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication and accessory sales and minor repairs with hand tools only, with proposed show window less than 75 ft. from the residence use district, all for a term of 15 years.

PREMISES AFFECTED—144-11 to 144-21 Rockaway boulevard and 123-32 to 123-42 145th street, northeast corner, Block 12047, Lot 32, South Ozone Park, Borough of Queens.

Laid over from February 15, 1956, to March 13, 1956, for inspection and decision; hearing closed; then to April 24, 1956, for inspection and decision.

594-29-BZ—Vol. IV

APPLICANT—Kitzler and Nurick, for Jeanne Frischling, owner (Morey Motors, lessee).
SUBJECT—Application reopened June 7, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a business and residence use district the proposed change in occupancy from auto showroom, simonizing, greasing, washing, auto repairs for more than 5 cars (hand tools only), office and dressing room to auto showroom, simonizing, greasing, washing and auto repairs (hand tools only) for more than 5 cars, and gasoline service station.
PREMISES AFFECTED—5810-5824 Bay parkway and 2177-2183 59th street, northwest corner, Block 5508, Lot 44, Borough of Brooklyn.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

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550-32-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Anita Albanese, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the proposed change of use from office, parking and storage lot for more than 5 motor vehicles and area 20 ft. x 65 ft. to be used for selling used motor vehicles, to gasoline service station, lubricatorium, minor repairs, car washing, office and sales, storage parking, and storage of motor vehicles, with proposed show window and sign less than 75 ft. from residence use district.

PREMISES AFFECTED—9902-9912 4th avenue and 352-360 99th street, southwest corner, Block 6134, Lot 22, Borough of Brooklyn.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

463-50-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Patrick Filomio, owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed erection and maintenance of an auto laundry.

PREMISES AFFECTED—3221-3225 Boston road and 3250-3254 Laconia avenue, northeast corner, Block 4614, Lot 22, Borough of The Bronx.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed; applicant to file more complete plan showing exact location of auto laundry, more adequate reservoir space for incoming and outgoing cars, etc.

162-53-BZ

APPLICANT—The Horn and Hardart Co., owner.

SUBJECT—Application February 10, 1953—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district the maintenance of 2 existing electric signs at right angle to building projecting more than the permitted distance.

PREMISES AFFECTED—451-457 Lexington avenue and 124-130 East 45th street, southeast corner, Block 1299, Lot 51, Borough of Manhattan.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

499-55-BZ

APPLICANT—Robert Gottlieb, for Jacob and Gussie Furman, owners.

SUBJECT—Application June 17, 1955—re (decision of the borough superintendent) under sections 19A and 21 of the zoning resolution, to permit in a business and residence use district the proposed conversion of the existing building from garage to factory use, without the required loading berth, using more than the area permitted.

PREMISES AFFECTED—2927 White Plains road, west side, 125 ft. north of Arnow avenue, Block 4542, Lot 20, Borough of The Bronx.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

514-55-BZ

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application June 22, 1955—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a residence and retail use district, the proposed extension of gasoline service station, auto repairs, accessory store, office and dwelling to be used for gasoline station, motor vehicle repair, shop, car washing, greasing, office, accessory store, boiler room

and dwelling, with curb cut closer to residence use district than permitted.

PREMISES AFFECTED—78-08 51st avenue and 51-02 Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

515-55-A

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application June 22, 1955—re Appeal from a decision of the borough superintendent—non-fireproof construction—gasoline service station.

PREMISES AFFECTED—78-08 51st avenue and 51-02 Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

624-55-BZ

APPLICANT—Herman Kron, for Oscar and Ethel Gordon, owners.

SUBJECT—Application July 26, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline station, lubricatorium, office, auto laundry, minor repairs, parking of cars waiting to be serviced, with ground signs, curb cuts and show windows closer to the residence use district than is permitted.

PREMISES AFFECTED—202-15 Northern boulevard and 43-22 to 43-30 203rd street, northwest corner, Block 6263, Lot 17, Bayside, Borough of Queens.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed; applicant to file revised plan showing pumps 15 ft. from building line, etc.

737-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Weinstein and Abraham Saperstein, owners.

SUBJECT—Application September 20, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a unrestricted and business use district, the proposed change of use from storage of used tires to auto wrecking, buying, selling, processing, sorting and storage of scrap ferrous and non-ferrous metals, metal products, used auto parts, torch, truck scale, storage of motor vehicles in open area and one gasoline pump and tank (for accessory use).

PREMISES AFFECTED—289-309 Dewitt avenue and 814-834 Van Sinderen avenue, northwest corner and 709-747 Bank street, Block 3872, Lots 1, 46 and 47, Borough of Brooklyn.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

812-55-BZ

APPLICANT—Ingram S. Carner, for LMJ Realty Corp., owner (Shell Oil Company, proposed lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs (hand tools only), auto washing (non automatic), office, sales and storage of auto accessories, parking of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—4011-4029 New Utrecht avenue and 4002-4024 10th avenue, northeast corner, and 972-982 40th street, Block 5586, Lots 70, 71, 72, 73 and 75, Borough of Brooklyn.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

448-55-BZ

APPLICANT—Patrick D. Concagh, for Beretta Realty Corp., owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the

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zoning resolution, to permit in a residence use, F area district the proposed structure to be occupied as stores, with setback less than 15 ft. from the street line, with coverage in excess of that permitted.

PREMISES AFFECTED—5600-5610B Riverdale avenue, northeast corner of West 256th street, Block 3423, Lots 91 and 95, Borough of The Bronx.

Laid over from February 15, 1956 to March 20, 1956, for inspection and decision; hearing closed; then to April 24, 1956, at request of the applicant, who stated the owner is considering offers to purchase the property.

406-55-BZ

APPLICANT—Gabriel Nathan, for Edwin and Edna Hernly, owners.

SUBJECT—Application May 13, 1955—re (decision of the Commissioner Marine and Aviation) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the construction of a timber bulkhead wall along the property, and the use of the property for boat landing and parking of patrons cars.

PREMISES AFFECTED—225-229 Beach 3rd street, west side, 240 ft. north of Seagirt avenue and 224-230 Beach 4th street, Block 103, Lot 14, Far Rockaway, Borough of Queens.

Laid over from January 24, 1956 to February 21, 1956, for inspection and decision; hearing closed; applicant to file plan showing pierhead and bulkhead lines and small scale plan showing distance to boats and where they are moored; then to March 20, 1956, for inspection and decision; then to April 24, 1956, for inspection and decision.

418-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Vincenzo Delia, owner.

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7c, 7A and 7i of the zoning resolution, to permit in a business use district the proposed reconstruction and rearrangement of an existing gasoline service station, lubritorium, minor auto repairs, car washing, with proposed business entrance, sign and show window closer to the residence use district than is permitted.

PREMISES AFFECTED—1318-1324 Avenue X and 2402-2412 East 14th street, southwest corner, Block 7415, Lot 6, Borough of Brooklyn.

Laid over from March 20, 1956, to April 24, 1956, for inspection and decision; hearing closed; applicant to file more detailed plan.

753-55-BZ

APPLICANT—Fred C. Dahlem, for All Estates, Inc., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the use of premises for the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—112-114 Bennett avenue, west side, 108.64 ft. north of West 186th street, Block 2180, Lot 196, Borough of Manhattan.

Laid over from March 20, 1956, to April 24, 1956, for inspection and decision; hearing closed; applicant to submit to the Board a statement as to the tenants in the immediate area who desire parking accommodations on the subject lot.

871-55-BZ

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (United Cerebral Palsy of Queens, Inc., contract vendee).

SUBJECT—Application November 4, 1955—re (decision of the borough superintendent) under sections 7e and 21 of zoning resolution, to permit in a residence use, E area district, the erection and maintenance of a building for therapy, vocational rehabilitation (to include instruction

on machines, recreation, administration), the building to exceed permissible coverage.

PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

Laid over from March 20, 1956, to April 24, 1956, for inspection and for any additional new statements by objectors; also for applicant to submit arguments in substantiation of section 21 of the Zoning Resolution, practical difficulty and unnecessary hardship.

61-56-A

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (United Cerebral Palsy of Queens, Inc., contract vendee).

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—stairways.

PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

530-42-BZ—Vol. III

APPLICANT—Robert Teichman, for Samuel Rudin and Jacob Schif, owners (Waverly Parking Place, lessee).

SUBJECT—Application reopened March 13, 1956 to consider amendment as to additional entrances and exits—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a local retail use district, the parking and storage of more than five motor vehicles for a term of three years.

PREMISES AFFECTED—358-374 Avenue of the Americas, east side, from Washington place to Waverly place, 126-130 Waverly place and 87 Washington place, Block 552, Lot 37, Borough of Manhattan.

957-54-BZ

APPLICANT—Herman Horowitz, for Senville 35th Street Realty Corp., owner.

SUBJECT—Application March 16, 1956 for further consideration—re (decision of the borough superintendent), previously granted by the Board, on certain conditions, under section 21 of the zoning resolution, permitting in a business use, B area district, the extension on first story of proposed structure, using more than the area permitted.

PREMISES AFFECTED—524-532 3rd avenue and 163-167 East 35th street, northwest corner, Block 891, Lots 38, 39, 41, 42 and 43, Borough of Manhattan.

304-52-BZ—Vol. II

APPLICANT—Henry Nordheim, for Pappy's Motors, Inc., owner.

SUBJECT—Application reopened March 20, 1956 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition under sections 7i and 7h of the zoning resolution, permitting in the retail use district portion of plot, the erection and maintenance of a motor vehicle repair shop in conjunction with used car lot (previously granted by the Board—never built), and in the residence use district portion the parking and storage of motor vehicles, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—1489 Bruckner boulevard and 1000 Evergreen avenue, northeast corner, Block 3712, Lot 7, Borough of the Bronx.

437-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company and Katie Bakal, owners.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed demolition and reconstruction of the existing gas station, stores, motor vehicle repair shop and offices; change of occupancy to

CALENDAR

gasoline service station, parking and storage of motor vehicles, lubritorium, minor auto repairs, utility room, stores and car washing.

PREMISES AFFECTED—1387 Boston road and 680-686 East 170th street, southwest corner, Block 2937, Lots 14 and 17, Borough of The Bronx.

433-29-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug, for Alexander Ratner, Paul Glasser and Ben Shames, d/b/a Fit-Rite Auto Glass and Collision Service Corp., owners.

SUBJECT—Application reopened July 6, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the proposed change of occupancy from auto repair shop, wheel alignment, greasing, to auto repair shop, painting, spraying and open space for parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—807-817 East New York avenue, north side, 280 ft. 6¾ in. west of Schenectady avenue, Block 1429, Lots 56, 59, 60 and 61, Borough of Brooklyn.

146-52-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Fred Schumacher, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail service station, ground sign, auto washing, lubrication, office, accessory sales, minor repairs, and auto safety inspection station.

PREMISES AFFECTED—271-01 to 271-15 Union turnpike, northeast corner of 271st street, Block 8555, Lot 75, Bellerose, Borough of Queens.

279-55-BZ

APPLICANT—Herman Kron, for Angeline Peglia, owner.

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection of a building to be used as automobile showroom, gas station, lubritorium, offices, auto laundry, minor repairs, parking of cars waiting to be serviced, without the required rear yard.

PREMISES AFFECTED—2027 Bruckner boulevard, north side, 190 ft. east of Pugsley avenue, Block 3797, Lot 74, Borough of The Bronx.

337-55-BZ

APPLICANT—Ingram S. Carner, for Fasolino Monuments Inc., owner.

SUBJECT—Application April 19, 1955—re (decision of the borough superintendent) under sections 7e, 7A and 21 of the zoning resolution, to permit in a residence use district, the use of said premises for business and the erection of a business sign on the property.

PREMISES AFFECTED—48-30 54th avenue and 54-06 50th street, southwest corner, Block 2556, Lot 30, Maspeth, Borough of Queens.

381-55-BZ

APPLICANT—Julius Komissaroff, for David Rosen, owner (Rudan Electric Supply Co., lessee).

SUBJECT—Application April 28, 1955—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a residence use district the proposed extension of curb cut in a retail use district extending into the residence use district; proposed use of driveway in retail district, extending into residence district, proposed location of a curb cut within 75 ft. of residence use district.

PREMISES AFFECTED—80-02 Surrey place, southside, 7.83 ft. west of Union turnpike, Flushing, Borough of Queens.

550-55-BZ

APPLICANT—Patrick D. Concagh, for Clareve Corp., owner.

SUBJECT—Application July 5, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, office for sale of accessories, auto repairs, storage of auto accessories, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—640-666 Conduit boulevard and 600-608 Grant avenue, entire block bounded by Grant Belmont, Sheridan avenues and Conduit boulevard, Block 4239, Lot 1, Borough of Brooklyn.

558-55-BZ

APPLICANT—Leonard F. Rothkrug, for Carmine Sirico (doing business as Sirico's Restaurant), owner.

SUBJECT—Application July 6, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business, D area district, the erection of a restaurant and catering hall, using more than the area permitted.

PREMISES AFFECTED—8021-8023 13th avenue and 1301-1311 81st street, northeast corner, Block 6280, Lot 1, Borough of Brooklyn.

576-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Automobile Club of New York, Inc., owner.

SUBJECT—Application July 14, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and retail use, E-1 and D area district, the proposed parking of employees and members' cars and business entrances within the residence portion of the plot; the proposed structure using more than the area permitted.

PREMISES AFFECTED—186-06 Hillside avenue and 88-01 to 88-09 186th street, southeast corner, Block 9934, Lot 20, Hollis, Borough of Queens.

813-55-BZ

APPLICANT—Paul Friedman, for Jack Lurio, owner (Lindell's Corner Food Shop, Inc., lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use, D area district, the extension of an existing commercial building into the residence district portion of the plot, using more than the area permitted.

PREMISES AFFECTED—1521-1523 Avenue U, northwest corner of East 16th street, Block 7320, Lot 40, Borough of Brooklyn.

861-55-BZ

APPLICANT—Charles M. Spindler, for Elizabeth Lipshitz, owner.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs, with hand tools only.

PREMISES AFFECTED—39-47 Neptune avenue, north side, 95.50 ft. west of East 13th street, Block 7486, Lot 48, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

APRIL 24, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 24, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

28-55-A

APPLICANT—Continental Baking Co., owner.

SUBJECT—Application January 11, 1955—Appeal from an order and a decision of the fire commissioner—re direct method of refrigeration.

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PREMISES AFFECTED—87-105 Heyward street, north side, 100 ft. east of Bedford avenue and 128 Rutledge street, Block 2225, Lot 10, Borough of Brooklyn.

217-55-A

APPLICANT—Jacob W. Sherman, for Barbara Parente, owner.

SUBJECT—Application March 17, 1955—re Appeal from a decision of the borough superintendent—frame building—business use.

PREMISES AFFECTED—679 DeKalb avenue, north side, 100 ft. west of Marcy avenue, Block 1774, Lot 55, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MAY 1, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 1, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

846-26-BZ—Vol. II

APPLICANT—Joseph Schafran, for Grace Battaglino and Angela Modello, owners.

SUBJECT—Application reopened May 24, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the extension of existing gasoline service station and the relocation of gasoline pumps, and to include lubritorium and motor vehicle repairs.

PREMISES AFFECTED—3156 Boston road, southwest corner of Burke avenue, Block 4579, Lot 35, Borough of The Bronx.

Laid over from March 20, 1956 to May 1, 1956, for inspection and decision; hearing closed.

59-21-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 73 Realty Corp., owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed change of use from public garage to motor vehicle repair shop and servicing, lubrication, truck washing, garage, wheel alignment, brake testing, welding, machine shop, parts storage and sales, showroom and office.

PREMISES AFFECTED—73-97 Empire boulevard and 81-103 McKeever place, northeast corner and 56-58 Sullivan place, Block 1306, Lot 28, Borough of Brooklyn.

533-55-A

APPLICANT—Lama, Proskauer and Prober, for 73 Realty Corp., owner.

SUBJECT—Application May 31, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—73-97 Empire boulevard and 81-103 McKeever place, northeast corner and 56-58 Sullivan place, Block 1306, Lot 28, Borough of Brooklyn.

408-44-BZ—Vol. III

APPLICANT—John F. Fitzsimons, for Estate of George H. Storm (A. Gordon Smith, trustee) and Florence F. Storm, owners.

SUBJECT—Application reopened November 15, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the change of occupancy from a garage for more than 5 motor vehicles, office accessory room, loading and storage to garage for more than 5 motor vehicles, offices, access rooms, loading and storage.

PREMISES AFFECTED—525-533 East 71st street, north side, 113 ft. 8¾ in. west of Franklin D. Roosevelt drive and 524-528 East 72nd street, south side, 131 ft. 11 3/8 in. west of Franklin D. Roosevelt drive, Block 1483, Lot 33, Borough of Manhattan.

231-48-BZ—Vol. II

APPLICANT—William B. Lichtner, for Elias and Stella Horowitz, owners.

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the erection of a building encroaching on the required rear yard.

PREMISES AFFECTED—745 Cornaga avenue and 747 Annapolis street, southeast corner, Block 65, Lot 3, Far Rockaway, Borough of Queens.

441-51-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Joseph Coscia, owner.

SUBJECT—Application reopened May 3, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the extension and reconstruction of a structure used as a garage for more than 5 motor vehicles for use and storage garage for motor vehicles, lubritorium, minor auto repairs, wheel alignment, brake testing, car washing, office and sales, using more than the area permitted, without the required rear yard.

PREMISES AFFECTED—353-367 91st street, north side, 154 ft. 8 5/8 in. west of 4th avenue, Block 6081, Lots 77, 78 and 79, Borough of Brooklyn.

524-55-BZ

APPLICANT—Hal I. Mirowitz, for Michael Spinelli, owner.

SUBJECT—Application June 27, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the extension of an existing motor vehicle repair shop.

PREMISES AFFECTED—2894 Atlantic avenue, south side, 50 ft. 4 in. east of Jerome street, Block 3966, Lot 14, Borough of Brooklyn.

755-55-BZ

APPLICANT—Leonard F. Rothkrug, for 66-17 Grand Avenue Corp., owner (Times Square Corp., lessee).

SUBJECT—Application September 23, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a retail and residence use district, the proposed patrons and employees parking of more than 5 motor vehicles.

PREMISES AFFECTED—66-19 Grand avenue, north side, 85.44 ft. east of Hamilton place and 66-02 Perry avenue, southeast corner of 66th street, Block 2724, Lots 8 and 69, Maspeth, Borough of Queens.

784-55-BZ

APPLICANT—Goldwater and Flynn, for Housing Enterprises Inc., owner.

SUBJECT—Application October 4, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor motor vehicles, washing, parking and storage of motor vehicles.

PREMISES AFFECTED—30-11 Francis Lewis boulevard, east side, from 30th avenue to 32nd avenue, Block 6021, Lot 1, Bayside, Borough of Queens.

867-55-BZ

APPLICANT—Paul Friedman, for William Gottfried, owner (conditional vendee; W. L. Associates, Inc.).

SUBJECT—Application November 2, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, for a term of 15 years.

PREMISES AFFECTED—66-11 to 66-33 Queens Midtown expressway, northeast corner of Clinton avenue, Block 2394, Lot 8, Maspeth, Borough of Queens.

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1005-55-BZ

APPLICANT—Albert Melniker, for Gertrude Le Blanc, owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, car washing, lubritorium, sale of accessories, minor motor vehicle repairs, with hand tools only, parking for more than 5 motor vehicles, for a term of 15 years.

PREMISES AFFECTED—237 Jewett avenue and 899 Post avenue, northwest corner,, Block 1027, Lot 1, West Brighton, Borough of Richmond.

232-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Freya Heintze, (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and local retail use, D and G-1 area, district, the erection and maintenance of a supermarket, with re-

quired loading berth on the residence portion of the plot and the parking of more than 5 cars (patrons); proposed area of building is in excess of area permitted, with a side yard of less than 5 ft. in that portion of the lot in the G-1 area district.

PREMISES AFFECTED—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972, Lot 50, Laurelton, Borough of Queens.

233-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Carmine L. Calabro, owner (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h, 7A and 7c of the zoning resolution, to permit in a retail and residence use district, the proposed parking lot for supermarket's patron use, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—133-25 233rd street, east side, 97.25 ft. north of Merrick boulevard, Block 12973, Lots 6 and 9, Laurelton, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining Minutes of Meeting of March 20, 1956)

321-30-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Henry Bender, owner.

SUBJECT—Application for consideration—reopening as Vol. II as to additional use subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a business district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—154-09 to 154-17 (official 154-11) Union turnpike, northwest corner of 79-36 to 79-42 Parsons boulevard, Block 6817, Lot 32 Flushing, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider additional use.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly

Negative: 4
0

374-37-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Luci Blaesius, c/o Edclherz, owner. (Kesbec, Inc., lessee).

SUBJECT—Application for consideration—reopening as Vol. II under section differing from previous denial and for a different type of use, subject to regular procedure—re Application (decision of the borough superintendent); previously denied, under section 21 of the zoning resolution, to permit in a business use district, the conversion of occupancy of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—820 East 182nd street, southeast corner of 2165-2175 Southern Boulevard, Block 3111, Lot 59, Borough of the Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, for hearing under a different section of the Zoning Resolution; previously denied under Section 21.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly

Negative: 4
0

304-52-BZ—Vol. II

APPLICANT—Henry Nordheim, for Pappy's Motors, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired January 12, 1956—re Application (decision of the borough superintendent); previously granted on condition under sections 7a, 7i, 7h and 7A of the zoning resolution, permitting in the retail use district portion of plot, the erection and maintenance of a motor vehicle repair shop in conjunction with used car lot (previously granted by the Board—never built), and in the residence use district portion the parking and storage of motor vehicles with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—1489 Bruckner boulevard and 1000 Evergreen avenue, northeast corner, Block 3712, Lot 7, Borough of the Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and set for hearing April 24, 1956, at 10 A. M., time to complete having expired on January 12, 1956, subject to the regular procedure, waiving all requirements except a new decision and two publications in the Bulletin.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly

Negative: 4
0

MINUTES

915-54-BZ—Vol. III

APPLICANT—Reuben A. Lazarus, for Double Jack Realty, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. III as to extension of use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the use of subject premises (lot 28) for the parking and storage of motor vehicles.

PREMISES AFFECTED—233-245 West 22nd street, north side, 260 ft. 9½ in. west of 7th avenue, Block 772, Lots 22, 23, 24, 25, 26, 27 and 28, Borough of Manhattan.

APPEARANCES—

For Applicant: I. Alan Harris.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure to consider extension of use.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

454-25-SA

APPLICANT—Todd Shipyard Corporation, owner.

SUBJECT—Application for consideration—reopening as to report and change in construction—re Todd Rotary Burner, Models A, B, and C; previously approved.

APPEARANCES—

For Applicant: J. A. Flynn.

ACTION OF BOARD—Application reopened for report as to change in construction.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

538-45-SA

APPLICANT—Cyclotherm Corporation, owner.

SUBJECT—Application for consideration—reopening as to report and change in type of preheater—re Cyclotherm Steam Generator (Oil Burner), Models OHM and OL; previously approved.

APPEARANCES—

For Applicant: E. J. Zisek.

ACTION OF BOARD—Application reopened for report as to change in type of preheater.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

470-49-SM

APPLICANT—Otis Elevator Company, owner.

SUBJECT—Application for consideration—reopening as for report as to change in construction—re Otis Elevator Hoistway Doors and Entrances; previously approved.

APPEARANCES—

For Applicant: Saverio Bentivegna

ACTION OF BOARD—Application reopened for report as to change in construction.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

Adjourned: 4:30 P. M.

JOSEPH J. DOYLE, Chief Clerk.

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on March 6, 1956, as they appeared in Bulletin No. 11, Vol. 41, are hereby corrected to read as follows:

88-55-BZ

APPLICANT—Henry Nordheim, for Ralph Di Girolamo, owner.

SUBJECT—Applicant for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence and retail use district, the use of existing structure at rear of site as a garage and motor vehicle repair shop, for a term of five years.

PREMISES AFFECTED—3327 White Plains road, west side, 246.77 ft. north of Rosewood street, Block 4624, Lot 49, Borough of the Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 26, 1955, certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 26, 1955 only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that additional time is required to obtain approval of plans and completion of the work and a Certificate of Occupancy, that a Certificate of Occupancy shall be obtained within six months from the date of this amended resolution." (Alt. App. 11/15.)

*Correction—Reference to the completion of the work deleted and such substitution therefor, as indicated in italics.

PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES RELATIVE TO SUBMERGED INLETS AND PROTECTIVE METHODS TO BE APPLIED TO PREVENT CONTAMINATION OF WATER SUPPLY

Adopted by the Board of Standards and Appeals February 3, 1939, effective in accordance with Section 666,

Paragraph 2, of the New York City Charter, February 27, 1939, as amended December 4, 1942, effective Decem-

PUBLIC HEARING

ber 28, 1942, as amended September 10, 1946, effective October 7, 1946 and as amended on February 10, 1948, effective March 8, 1948.

(Cal. No. 835-38-SR)

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2 of the New York City Charter pertaining to Sections C-26-1268.0,c,4 and C26-1277.0h. of the Administrative Building Code.

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Board of Standards and Appeals on Friday, April 13, 1956 at 10 A.M. in Room 1013 Municipal Building, Manhattan, on the following Proposed Amendments to the Rules Relative to Submerged Inlets and Protective Methods to be Applied to Prevent Contamination of Water Supply.

Note: It is proposed to amend Rule 1 as indicated. New matter appears in *Italics*; old matter to be deleted appears in brackets [].

Rule 1. Vacuum Breakers.

All vacuum breakers prescribed under these rules shall be set at least four inches above the flood level rim of fixtures or as otherwise specifically provided for in these rules. Each fixture with submerged inlets shall be independently controlled by an approved vacuum breaker or breakers the full size of supply pipe, as set forth in these rules. All hose coupling outlets and serrated tip outlets for hose connections [within buildings] are deemed to be submerged inlets, and shall be independently protected with an approved vacuum breaker. [Outside hose coupling outlets for garden or sidewalk use, drain] *Drain* cocks for hot water and steam boilers and hose connections on fire fighting equipment are excepted. *Vacuum breakers for outside hose bibs shall be placed 24 inches above the surface of the ground near the hose bib and at least 12 inches above the top of the highest submerged lawn sprinkler.*

Rule 2. Submerged Inlets.

Water supply inlets to fixtures shall be located at least one inch above the flood level rim of the fixture, except when submerged inlets are absolutely essential for the proper functioning of a fixture, or as otherwise provided for in these rules.

Water supply lines to water preheating apparatus utilizing waste water shall be equipped with an approved vacuum breaker located at least four feet above the highest elevation of the preheating apparatus or coil with a check valve between the vacuum breaker and the preheating apparatus. Any hot water boiler supplied through such preheating device and having an independent cold water supply line shall have the cold water supply line equipped with a vacuum breaker and check valve located at least four inches above the highest elevation of the boiler.

Rule 3. Flush-Valve Fixtures.

Flush-valve controlled fixtures, with submerged inlets supplied directly or indirectly from the City Water Supply System, shall be equipped with an approved vacuum breaker in the supply line not less than four inches above the flood level rim of the fixture.

Rule 4. Ballcocks.

All flush tanks operated by ballcocks shall have an approved vacuum breaker located not less than three-quarter inch above the overflow outlet of the flush tank.

Ballcocks controlling water supply to suction, roof or other intermediate tanks shall be located at least one

inch above the flood level rim of the tank excepting that in roof tanks equipped with an overflow of a size at least one commercial diameter larger than the water supply pipe, the ballcock may be located two inches above the highest elevation of the overflow pipe. The overflow and emptying pipes of roof, suction and intermediate tanks shall not be directly connected to a drainage system, notwithstanding the permissive provisions of Section C26-1273.0,d of the Administrative Building Code for connection to a leader.

Rule 5. Sterilizers.

Direct water supply connections to all sterilizers are prohibited, except such equipment as is approved by the Board. When approved sterilizers are used, the waste piping from sterilizers shall not connect directly with any drainage system.

Rule 6. Aspirators—Water Siphons.

Direct water supply connections to aspirators, water siphons or similar apparatus is prohibited except when approved by the Board. The waste pipe for this type of apparatus shall not connect directly with any drainage system.

Rule 7. Bidets—Bed Pan Washers.

Direct water supply connections to a bidet is prohibited. Water supply connection to bed pan washers or similar apparatus shall be equipped with an approved vacuum breaker and check valve, the latter located between the fixture and the vacuum breaker. Water supply to bed pan washers equipped with an approved flush valve shall be governed by Rule 3.

Bed pan washers may be equipped with steam connections only when such equipment has been approved by the Board.

Rule 8. Sump or Well Pumps.

Direct water supply connections for priming purposes to sump, well or similar type pumps when permitted by the Department of Water Supply, Gas and Electricity shall be connected to the inlet side of the pump and be equipped with an approved vacuum breaker and check valve, the check valve to be located between the pump and the vacuum breaker.

Rule 9. Condensers.

Direct water connections to refrigeration unit for cooling purposes shall be equipped with an approved check valve to prevent possible back flow of ammonia or other refrigerant from defective condenser coils or jackets, except in such installations where the water supply piping is entirely outside of the piping or tank containing the refrigerant and two independent wall thicknesses of metal separate the refrigerant from the city water supply. Refrigeration units containing more than twenty pounds of refrigerant shall be provided with an additional safeguard in the form of an approved relief valve installed at the outlet side of the check valve, such relief valve being set at five pounds above the maximum water pressure at the point of installation. Direct water connection is prohibited under Section C26-1223.0 Administrative Building Code.

Rule 10. Mortuary, Dissection, Operating and Embalming Tables or Equipment.

Mortuary, dissection, operating and embalming tables or equipment shall have no direct water supply connection. Hose used with such equipment shall terminate at least 12 inches at any point from the table or attachments.

BOARD OF STANDARDS AND APPEALS
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PUBLIC HEARING

Rule 11. Dishwashing and Laundry Machines.

Direct water supply to dishwashing and laundry machines shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker, and the fixture. The vacuum breaker shall be located at least 4" above the highest elevation of the machine.

Rule 12. Chemical Solution Tanks or Apparatus

Direct water supply connections, when permitted by the Department of Water Supply, Gas and Electricity, to any tank or apparatus containing any chemical shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker and the tank or apparatus.

Rule 13. Steam Tables.

Steam tables used exclusively for the warming of food stuffs and provided with a water supply inlet elevation at least one inch above the overflow outlet, the area of which is at least four times that of the water supply piping, shall be equipped with an approved horizontal swing check valve in the water supply piping.

Where elevation of the water supply piping inlet is less than one inch above the overflow outlet, or when the area of the overflow outlet is less than four times that of water supply piping, the water supply piping shall be equipped with an approved vacuum breaker located at least four inches above the maximum overflow level of the fixture.

NOTICE

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

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VEN

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York
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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*

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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engi-
neers, pertaining to the work of the board, will be seen only
between the hours of ten in the morning and one in the
afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

New Cases filed up to April 3, 1956

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191-56-BZ—B.Bx.—1707-1711 Montgomery avenue, west side, 98.66 ft. north of West 176th street, Block 2877, Lots 477 and 479, Borough of The Bronx, Alt. 200-56—re parking lot for more than 5 motor vehicles in a residence use district.

192-56-BZ—B.B.—3902-3906 Church avenue and 249-253 East 39th street, southeast corner, Block 4893, Lots 1, 3 and 4, Borough of Brooklyn, N.B. 97-56—re gasoline service station, car washing, minor repairs, lubritorium, office, etc.; show windows—retail and residence use district.

193-56-BZ—B.R.—2441-2449 Richmond avenue (2443 official) and 2-8 Richmond Hill road, southeast corner, Block 2400, Lot 60, Greenridge, Borough of Richmond, N.B. 50-56—re gasoline service station, minor repairs, lubritorium, office, car washing, parking, show windows—residence use district.

194-56-A—B.Q.—164-11 to 164-29 Hillside avenue, northwest corner of 165th street, Block 9836, Lot 1, Jamaica, Borough of Queens, Alt. 1922-55—re frame building.

195-56-SM—Alabama Metal Lath Co. 18 gage Prefabricated Metal Studs for non-load bearing partitions, manufactured by Alabama Metal Lath Co., Inc., Material.

196-56-SM—Ceco 18 gage Prefabricated Metal Studs for non-load bearing Partitions, manufactured by Ceco Steel Products., Corp., Material.

197-56-SM—Inland 18 gage Prefabricated Metal Studs for non-load bearing Partitions, manufactured by Inland Steel Products., Material.

198-56-SM—Penn Metal 18 gage Prefabricated Metal Studs, for non-load bearing Partitions, manufactured by Penn. Metal Co., Inc., Material.

199-56-SM—Truscon Steel Division of Republic Steel Corp., 18 gage Prefabricated Metal Studs for non-loading bearing Partitions, manufactured by Truscon Steel Division of Republic Steel Corp., Material.

200-56-SM—Wheeling 18 gage Prefabricated Metal Studs for non-load bearing Partitions manufactured by Wheeling Corrugating Co., Material.

201-56-A—B.B.—2354-2372 East 19th street, west side, 100 ft. north of Avenue X, Block 7403, Lot 29, Borough of Brooklyn, Alt. 128-56—re egress.

202-56-SM—Pine Hall Structural Clay Products (face brick), manufactured by Pine Hall Brick and Pipe Co., Material.

203-56-SA—Circo Paint Bake Oven (infra-red), manufactured by Circo Equipment Co., Appliance.

204-56-SM—Etowah Face Brick, manufactured by The Moland-Drysdale Corp., Material.

205-56-BZ—B.Q.—99-01 to 99-09 63rd road and 63-07 to 63-11 99th street, northeast corner, Block 2110, Lot 5, Rego Park, Borough of Queens, N.B. 5306-55—re area excessive; loading berth.

206-56-A—B.Q.—99-01 to 99-09 63rd road and 63-07 to 63-11 99th street, northeast corner, Block 2110, Lot 5, Rego Park, Borough of Queens, N.B. 5306-55—re egress.

207-56-A—B.B.—5811-5825 Kingsway place, north side, 1 ft. 2 3/8 in. west of Ralph avenue, Block 7932, Lot 140, Borough of Brooklyn, N.B. 11-51—re lot line.

208-56-SM—Coralux Corp., Acoustical Plaster, manufactured by Coralux Corp. of N. J., Material.

209-56-SA—Brooklyn Blower and Pipe Corp. Gas-fired Industrial Oven (Hatch and Conveyor type), manufactured by Brooklyn Blower and Pipe Corp., Appliance.

210-56-SA—Parkway Dual Computer Pump, Model 325, with or without suffix WNC or HS, Remote Control Models 325 RC, manufactured by Tokheim Corp., Appliance.

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176-45-BZ—Vol. III—B.Bx.—1236-1244 Prospect avenue and 850-854 Home street, southeast corner, Block 2695, Lot 29, Borough of The Bronx, N.B. 1685-55—re gasoline service station, office, sales room, lubritorium, parking and storage of motor vehicles, etc.—business use district.

327-56-BZ—B.Q.—202-16 Hillside avenue, southeast corner of 202nd street, Block 10496, Lot 52, Hollis, Borough of Queens, N.B. 1088-55—re gasoline service station, lubritorium, auto laundry, auto repairs, parking of motor vehicles—local retail use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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sories, issued June 1, 1955, listing all approvals through
May 24, 1955.

These pamphlets may be purchased in Room 1014,
Municipal Building, Manhattan. Single Copies—\$1.25;
By Mail—\$1.50.

Further Sections will be published, containing other
approved materials and appliances.

APRIL 10, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing
Tuesday morning, April 10, 1956, at 10 o'clock in Room
1013, Municipal Building, Manhattan, on the following
matters:

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico,
owner.

SUBJECT—Application April 5, 1955—(decision of the
borough superintendent) under sections 7e, 7f, 7h and 7A
of the zoning resolution, to permit in a residence and re-
tail use district, for a term of fifteen years, the erection
and maintenance of a gasoline service station, lubritorium,
auto washing, motor vehicle repairs, storage and sale of
accessories and office, with business entrances (curb cuts)
nearer the residence use district than is permitted and
to permit the parking and storage of motor vehicles on
unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue,
southeast corner of Dewey avenue, Block 5443, Lots 1,
6 and part of Lot 32, Borough of The Bronx.

Laid over from July 19, 1955, to July 26, 1955, for inspec-
tion and decision; hearing closed; then to September 27,
1955, at request of the applicant for information as to pos-
sible acquisition on subject site for approach to Throggs
Neck Bridge; then to December 13, 1955, for further in-
formation as to the acquisition of land, including the subject
site in connection with approaches for the proposed Throggs
Neck Bridge; then to January 31, 1956, for consideration in
relation to proposed Throggs Neck Housing Project; then
laid over from January 31, 1956 to February 28, 1956, for
further information from the Triborough Bridge Authority
as to future roadway; then to April 10, 1956, for further
consideration.

576-23-BZ—Vol. III

APPLICANT—Henry C. Brucker, for Louis Schneider,
owner (Central Garage and Service Station, lessee).

SUBJECT—Application reopened May 25, 1954 as Vol. III
—re (decision of the borough superintendent) under sec-
tion 7c of the zoning resolution, to permit in a business
and unrestricted use district, the change in use of an exist-

ing non conforming use as garage, motor vehicle repair
shop, auto laundry, sale and display of used cars, weld-
ing, painting and spraying, to include additional uses of
baling and storage of old clothes for export and storage
of 7,000 gallons of lubricating oil.

PREMISES AFFECTED—64-01 to 64-25 Central avenue
and 64-02 to 64-24 Otto road, northeast corner, Block
3641, Lot 1, Ridgewood, Borough of Queens.

Laid over from February 28, 1956 to April 10, 1956, for
inspection and decision; hearing closed.

311-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony
Mobile Oil Company, owner.

SUBJECT—Application reopened July 12, 1955 as Vol. II
—re (decision of the borough superintendent) under sec-
tion 7c of the zoning resolution, to permit in a business
and residence use district the extension of existing gaso-
line service station, lubritorium, auto laundry, minor re-
pairs, office and sale of accessories and boiler room, to in-
clude gasoline service station, lubritorium, auto laundry,
minor repairs, office and sale of accessories, boiler room,
dealers' training room, storage, heater room and parking
as accessory to training room.

PREMISES AFFECTED—165-01 to 165-09 Hillside ave-
nue and 87-45 to 87-55 165th street, northeast corner,
Block 9837, Lot 13, Jamaica, Borough of Queens.

Laid over from February 28, 1956, to April 10, 1956, for
inspection and decision; hearing closed.

882-54-BZ

APPLICANT—Gustave Goldman, for John D'Emic, owner.

SUBJECT—Application November 23, 1954—re (decision
of the borough superintendent) under sections 7e, 7i and
7c of the zoning resolution, to permit in a business and
residence use district, the proposed change in occupancy
from parking lot to automobile testing room, cleaning
of cars and storing of equipment, and minor repairs with
hand tools only.

PREMISES AFFECTED—867-873 4th avenue and 168-
190A 32nd street, southeast corner, Block 681, Lot 6, Bor-
ough of Brooklyn.

Laid over from February 28, 1956, to April 10, 1956, for
inspection and decision; hearing closed.

110-55-BZ

APPLICANT—Philip Freshman and Joseph Platzker, for
Harry Field, owner.

SUBJECT—Application February 11, 1955—re (decision of
the borough superintendent) under section 7h of the zon-
ing resolution, to permit in a residence use district, the
parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—635-637 East 12th street, north
side, 183 ft. west of Avenue C, Block 395, Lots 43 and
44, Borough of Manhattan.

Laid over from February 28, 1956, to April 10, 1956, for
inspection and decision; hearing closed.

292-55-BZ

APPLICANT—Burke, Green and Groh, for Karl Schneider,
owner.

SUBJECT—Application April 15, 1955—re (decision of the
borough superintendent) under sections 7f and 7i of the
zoning resolution, to permit in a retail use district the
erection and maintenance of a gasoline service station, auto
washing, lubrication, office, accessory sales, and minor re-
pairs (hand tools only).

PREMISES AFFECTED—239-11 to 239-19 Jamaica ave-
nue, northwest corner of 240th street, Block 8001, Lot 1,
Bellerose, Borough of Queens.

Laid over from February 28, 1956, to April 10, 1956, for
inspection and decision; hearing closed.

500-55-BZ

APPLICANT—Rudolph C. P. Boehler, for Webb and
Knapp Inc., owner.

CALENDAR

SUBJECT—Application June 17, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, a drive-in restaurant, kitchen service area, storage room and parking of more than 5 motor vehicles.
PREMISES AFFECTED—80-11 Parsons boulevard, southeast corner of Union turnpike, Block 6853, Lot 20, Jamaica, Borough of Queens.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

706-55-BZ

APPLICANT—Charles M. Spindler, for Michael Bove, owner.

SUBJECT—Application September 9, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the proposed use of gasoline service station, auto safety inspection station, minor repairs (hand tools only), lubrication, auto washing, storage, office and sales, and storage of more than 5 motor vehicles.

PREMISES AFFECTED—8825-8911 5th avenue, east side, 108 ft. 7 in. north of 90th street, Block 6067, Lots 7 and 10, Borough of Brooklyn.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

746-55-BZ

APPLICANT—Paul Friedman, for Queens Beer Sales, Inc., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), office, storage and sale of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—259-02 to 259-16 Hillside avenue and 84-01 to 84-09 259th street, southeast corner, Block 8789, Lot 31, Floral Park, Borough of Queens.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed; the applicant stated that he wished to amend his application to include section 7i and 7h of the zoning resolution as a basis for the application.

739-39-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Cromwell Avenue Garage Corp., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto repairs, car washing, storage, offices, parking and storage of motor vehicles upon unbuilt upon portion of the plot.

PREMISES AFFECTED—1722-1730 Lexington avenue and 128-130 East 108th street, southwest corner, Block 1635, Lot 56, Borough of Manhattan.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed.

73-55-BZ

APPLICANT—Henry Nordheim, for Rubenstein and Tunnauer, owners.

SUBJECT—Application February 3, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, and office and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1680 Gun Hill road and 1674 Allerton avenue, intersection of Gun Hill road, Allerton avenue and Lodovick avenue, Block 4539, Lot 1, Borough of The Bronx.

Laid over from February 7, 1956, to March 13, 1956, for inspection and decision; hearing closed; then to April 10, 1956, at the request of the applicant to furnish revised plan.

421-55-BZ

APPLICANT—Robert Gottlieb, for David Berman, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sale of accessories and parts, motor vehicle repairs (hand tools only), parking and storage of more than 5 motor vehicles.
PREMISES AFFECTED—547 Westchester avenue and 618 Hegney place, northeast corner, Block 2358, Lots 1 and 5, Borough of The Bronx.

Laid over from February 15, 1956, to March 20, 1956, for inspection and decision; hearing closed; then to April 10, 1956, for decision.

453-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Francis Formica, owner.

SUBJECT—Application June 6, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, sales and storage room, parking and storage of motor vehicles with proposed curb cuts and show windows closer to the residence use district than is permitted.

PREMISES AFFECTED—1003-1013 Utica avenue and 5001-5009 Tilden avenue, northeast corner, Block 4722, Lots 40, 43 and 44, Borough of Brooklyn.

Laid over from February 15, 1956 to April 3, 1956, for inspection and decision; hearing closed; then to April 10, 1956, at the request of the applicant to investigate purchase of adjacent premises for a branch library.

561-55-BZ

APPLICANT—Herman E. Horwood, for Mary Francomano, owner.

SUBJECT—Application July 8, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection of a 2 family dwelling with less than the 10 ft. setback required on each street front.

PREMISES AFFECTED—2894 Roebbling avenue, southwest corner of Edison avenue, Block 5388, Lot 27, Borough of The Bronx.

Laid over from February 21, 1956 to April 3, 1956, for inspection and decision; hearing closed; then to April 10, 1956, for applicant to file revised plans showing compliance with the requirements for front yard.

910-49-BZ Vol. II

APPLICANT—M. Martin Elkind, for Irene Meehan, Anita Pederson and Anne E. Loewer, owners (White Castle System, Inc., Lessee).

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under section 7f and 7e of the zoning resolution, to permit in a retail and residence use district, the proposed extension of the parking area into the residence use district.

PREMISES AFFECTED—972 Castle Hill avenue and 2200 Bruckner boulevard, southeast corner and 2201 Houghton avenue, Block 3695, Lots 1 and 9, Borough of The Bronx.

Laid over from April 3, 1956, to April 10, 1956, at 10 A.M. at request of attorney for objectors; applicant concurring.

734-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 19, 1955—re (decision of the borough superintendent) under section 7e of the

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zoning resolution, to permit in retail use district proposed use of premises for high speed auto laundry, office, waiting area and simonizing, with ground signs closer to residence use district than is permitted.

PREMISES AFFECTED—14-59 150th place, east side, 44.66 ft. north of Cross Island parkway and 14-54 Clintonville street, Block 4697, Lot 8, Whitestone, Borough of Queens.

Laid over from April 3, 1956, for further consideration after hearing to be held on April 10, 1956, on similar application under Cal. 752-55-BZ, affecting property in the vicinity; hearing to be continued.

752-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, office, storage, lubritorium, minor auto repairs, car washing and parking of motor vehicles awaiting service.

PREMISES AFFECTED—14-43 to 14-47 (14-45 official) Clintonville street, east side, 63.99 ft. south of 14th road, 151-20 to 152-20 14th road and 153-15 to 153-91 Cross Island parkway, Block 4717, Lot 16, Whitestone, Borough of Queens.

60-55-BZ

APPLICANT—Charles M. Spindler, for Morris Winick, owner.

SUBJECT—Application reopened March 6, 1955 and restored to docket—previously withdrawn—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

221-28-BZ—Vol. II

APPLICANT—Charles M. Spindler, for GAF Service Station, Inc., owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a retail use district, the additional use of motor vehicle repair shop to existing gasoline service station, lubritorium, auto wash, storage and sale of accessories and office.

PREMISES AFFECTED—120-12 to 120-28 Merrick boulevard and 174-11 to 174-17 Baisley boulevard, southwest corner, Block 12392, Lot 43, Jamaica, Borough of Queens.

94-47-BZ—Vol. II

APPLICANT—Siegel and Green, for Dolford Realty Corp., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, accessory building for sales room, lubritorium, auto repairs and automatic auto laundry.

PREMISES AFFECTED—2318-2332 Jerome avenue, east side, 197.03 ft. north of East 183rd street, Block 3187, Lot 9, Borough of The Bronx.

287-55-BZ

APPLICANT—Reuben Rappaport, Lorbeer Juvenile Furniture Manufacturing Co., owner.

SUBJECT—Application April 11, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the extension of a factory and cabaret, from a business use district, into a residence use district.

PREMISES AFFECTED—866-870 Hewitt place and 878-886 Westchester avenue, southeast corner, Block 2696, Lot 24, Borough of The Bronx.

410-55-BZ

APPLICANT—Burke, Green and Groh, for Kono Fuel Oil Corp., owner.

SUBJECT—Application May 20, 1955—re (decision of the borough superintendent) under section 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, ground sign, auto washing, lubritorium, office and accessory sales and minor repairs with hand tools only.

PREMISES AFFECTED—152-10 Rockaway boulevard, southwest corner of Baisley boulevard, Block 12125, Lot 11, Baisley Park, Borough of Queens.

465-55-BZ

APPLICANT—Lama, Proskauer and Prober, for 325 North Macquesten Parkway Corp., owner.

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed change in occupancy from gasoline station, public garage, parking lot for more than 5 cars and auto laundry, to boiler room, gasoline station, public garage, parking lot for more than 5 motor vehicles, auto laundry, auto repairs, painting and spraying, body and fender repairs, welding, wheel alignment, brake testing, recapping and vulcanizing of tires, sale and storage of car washing, supplies.

PREMISES AFFECTED—486-496 Coney Island avenue, west side, 80 ft. 2½ in. north of Turner place and 820-826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

466-55-A

APPLICANT—Lama, Proskauer and Prober, for 325 North Macquesten Parkway Corp., owner.

SUBJECT—Application May 23, 1955—Appeal from a decision of the borough superintendent—re frame building—factory use, etc.

PREMISES AFFECTED—486-496 Coney Island avenue, west side, 80 ft. 2½ in. north of Turner place and 820-826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

662-55-BZ

APPLICANT—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the extension of a non-conforming use (residence and stores).

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

663-55-A

APPLICATION—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—Appeal from a decision of the borough superintendent—re frame building business use.

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

747-55-BZ

APPLICANT—August and Concetta LoBue, owners.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 21 of the

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zoning resolution, to permit in a residence use, G-1 area district the use of the premises as a 2 family dwelling, with side yards less than the required 5 feet.
PREMISES AFFECTED—29-20 Bell boulevard, west side, 186 ft. south of 29th avenue, Block 6053, Lot 31, Bayside, Borough of Queens.

814-55-BZ

APPLICANT—Fred C. Dahlem, for Estate of Newbold Morris, Bank of New York, trustee, owner (Martin Gollubier, lessee).
SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of use of parking and storage for more than 5 motor vehicles.
PREMISES AFFECTED—1034-1040 College avenue, east side 100 ft. north of East 165th street, Block 2433, Lots 1 and 6, Borough of The Bronx.

930-55-BZ

APPLICANT—Fred C. Dahlem, for Valentine Galcik, owner.
SUBJECT—Application November 21, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7c and 21 of the zoning resolution, to permit in a retail use, D area district, the use of a building for motor vehicle repairs and garage for more than 5 motor vehicles and extension of subject building to occupy 100% of the area of the lot.
PREMISES AFFECTED—424-426 East 10th street, south side, 306 ft. west of avenue D, Block 379, Lot 21, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 10, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon April 10, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

145-55-SM

APPLICANT—Taco Tank Corporation of America, Inc., owner.
SUBJECT—Application February 14, 1955—Taco Tank Corp. of America, Inc., 275 Gallon Fuel Oil Storage Tank, approval.

970-55-SM

APPLICANT—Lawrence Lavagetto, for Queens Tank and Boiler Corp., owner.
SUBJECT—Application November 29, 1955—Queens Tank and Boiler Corp., 275 Gallon Storage Tank (with flanged and dished heads), approval of.

616-55-SM

APPLICANT—Dennison Manufacturing Company, owner.
SUBJECT—Application July 15, 1955—Dennison Crepe Paper (flameproof), approval of.

14-52-SM

APPLICANT—Mineral Mix Products Corporation, owner.
SUBJECT—Application January 2, 1952—Fly Ash (admixture for concrete or mortar), approval of.

684-55-SM

APPLICANT—Enta Pozzalana Corporation, owner.
SUBJECT—Application August 15, 1955—Etnalon (plasticizer in concrete), approval of.

605-51-SA

APPLICANT—Prentiss Webers Products Company, manufacturer.
SUBJECT—Application August 3, 1951—Preway Floor Furnace, Models 46810-B and 50810, approval of.

19-52-SA

APPLICANT—Temco Inc., owner (Irving T. Hecht, agent).
SUBJECT—Application June 1, 1952—Temco Gas Floor Furnace, Models 256-1, 256-2, 356-1, 356-2, 506-1, 506-2, 706-1 and 706-2, approval of.

566-55-SA

APPLICANT—Florlift Company, agent for, Essex Conveyors, Inc., owner.
SUBJECT—Application June 21, 1955—Florlift, Models A and B, approval of.

615-55-SA

APPLICANT—General Electric Appliances Company of New York, for General Electric Company, owner.
SUBJECT—Application July 14, 1955—General Electric Built-in Range, Models 1J501W and 1J551W, approval of.

314-50-SM

APPLICANT—Timber Structures, Inc., owner (M. Matrisiani, agent).
SUBJECT—Application April 20, 1950—Glued Laminated Timbers (building material), approval of.

383-54-SM

APPLICANT—Rock-Crete Corporation, owner.
SUBJECT—Application for consideration—Application reopened December 13, 1955 as to amendment to resolution as to change of corporations name—re Rock-Crete Standard and Jumbo Size Cinder Concrete; previously approved.

612-55-SA

APPLICANT—J. B. Slattery & Brother, Inc., owner.
SUBJECT—Application for consideration—Application reopened February 15, 1956 as to amendment to resolution as to additional model (44) gas range—re Slattery Gas Range (built-in type) Models 5556 and 22; previously approved.

561-38-SA

APPLICANT—The Clayton Manufacturing Company, owner.
SUBJECT—Application for consideration—Application reopened January 10, 1956 as to amendment to resolution as to Clayton-Kerrick Steam Cleaner, Models C, LH and LHR,—re Kerrick Kleaner, Models J and L; previously approved.

34-51-SA

APPLICANT—The Thermodyne Corporation, owner.
SUBJECT—Application for consideration—Application reopened February 15, 1956 as to amendment to resolution as to include the Model 26H Carrier Ice maker;—re Carrier 26B5 Automatic Ice Cube Maker; previously approved.

668-54-SM

APPLICANT—Sheldon H. Cady for National Gypsum Company, owner.
SUBJECT—Application July 30, 1954—Gold Bond Holostud (prefabricated steel stud), approval of.

382-43-A—Vol. VI

Applicant—Henry Z. Harrison, for Caton Nursing Home (Pearl Horowitz, owner).
SUBJECT—Application reopened January 10, 1956 as Vol. VI—re Appeal from a decision of the borough superintendent—relating to the rearrangement of kitchen etc. in a nursing home.
PREMISES AFFECTED—150 Ocean parkway, west side, 395 ft. south of Caton avenue, Block 5328, Lot 30, Borough of Brooklyn.

2-54-A

APPLICANT—Elias K. Herzog, for Maseral Realty Corp., owner.

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SUBJECT—Application January 4, 1954—re Appeal from an order of the fire commissioner and a decision of the borough superintendent—egress.

PREMISES AFFECTED—422-426 East 89th street, south side, 256 ft. east of 1st avenue, Block 1568, Lot 37, Borough of Manhattan.

9-55-A

APPLICANT—Samuel Rosenblum, for 56 Realty Corp., owner.

SUBJECT—Application January 6, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—56 West 22nd street, south side, 95 ft. east of Avenue of the Americas (6th), Block 823, Lot 73, Borough of Manhattan.

277-54-A—Vol. III

APPLICANT—The Proctor and Gamble Manufacturing Co., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. III—re Appeal from a decision of the fire commissioner—hydrogen system.

PREMISES AFFECTED—Richmond terrace, south side, 1620 ft. east of Western avenue, Block 1338, Lot 1, Mariners Harbor, Borough of Richmond.

29-55-A

APPLICANT—Kahn and Jacobs, for The Mount Sinai Hospital, owner.

SUBJECT—Application January 12, 1955—re Appeal from a decision re an order of the fire commissioner—refrigeration systems.

PREMISES AFFECTED—1190 5th avenue, southeast corner of East 100th street, Block 1604, Lot 1, Borough of Manhattan.

952-55-A

APPLICANT—Leonard F. Rothkrug, for 16001 Kings Highway Realty Corp., owner (Healy's Bar and Grill, lessee).

SUBJECT—Application December 2, 1955—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—1601-1623 Kings highway and 1637-1645 East 16th street, northeast corner, Block 6779, Lot 22, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

APRIL 13, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, April 13, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

835-38-SR—Proposed Amendments Relative to Submerged Inlets and Protective Methods to Be Applied to Prevent Contamination of Water Supply.

HARRIS H. MURDOCK, *Chairman*.

APRIL 17, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 17, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

260-55-BZ

APPLICANT—Abraham Grossman, for Leonard J. Swanson, owner.

SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from 4 car private garage on

first floor to plumbing shop, office and private garage for 2 cars.

PREMISES AFFECTED—37-39 Perry street, north side, 215 ft. 4 in. west of Waverly place, Block 613, Lot 38, Borough of Manhattan.

Laid over from January 31, 1956, to March 6, 1956, for inspection and decision; hearing closed; then to April 17, 1956, for inspection and decision.

512-29-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Merry Twins, Inc., owner.

SUBJECT—Application reopened May 17, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a business and residence use district the proposed extension of present gasoline service station and use of premises as gasoline service station, lubritorium, auto washing, office and sale of accessories, minor repairs (hand tools only) and parking and storage of more than 5 motor vehicles, with curb cuts and sign closer to the residence use district than permitted.

PREMISES AFFECTED—173-02 to 173-16 64th avenue, southeast corner of Fresh Meadow lane, Block 6902, Lot 26, Flushing, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed; applicant to file additional information and engineer to check plan as to actual amount of land taken by the city; then to April 17, 1956, for inspection and decision.

416-54-BZ

APPLICANT—Siegel and Green, for Kollsman Instrument Corp., lessee (Leator Corp., owner).

SUBJECT—Application May 26, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles for patrons and employees (no fee to be charged).

PREMISES AFFECTED—42-61 81st street, west side, 100 ft. north of 45th avenue, Block 1527, Lot 6, Elmhurst, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed; then to April 17, 1956, for inspection and decision.

423-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Epstein, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, high speed auto laundry, lubritorium, body and fender work, welding, incidental repairs, brake testing, wheel alignment, incidental painting and spraying, office and sales, parking of motor vehicles awaiting service with entrances closer to the residence use district than permitted.

PREMISES AFFECTED—70-11 to 70-19 Northern boulevard, and 32-62 to 32-70 71st street, northwest corner, Block 1166, Lot 37, Woodside, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed; then to April 17, 1956, for inspection and decision.

480-55-BZ

APPLICANT—George W. Swiller, for Tivoli Realty Corp., owner.

SUBJECT—Application June 15, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed alteration of existing 4 apartments, with a total of 11 rooms, into stores at the first story of the 4 story class A multiple dwelling, new law tenement, the extension

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from 2 stores and 5 apartments to 7 stores and 1 apartment.

PREMISES AFFECTED—1090-1098 Croes avenue and 1700-1712 Watson avenue, southeast corner, Block 3723, Lot 48, Borough of The Bronx.

Laid over from February 21, 1956, to March 6, 1956, for applicant to file proof of service of notice to affected property owners; then to April 17, 1956, for inspection and decision; hearing closed.

888-54-BZ

APPLICANT—Abraham Grossman, for 87-25 108th Street Corp., owner.

SUBJECT—Application November 24, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from stable, garage and apartment to existing use of refrigerator storage, servicing and testing.

PREMISES AFFECTED—87-25 108th street, east side, 229.17 ft. south of Jamaica avenue, Block 9298, Lot 62, Richmond Hill, Borough of Queens.

Laid over from March 6, 1956, to April 17, 1956, for inspection and decision; hearing closed.

513-55-BZ

APPLICANT—Irving P. Marks, for Frank and William Marx, owners (Joseph Skolnik, owner under contract).

SUBJECT—Application June 23, 1955—re (decision of the borough superintendent) under section 7A of the zoning resolution, to permit in an unrestricted use district, the change in occupancy from garage and factory for the manufacture of wooden station wagon bodies, dwelling and stores to gasoline service station, lubritorium, washing, repair shops, office, parking and storage of more than 5 motor vehicles, with curb cuts and signs less than 75 ft. from the residence use district.

PREMISES AFFECTED—163-171 Clifton place and 314 Franklin avenue, northwest corner, Block 1949, Lot 44, Borough of Brooklyn.

Laid over from March 6, 1956, to April 17, 1956, for inspection and decision; hearing closed.

732-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Tiron Management Corp., owner.

SUBJECT—Application September 19, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—1829-1835 Caton avenue, north side, 105 ft. west of Ocean avenue, Block 5061, Lots 49 and 51, Borough of Brooklyn.

Laid over from March 6, 1956, to April 17, 1956, for inspection and decision; hearing closed.

777-55-BZ

APPLICANT—Charles M. Spindler, for Milber Realty Corp., owner.

SUBJECT—Application September 30, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, garage for more than 5 motor vehicles, motor vehicle repair shop, auto safety inspection station, office, sale of auto accessories, lubrication, auto washing.

PREMISES AFFECTED—858-870 Gates avenue, south side, 72 ft. 5 in. east of Reid avenue, Block 1637, Lot 5, Borough of Brooklyn.

Laid over from March 6, 1956, to April 17, 1956, for inspection and decision; hearing closed.

573-55-BZ

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application July 13, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto wrecking (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

Laid over for inspection and decision; hearing closed; date to be set, awaiting information as to action of Board of Education and the Board of Estimate as to proposed adjacent school; then set for January 17, 1956; then to February 15, 1956, for information from the Board of Education; then to March 13, 1956; then to March 16, 1956; then to April 17 1956, for further consideration after selection by Board of Estimate of school site; publication of Board's action of March 13, 1956 withheld.

1044-55-A

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application December 27, 1955—filed pursuant to section 35, General City Law re part of premises located in bed of mapped street—Clintonville street.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner, and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

263-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Thomas Amari, owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a refreshment building, and parking of patrons cars, no fee to be charged.

PREMISES AFFECTED—2003-2013 Rockaway parkway and 9705-9711 Sea View avenue, northeast corner, Block 8300, Lots 8 and 13, Borough of Brooklyn.

Laid over from March 20, 1956 to April 17, 1956, for inspection and decision; hearing closed.

233-54-BZ—Vol. II

APPLICANT—Arthur S. Hirsch, for Joseph Lubin and Joseph Eisner, owners (Car Wholesalers, Inc., lessee).

SUBJECT—Application reopened November 15, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, the proposed extension in use and area of an existing parking lot for more than 5 motor vehicles and the erection of a 10 ft. x 10 ft. attendant's shelter on a plot presently occupied as parking lot, gasoline service station and garage.

PREMISES AFFECTED—Franklin D. Roosevelt drive, west side, from East 48th to East 49th street, 403-435 East 48th street and 410-430 East 49th street, Block 1360, Lots 1, 2, 3, 4, 5, 6, 8, 11, 14, 15, 16, 26, 34, 35, 37, 38 and 50, Borough of Manhattan.

Laid over from March 20, 1956 to April 17, 1956, for applicant to file revised plans of existing conditions showing permitted uses of all lots and plan of proposed use indicating manner of protection of view towards United Nations; hearing continued.

892-55-BZ

APPLICANT—Samuel Rosenblum, for Tak Realty Corp., owner.

SUBJECT—Application November 10, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, B area dis-

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trict, the erection of a basement 15 story and penthouse, class A, multiple dwelling, stores and garage, with less than the required rear yard.

PREMISES AFFECTED—1227-1231 Madison avenue and 48 East 89th street, southeast corner, Block 1500, Lots 51, 52 and 53, Borough of Manhattan.

Laid over from March 20, 1956, to April 3, 1956, for consideration by the Board and decision; hearing closed; then to April 17, 1956, for further study and the submission of revised plans for consideration by the Board.

73-49-BZ

APPLICANT—Ivan Pinsker, for John Hoey, owner.

SUBJECT—Application reopened March 13, 1956 for consideration as to extension of time to complete, expired May 17, 1950—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a retail use district, the extension of a accessory building and gasoline service station area to include auto laundry and lubritorium.

PREMISES AFFECTED—153-28 Rockaway boulevard and 153-36 134th avenue, southwest corner, Block 12135, Lot 23, South Jamaica, Borough of Queens.

250-55-BZ

APPLICANT—Albert Melniker, for Anthony Pietracatella, owner.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under sections 7c, 7f, 7i and 21 of the zoning resolution, to permit in the business use district portion of plot located in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, for a term of 15 years.

PREMISES AFFECTED—1605 Hylan boulevard and 320 Raritan avenue, southwest corner, Block 3336, Lot 26, Dongan Hills, Borough of Richmond.

285-30-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bukzin Realty Corp., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the proposed occupancy of a building for the manufacturing of steel partitions, shelving and steel metal specialties.

PREMISES AFFECTED—625-631 Bergen street, north side, 115 ft. west of Vanderbilt avenue, Block 1137, Lot 60, Borough of Brooklyn.

56-40-BZ—Vol. IV

APPLICANT—Charles C. Weinstein, for 4747 Bronx Boulevard Corp., owner.

SUBJECT—Application reopened February 1, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district the proposed use of premises for the manufacture of aerosol products and the storage and fabrication of foam rubber products.

PREMISES AFFECTED—4745-4755 Bronx boulevard and 550 East 242nd street, southwest corner, Block 5102, Lot 27, Borough of The Bronx.

171-55-A

APPLICANT—Charles G. Weinstein, for 4747 Bronx Boulevard Corp., owner (G. Barr and Co., lessee).

SUBJECT—Application March 2, 1955—re Appeal from a decision re an order of the fire commissioner and a decision of the borough superintendent—storage of refrigerated liquid under pressure.

PREMISES AFFECTED—4747-4755 Bronx boulevard and 550 East 242nd street, southwest corner, Block 5102, Lot 27, Borough of The Bronx.

781-50-BZ—Vol. II

APPLICANT—Paul Friedman, for Empire Chevrolet, Inc., owner (G and G Auto Sales of Brooklyn, Inc., lessee; Volkswagen, contingent lessee).

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of an automobile showroom and sales (franchised Volkswagen dealer), gasoline service station, lubritorium, auto washing (non-automatic), minor repairs (hand tools only), office, storage and sale of auto accessories, parking and storage for more than 5 cars waiting to be serviced, and outdoor display and sales for more than 5 motor vehicles for a term of 15 years.

PREMISES AFFECTED—68-92 Remsen avenue and 9-35 East 51st street, southwest corner, Block 4592, Lots 1 and 4, Borough of Brooklyn.

929-53-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application reopened November 9, 1955 and restored to docket, previously withdrawn—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years, the erection and maintenance of a gasoline service station, auto wash, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—10504-10524 Flatlands avenue, south side, from East 105th to East 106th streets, 901-911 East 105th street and 902-912 East 106th street, Block 8213, Lots 37, 40, 41, 42 and 43, Borough of Brooklyn.

367-55-BZ

APPLICANT—Jack Z. Cohen, for Angelina Pellegrino, owner (Beltway Service Station, Inc., lessee).

SUBJECT—Application May 6, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district the maintenance of an existing gasoline service station, office, auto repair shop, lubritorium, auto laundry, parking and storage of more than 5 motor vehicles without the required rear yard.

PREMISES AFFECTED—9012-9022 7th avenue, west side, 94 ft. 6 $\frac{3}{8}$ in. south of 90th street, Block 6094, Lot 26, Borough of Brooklyn.

494-55-BZ

APPLICANT—Leonard F. Rothkrug, for Louis Ciervo, owner.

SUBJECT—Application June 15, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district a proposed 5 car garage and automobile repair shop.

PREMISES AFFECTED—67-69 Avenue U, north side, 40 ft. east of West 11th street, Block 7095, Lot 47, Borough of Brooklyn.

618-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Hyman Herringman, owner.

SUBJECT—Application July 22, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles, with proposed show windows and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—3902-3924 Avenue U, south side, from Ryder street to Kimball street, 2201-2211 Ryder street and 2202-2212 Kimball street, Block 8556, Lot 37, Borough of Brooklyn.

CALENDAR

811-55-BZ

APPLICANT—Ingram S. Carner, for Milton Waldman, owner.

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district, the erection and maintenance of a 2 car garage located within 15 ft. of the street line.

PREMISES AFFECTED—157-68 20th avenue, southwest corner of 160th street, Block 4750, Lot 41, Whitestone, Borough of Queens.

984-55-BZ

APPLICANT—Gabriel Nathan, for Julius Singer and Harold Garvin, owners (Samuel F. Berner, lessee).

SUBJECT—Application December 14, 1955—re (decision of the borough superintendent) under sections 7e of the zoning resolution, to permit in a residence use district, the use of premises as a children's day camp, day school, accessory two car garage and playroom.

PREMISES AFFECTED—125-147 (137) Beach 8th street, west side, 113.55 ft. south of Seagirt avenue, Block 143, Lot 13, Far Rockaway, Borough of Queens.

985-55-A

APPLICANT—Gabriel Nathan, for Julius Singer and Harold Garvin, owners (Samuel F. Berner, lessee).

SUBJECT—Application December 14, 1955—Appeal from a decision of the borough superintendent—re frame building—school use, stairs, etc.

PREMISES AFFECTED—125-147 (137) Beach 8th street, west side, 113.55 ft. south of Seagirt avenue, Block 143, Lot 13, Far Rockaway, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

APRIL 17, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 17, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

834-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Finkel Umbrella Frame Company, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re Appeal from a decision re an order of the fire commissioner—re dip tank covers, etc.

PREMISES AFFECTED—890-914 Brush avenue, east side, 551.16 ft. south of Bruckner boulevard 2nd floor, Block 5541, Lot 130, Borough of The Bronx.

37-55-A

APPLICANT—Mayflower Doughnut Corp., lessee, for Irving Maidman, owner.

SUBJECT—Application January 19, 1955—Appeal from a decision of the Commissioner of Health—re cellar bakery.

PREMISES AFFECTED—565 Lexington avenue, northeast corner of East 50th street, Block 1305, Lot 20, Borough of Manhattan.

862-41-A—Vol. IV

APPLICANT—Leonard F. Rothkrug, for Sophia D. and Josephine C. Robb, d/b/a The Hearthside, owners.

SUBJECT—Application reopened June 7, 1955 as Vol. IV—re Appeal from a decision of the borough superintendent—frame building—business use.

PREMISES AFFECTED—168-08 Northern boulevard, southeast corner of 168th street, Block 5399, Lot 5, Flushing, Borough of Queens.

137-54-A

APPLICANT—Fred C. Dahlem, for Benjamin Edelman, owner.

SUBJECT—Application February 17, 1954—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—654 Broadway, east side, 58 ft. south of Bond street, Block 529, Lot 6, Borough of Manhattan.

179-56-A

APPLICANT—Robert J. Reiley, for St. Josephs Day Nursery, owner.

SUBJECT—Application March 7, 1955—re Appeal from a decision of the borough superintendent—Day Nursery in Class 3 building.

PREMISES AFFECTED—471 West 57th street, north side, 75 ft. east of 10th avenue, Block 1067, Lot 4, Borough of Manhattan.

94-55-A

APPLICANT—Fred C. Dahlem, for Donato Scudieri, owner.

SUBJECT—Application February 9, 1955—re Appeal from a decision of the borough superintendent—interior stairs.

PREMISES AFFECTED—213-215 West 64th street, north side, 200 ft. west of Amsterdam avenue, Block 1156, Lot 23, Borough of Manhattan.

158-55-A

APPLICANT—Morris Bernard Adler, for John DiGiorgio, owner (Linochine Products Corp., lessee).

SUBJECT—Application February 28, 1955—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—143-145 42nd street, north side, 300 ft. west of 2nd avenue, Block 716, Lot 56, Borough of Brooklyn.

746-44-A—Vol. II

APPLICANT—Joseph J. Furman, for Meyer and Esther Kruglin, Robert and Mildred Rudolph, Max and Frances Feinblum, owners.

SUBJECT—Application reopened March 20, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—construction.

PREMISES AFFECTED—709-715 8th avenue and 300 West 45th street, southwest corner, Block 1035, Lot 36, Borough of Manhattan.

45-44-A—Vol. II

APPLICANT—Maurice R. Salo, for United Lutheran Church in America, owner

SUBJECT—Application reopened February 15, 1956, as Vol. II—re Appeal from a decision of the borough superintendent—extension business use in residence use district.

PREMISES AFFECTED—229-231 Madison avenue and 24 East 37th street, southeast corner, Block 866, Lot 58, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 24, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 24, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

118-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Paul Keller, owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, parking of cars waiting to be serviced, office and sales, storage.

PREMISES AFFECTED—2269-2281 8th avenue and 301 West 122nd street, northwest corner and 242-252 St.

CALENDAR

Nicholas avenue, Block 1949, Lot 29, Borough of Manhattan.

Laid over from March 6, 1956, to April 24, 1956, for inspection and decision; hearing closed.

754-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Mary Gianos, Marie Colonna and Theodore Sagliocca, owners.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), car washing (non automatic), office, storage and sale of auto accessories, and parking of cars waiting to be serviced all for a term of 15 years.

PREMISES AFFECTED—76-31 to 76-45 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

Laid over from March 6, 1956, to April 24, 1956, for inspection and decision; hearing closed.

300-54-BZ

APPLICANT—Enzo Gaspari, for Consiglia Aufiero, owner.

SUBJECT—Application April 16, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use, C area district, the extension of existing commercial building, using more than the area permitted, without the required rear yard.

PREMISES AFFECTED—3222 Ely avenue, east side, 170 ft. north of Burke avenue, Block 4755, Lot 50, Borough of The Bronx.

Laid over from March 6, 1956, to April 24, 1956, for inspection and decision; hearing closed.

291-55-BZ

APPLICANT—Herman Kron, for L. B. Oil Co. Inc., owner.

SUBJECT—Application April 13, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit partly in an unrestricted and partly in a business use district the erection and maintenance of a storage garage for more than 5 motor vehicles, auto repairs, and gasoline service station.

PREMISES AFFECTED—335-343 Bowery and 2-4 East 3rd street, southeast corner, Block 458, Lot 6, Borough of Manhattan.

Laid over from March 6, 1956, to April 24, 1956, for inspection and decision; hearing closed.

530-55-BZ

APPLICANT—Abraham N. Horowitz and Herbert Glabman, for Silver Castelli, owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication and accessory sales and minor repairs with hand tools only, with proposed show window less than 75 ft. from the residence use district, all for a term of 15 years.

PREMISES AFFECTED—144-11 to 144-21 Rockaway boulevard and 123-32 to 123-42 145th street, northeast corner, Block 12047, Lot 32, South Ozone Park, Borough of Queens.

Laid over from February 15, 1956, to March 13, 1956, for inspection and decision; hearing closed; then to April 24, 1956, for inspection and decision.

594-29-BZ—Vol. IV

APPLICANT—Kitzler and Nurick, for Jeanne Frischling, owner (Morey Motors, lessee).

SUBJECT—Application reopened June 7, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a business and residence use district the proposed change in occupancy from auto showroom, simonizing, greasing, washing, auto repairs for more than 5 cars (hand tools only), office and dressing room to auto showroom, simonizing, greasing, washing and auto repairs (hand tools only) for more than 5 cars, and gasoline service station.

PREMISES AFFECTED—5810-5824 Bay parkway and 2177-2183 59th street, northwest corner, Block 5508, Lot 44, Borough of Brooklyn.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

550-32-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Anita Albanese, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the proposed change of use from office, parking and storage lot for more than 5 motor vehicles and area 20 ft. x 65 ft. to be used for selling used motor vehicles, to gasoline service station, lubritorium, minor repairs, car washing, office and sales, storage parking, and storage of motor vehicles, with proposed show window and sign less than 75 ft. from residence use district.

PREMISES AFFECTED—9902-9912 4th avenue and 352-360 99th street, southwest corner, Block 6134, Lot 22, Borough of Brooklyn.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

463-50-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Patrick Filomio, owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed erection and maintenance of an auto laundry.

PREMISES AFFECTED—3221-3225 Boston road and 3250-3254 Laconia avenue, northeast corner, Block 4614, Lot 22, Borough of The Bronx.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed; applicant to file more complete plan showing exact location of auto laundry, more adequate reservoir space for incoming and outgoing cars, etc.

162-53-BZ

APPLICANT—The Horn and Hardart Co., owner.

SUBJECT—Application February 10, 1953—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district the maintenance of 2 existing electric signs at right angle to building projecting more than the permitted distance.

PREMISES AFFECTED—451-457 Lexington avenue and 124-130 East 45th street, southeast corner, Block 1299, Lot 51, Borough of Manhattan.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

499-55-BZ

APPLICANT—Robert Gottlieb, for Jacob and Gussie Furman, owners.

SUBJECT—Application June 17, 1955—re (decision of the borough superintendent) under sections 19A and 21 of the zoning resolution, to permit in a business and residence use district the proposed conversion of the existing building from garage to factory use, without the required loading berth, using more than the area permitted.

CALENDAR

PREMISES AFFECTED—2927 White Plains road, west side, 125 ft. north of Arnow avenue, Block 4542, Lot 20, Borough of The Bronx.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

514-55-BZ

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application June 22, 1955—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a residence and retail use district, the proposed extension of gasoline service station, auto repairs, accessory store, office and dwelling to be used for gasoline station, motor vehicle repair, shop, car washing, greasing, office, accessory store, boiler room and dwelling, with curb cut closer to residence use district than permitted.

PREMISES AFFECTED—78-08 51st avenue and 51-02 Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

515-55-A

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application June 22, 1955—re Appeal from a decision of the borough superintendent—non-fireproof construction—gasoline service station.

PREMISES AFFECTED—78-08 51st avenue and 51-02 Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

624-55-BZ

APPLICANT—Herman Kron, for Oscar and Ethel Gordon, owners.

SUBJECT—Application July 26, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline station, lubricatorium, office, auto laundry, minor repairs, parking of cars waiting to be serviced, with ground signs, curb cuts and show windows closer to the residence use district than is permitted.

PREMISES AFFECTED—202-15 Northern boulevard and 43-22 to 43-30 203rd street, northwest corner, Block 6263, Lot 17, Bayside, Borough of Queens.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed; applicant to file revised plan showing pumps 15 ft. from building line, etc.

737-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Weinstein and Abraham Saperstein, owners.

SUBJECT—Application September 20, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a unrestricted and business use district, the proposed change of use from storage of used tires to auto wrecking, buying, selling, processing, sorting and storage of scrap ferrous and non-ferrous metals, metal products, used auto parts, torch, truck scale, storage of motor vehicles in open area and one gasoline pump and tank (for accessory use).

PREMISES AFFECTED—289-309 Dewitt avenue and 814-834 Van Sinderen avenue, northwest corner and 709-747 Bank street, Block 3872, Lots 1, 46 and 47, Borough of Brooklyn.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

812-55-BZ

APPLICANT—Ingram S. Carner, for LMJ Realty Corp., owner (Shell Oil Company, proposed lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7f of the zoning

resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs (hand tools only), auto washing (non automatic), office, sales and storage of auto accessories, parking of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—4011-4029 New Utrecht avenue and 4002-4024 10th avenue, northeast corner, and 972-982 40th street, Block 5586, Lots 70, 71, 72, 73 and 75, Borough of Brooklyn.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

448-55-BZ

APPLICANT—Patrick D. Concagh, for Beretta Realty Corp., owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, F area district the proposed structure to be occupied as stores, with setback less than 15 ft. from the street line, with coverage in excess of that permitted.

PREMISES AFFECTED—5600-5610B Riverdale avenue, northeast corner of West 256th street, Block 3423, Lots 91 and 95, Borough of The Bronx.

Laid over from February 15, 1956 to March 20, 1956, for inspection and decision; hearing closed; then to April 24, 1956, at request of the applicant, who stated the owner is considering offers to purchase the property.

406-55-BZ

APPLICANT—Gabriel Nathan, for Edwin and Edna Hernly, owners.

SUBJECT—Application May 13, 1955—re (decision of the Commissioner Marine and Aviation) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the construction of a timber bulkhead wall along the property, and the use of the property for boat landing and parking of patrons cars.

PREMISES AFFECTED—225-229 Beach 3rd street, west side, 240 ft. north of Seagirt avenue and 224-230 Beach 4th street, Block 103, Lot 14, Far Rockaway, Borough of Queens.

Laid over from January 24, 1956 to February 21, 1956, for inspection and decision; hearing closed; applicant to file plan showing pierhead and bulkhead lines and small scale plan showing distance to boats and where they are moored; then to March 20, 1956, for inspection and decision; then to April 24, 1956, for inspection and decision.

418-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Vincenzo Delia, owner.

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7c, 7A and 7i of the zoning resolution, to permit in a business use district the proposed reconstruction and rearrangement of an existing gasoline service station, lubricatorium, minor auto repairs, car washing, with proposed business entrance, sign and show window closer to the residence use district than is permitted.

PREMISES AFFECTED—1318-1324 Avenue X and 2402-2412 East 14th street, southwest corner, Block 7415, Lot 6, Borough of Brooklyn.

Laid over from March 20, 1956, to April 24, 1956, for inspection and decision; hearing closed; applicant to file more detailed plan.

753-55-BZ

APPLICANT—Fred C. Dahlem, for All Estates, Inc., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the use of premises for the parking and storage of more than 5 motor vehicles.

CALENDAR

PREMISES AFFECTED—112-114 Bennett avenue, west side, 108.64 ft. north of West 186th street, Block 2180, Lot 196, Borough of Manhattan.

Laid over from March 20, 1956, to April 24, 1956, for inspection and decision; hearing closed; applicant to submit to the Board a statement as to the tenants in the immediate area who desire parking accommodations on the subject lot.

871-55-BZ

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (United Cerebral Palsy of Queens, Inc., contract vendee).

SUBJECT—Application November 4, 1955—re (decision of the borough superintendent) under sections 7e and 21 of zoning resolution, to permit in a residence use, E area district, the erection and maintenance of a building for therapy, vocational rehabilitation (to include instruction on machines, recreation, administration), the building to exceed permissible coverage.

PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

Laid over from March 20, 1956, to April 24, 1956, for inspection and for any additional new statements by objectors; also for applicant to submit arguments in substantiation of section 21 of the Zoning Resolution, practical difficulty and unnecessary hardship.

61-56-A

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (United Cerebral Palsy of Queens, Inc., contract vendee).

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—stairways.

PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

Laid over from May 3, 1955 to June 7, 1955, to permit the applicant to obtain a decision from the Building Department as to structural conditions to comply with the Labor Law and to permit the filing of a companion administrative appeal to be heard with the zoning application on the laid over date; laid over, date to be set for hearing when companion "A" appeal has been examined and set for hearing; the "A" and "BZ" cases to be heard on the same date; then set for hearing January 10, 1956; then February 15, 1956, for inspection and decision; hearing closed; then to February 28, 1956, for applicant to file revised plan; then laid over to March 20, 1956, for further inspection and decision; then to April 3, 1956, for applicant to furnish consent of adjoining owner for use of property as means of egress from foot of fire escape; then to April 24, 1956, at request of the applicant, to obtain a consent of the adjoining owner for exit across his property.

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

530-42-BZ—Vol. III

APPLICANT—Robert Teichman, for Samuel Rudin and Jacob Schiff, owners (Waverly Parking Place, lessee).

SUBJECT—Application reopened March 13, 1956 to consider amendment as to additional entrances and exits—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a local retail use district, the parking and storage of more than five motor vehicles for a term of three years.

PREMISES AFFECTED—358-374 Avenue of the Americas, east side, from Washington place to Waverly place, 126-130 Waverly place and 87 Washington place, Block 552, Lot 37, Borough of Manhattan.

957-54-BZ

APPLICANT—Herman Horowitz, for Senville 35th Street Realty Corp., owner.

SUBJECT—Application March 16, 1956 for further consideration—re (decision of the borough superintendent), previously granted by the Board, on certain conditions, under section 21 of the zoning resolution, permitting in a business use, B area district, the extension on first story of proposed structure, using more than the area permitted.

PREMISES AFFECTED—524-532 3rd avenue and 163-167 East 35th street, northwest corner, Block 891, Lots 38, 39, 41, 42 and 43, Borough of Manhattan.

304-52-BZ—Vol. II

APPLICANT—Henry Nordheim, for Pappy's Motors, Inc., owner.

SUBJECT—Application reopened March 20, 1956 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition under sections 7i and 7h of the zoning resolution, permitting in the retail use district portion of plot, the erection and maintenance of a motor vehicle repair shop in conjunction with used car lot (previously granted by the Board—never built), and in the residence use district portion the parking and storage of motor vehicles, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—1489 Bruckner boulevard and 1000 Evergreen avenue, northeast corner, Block 3712, Lot 7, Borough of the Bronx.

437-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company and Katie Bakal, owners.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed demolition and reconstruction of the existing gas station, stores, motor vehicle repair shop and offices; change of occupancy to gasoline service station, parking and storage of motor vehicles, lubricatorium, minor auto repairs, utility room, stores and car washing.

PREMISES AFFECTED—1387 Boston road and 680-686 East 170th street, southwest corner, Block 2937, Lots 14 and 17, Borough of The Bronx.

433-29-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug, for Alexander Ratner, Paul Glasser and Ben Shames, d/b/a Fit-Rite Auto Glass and Collision Service Corp., owners.

SUBJECT—Application reopened July 6, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the proposed change of occupancy from auto repair shop, wheel alignment, greasing, to auto repair shop, painting, spraying and open space for parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—807-817 East New York avenue, north side, 280 ft. 6¾ in. west of Schenectady avenue, Block 1429, Lots 56, 59, 60 and 61, Borough of Brooklyn.

CALENDAR

146-52-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Fred Schumacher, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail service station, ground sign, auto washing, lubrication, office, accessory sales, minor repairs, and auto safety inspection station.

PREMISES AFFECTED—271-01 to 271-15 Union turnpike, northeast corner of 271st street, Block 8555, Lot 75, Bellerose, Borough of Queens.

279-55-BZ

APPLICANT—Herman Kron, for Angeline Peglia, owner.

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection of a building to be used as automobile showroom, gas station, lubritorium, offices, auto laundry, minor repairs, parking of cars waiting to be serviced, without the required rear yard.

PREMISES AFFECTED—2027 Bruckner boulevard, north side, 190 ft. east of Pugsley avenue, Block 3797, Lot 74, Borough of The Bronx.

337-55-BZ

APPLICANT—Ingram S. Carner, for Fasolino Monuments Inc., owner.

SUBJECT—Application April 19, 1955—re (decision of the borough superintendent) under sections 7e, 7A and 21 of the zoning resolution, to permit in a residence use district, the use of said premises for business and the erection of a business sign on the property.

PREMISES AFFECTED—48-30 54th avenue and 54-06 50th street, southwest corner, Block 2556, Lot 30, Maspeth, Borough of Queens.

381-55-BZ

APPLICANT—Julius Komissaroff, for David Rosen, owner (Rudan Electric Supply Co., lessee).

SUBJECT—Application April 28, 1955—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a residence use district the proposed extension of curb cut in a retail use district extending into the residence use district; proposed use of driveway in retail district, extending into residence district, proposed location of a curb cut within 75 ft. of residence use district.

PREMISES AFFECTED—80-02 Surrey place, southside, 7.83 ft. west of Union turnpike, Flushing, Borough of Queens.

550-55-BZ

APPLICANT—Patrick D. Concagh, for Clareve Corp., owner.

SUBJECT—Application July 5, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, office for sale of accessories, auto repairs, storage of auto accessories, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—640-666 Conduit boulevard and 600-608 Grant avenue, entire block bounded by Grant Belmont, Sheridan avenues and Conduit boulevard, Block 4239, Lot 1, Borough of Brooklyn.

558-55-BZ

APPLICANT—Leonard F. Rothkrug, for Carmine Sirico (doing business as Sirico's Restaurant), owner.

SUBJECT—Application July 6, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business, D area district, the erection of a restaurant and catering hall, using more than the area permitted.

PREMISES AFFECTED—8021-8023 13th avenue and

1301-1311 81st street, northeast corner, Block 6280, Lot 1, Borough of Brooklyn.

576-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Automobile Club of New York, Inc., owner.

SUBJECT—Application July 14, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and retail use, E-1 and D area district, the proposed parking of employees and members' cars and business entrances within the residence portion of the plot; the proposed structure using more than the area permitted.

PREMISES AFFECTED—186-06 Hillside avenue and 88-01 to 88-09 186th street, southeast corner, Block 9934, Lot 20, Hollis, Borough of Queens.

813-55-BZ

APPLICANT—Paul Friedman, for Jack Lurio, owner (Lindell's Corner Food Shop, Inc., lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use, D area district, the extension of an existing commercial building into the residence district portion of the plot, using more than the area permitted.

PREMISES AFFECTED—1521-1523 Avenue U, northwest corner of East 16th street, Block 7320, Lot 40, Borough of Brooklyn.

861-55-BZ

APPLICANT—Charles M. Spindler, for Elizabeth Lipshitz, owner.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs, with hand tools only.

PREMISES AFFECTED—39-47 Neptune avenue, north side, 95.50 ft. west of East 13th street, Block 7486, Lot 48, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

APRIL 24, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, April 24, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

28-55-A

APPLICANT—Continental Baking Co., owner.

SUBJECT—Application January 11, 1955—Appeal from an order and a decision of the fire commissioner—re direct method of refrigeration.

PREMISES AFFECTED—87-105 Heyward street, north side, 100 ft. east of Bedford avenue and 128 Rutledge street, Block 2225, Lot 10, Borough of Brooklyn.

217-55-A

APPLICANT—Jacob W. Sherman, for Barbara Parente, owner.

SUBJECT—Application March 17, 1955—re Appeal from a decision of the borough superintendent—frame building—business use.

PREMISES AFFECTED—679 DeKalb avenue, north side, 100 ft. west of Marcy avenue, Block 1774, Lot 55, Borough of Brooklyn.

96-55-A

APPLICANT—Leonard F. Rothkrug, for I. J. Stein Co., owner.

SUBJECT—Application February 9, 1955—re Appeal from a decision of the borough superintendent—frame building—factory

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PREMISES AFFECTED—137 Manhattan avenue, west side, 75 ft. north of Montrose avenue, Block 3051, Lot 20, Borough of Brooklyn.

132-55-A

APPLICANT—Leonard F. Rothkrug, for Max Forman, owner (Gibralter Fabrics, lessee).

SUBJECT—Application February 16, 1955—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—2236-2238 Pitkin avenue, south side, 75 ft. west of Hendrix street, Block 4010, Lots 21 and 23, Borough of Brooklyn.

244-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Beth Sholom Peoples Temple, Inc., owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—exits and protection of fire wall openings.

PREMISES AFFECTED—8686-8696 Bay parkway and 2164-2180 Benson avenue, southwest corner, Block 6414, Lot 42, Borough of Brooklyn.

422-55-A

APPLICANT—Leonard F. Rothkrug, for Mario Bencivenza, owner.

SUBJECT—Application May 25, 1955—re Appeal from a decision of the borough superintendent—frame building—business use.

PREMISES AFFECTED—639 Lorimer street, east side, 25 ft. south of Jackson street, Block 2747, Lot 7, Borough of Brooklyn.

431-55-A

APPLICANT—Leonard F. Rothkrug, for Irving M. Young and Jack Jacobson, owner (d/b/a I. D. J. Decorators Co.).

SUBJECT—Application May 19, 1955—re Appeal from a decision of the borough superintendent—exits, live load, etc.

PREMISES AFFECTED—783-785 Coney Island avenue, east side, 299 ft. 8 1/8 in. north of Dorchester road, Block 5153, Lots 55 and 56, Borough of Brooklyn.

661-55-A

APPLICANT—Leonard F. Rothkrug, for Ida Shiffman, owner.

SUBJECT—Application August 10, 1955—re Appeal from a decision of the borough superintendent—frame extension, exits, stairs.

PREMISES AFFECTED—266 Ainslie street, south side, 150 ft. east of Graham avenue, Block 2777, Lot 13, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MAY 1, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 1, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

846-26-BZ—Vol. II

APPLICANT—Joseph Schafran, for Grace Battaglino and Angela Modello, owners.

SUBJECT—Application reopened May 24, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the extension of existing gasoline service station and the relocation of gasoline pumps, and to include lubritorium and motor vehicle repairs.

PREMISES AFFECTED—3156 Boston road, southwest corner of Burke avenue, Block 4579, Lot 35, Borough of The Bronx.

Laid over from March 20, 1956 to May 1, 1956, for inspection and decision; hearing closed.

417-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Lucky Star Realty Corp., owner.

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, office, auto repair shop, restaurant and kitchen, and parking for more than 5 cars.

PREMISES AFFECTED—183-02 to 183-20 (183-10 official) South Conduit avenue, 144-01 to 144-13 183rd street, southeast corner and 144-02 to 144-18 184th street, southwest corner of South Conduit avenue, Block 13326, Lot 16, Springfield Gardens, Borough of Queens.

Laid over from April 3, 1956, to May 1, 1956, for inspection and decision; hearing closed.

395-55-BZ

APPLICANT—Vincent J. Tortorelli, for Edward Veldor-anlo, owner.

SUBJECT—Application May 18, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking of more than 5 motor vehicles.

PREMISES AFFECTED—329-331 East 150th street, north side, 200 ft. west of Courtlandt avenue, Block 2410, Lot 56, Borough of The Bronx.

Laid over from April 3, 1956, to May 1, 1956, for inspection and decision; hearing closed.

441-55-BZ

APPLICANT—Hurley, Kearney Lane and Mattison, for St. Joseph's Hospital, owner.

SUBJECT—Application June 2, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the use of premises as a parking lot.

PREMISES AFFECTED—330 Beach 19th street, east side, 49.27 ft. south of Brookhaven avenue, Block 131, Lot 34, Far Rockaway, Borough of Queens.

Laid over from April 3, 1956, to May 1, 1956, for inspection and decision; hearing closed.

528-55-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Gaiti, owner.

SUBJECT—Application June 29, 1955—re (decision of the borough superintendent) under sections 7i and 7e of the zoning resolution, to permit in a business and residence use district, proposed building to be used for motor vehicle repair shop.

PREMISES AFFECTED—518 Coney Island avenue, west side, 60 ft. 1 3/4 in. south of Turner place, Block 5342, Lot 17, Borough of Brooklyn.

Laid over from April 3, 1956, to May 1, 1956, for inspection and decision; hearing closed.

673-55-BZ

APPLICANT—Kitzler and Nurick, for Bertha Sherain, owner (92 car Wash Corp., lessee).

SUBJECT—Application August 2, 1955—re (decision of the borough superintendent) under sections 7c, 7f, 7A and 7i of the zoning resolution, to permit in a business use district automatic auto laundry, gasoline service station, office, lubritorium, motor vehicle repair shop (with hand tools only) and parking cars awaiting service.

PREMISES AFFECTED—5802-5824 Church avenue and 119-129 East 58th street, southeast corner and 74-84 East 59th street, Block 4706, Lot 36, Borough of Brooklyn.

Laid over from April 3, 1956, to May 1, 1956, for inspection and decision; hearing closed.

59-21-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 73 Realty Corp., owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under sec-

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tions 7c and 7i of the zoning resolution, to permit in a business use district, the proposed change of use from public garage to motor vehicle repair shop and servicing, lubrication, truck washing, garage, wheel alignment, brake testing, welding, machine shop, parts storage and sales, showroom and office.

PREMISES AFFECTED—73-97 Empire boulevard and 81-103 McKeever place, northeast corner and 56-58 Sullivan place, Block 1306, Lot 28, Borough of Brooklyn.

533-55-A

APPLICANT—Lama, Proskauer and Prober, for 73 Realty Corp., owner.

SUBJECT—Application May 31, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—73-97 Empire boulevard and 81-103 McKeever place, northeast corner and 56-58 Sullivan place, Block 1306, Lot 28, Borough of Brooklyn.

408-44-BZ—Vol. III

APPLICANT—John F. Fitzsimons, for Estate of George H. Storm (A. Gordon Smith, trustee) and Florence F. Storm, owners.

SUBJECT—Application reopened November 15, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the change of occupancy from a garage for more than 5 motor vehicles, office accessory room, loading and storage to garage for more than 5 motor vehicles, offices, access rooms, loading and storage.

PREMISES AFFECTED—525-533 East 71st street, north side, 113 ft. 8¾ in. west of Franklin D. Roosevelt drive and 524-528 East 72nd street, south side, 131 ft. 11 3/8 in. west of Franklin D. Roosevelt drive, Block 1483, Lot 33, Borough of Manhattan.

231-48-BZ—Vol. II

APPLICANT—William B. Lichtner, for Elias and Stella Horowitz, owners.

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the erection of a building encroaching on the required rear yard.

PREMISES AFFECTED—745 Cornaga avenue and 747 Annapolis street, southeast corner, Block 65, Lot 3, Far Rockaway, Borough of Queens.

441-51-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Joseph Coscia, owner.

SUBJECT—Application reopened May 3, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the extension and reconstruction of a structure used as a garage for more than 5 motor vehicles for use and storage garage for motor vehicles, lubritorium, minor auto repairs, wheel alignment, brake testing, car washing, office and sales, using more than the area permitted, without the required rear yard.

PREMISES AFFECTED—353-367 91st street, north side, 154 ft. 8 5/8 in. west of 4th avenue, Block 6081, Lots 77, 78 and 79, Borough of Brooklyn.

524-55-BZ

APPLICANT—Hal I. Mirowitz, for Michael Spinelli, owner.

SUBJECT—Application June 27, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the extension of an existing motor vehicle repair shop.

PREMISES AFFECTED—2894 Atlantic avenue, south side, 50 ft. 4 in. east of Jerome street, Block 3966, Lot 14, Borough of Brooklyn.

755-55-BZ

APPLICANT—Leonard F. Rothkrug, for 66-17 Grand Avenue Corp., owner (Times Square Corp., lessee).

SUBJECT—Application September 23, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a retail and residence use district, the proposed patrons and employees parking of more than 5 motor vehicles.

PREMISES AFFECTED—66-19 Grand avenue, north side, 85.44 ft. east of Hamilton place and 66-02 Perry avenue, southeast corner of 66th street, Block 2724, Lots 8 and 69, Maspeth, Borough of Queens.

784-55-BZ

APPLICANT—Goldwater and Flynn, for Housing Enterprises Inc., owner.

SUBJECT—Application October 4, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor motor vehicles, washing, parking and storage of motor vehicles.

PREMISES AFFECTED—30-11 Francis Lewis boulevard, east side, from 30th avenue to 32nd avenue, Block 6021, Lot 1, Bayside, Borough of Queens.

867-55-BZ

APPLICANT—Paul Friedman, for William Gottfried, owner (conditional vendee; W. L. Associates, Inc.).

SUBJECT—Application November 2, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, for a term of 15 years.

PREMISES AFFECTED—66-11 to 66-33 Queens Midtown expressway, northeast corner of Clinton avenue, Block 2394, Lot 8, Maspeth, Borough of Queens.

1005-55-BZ

APPLICANT—Albert Melniker, for Gertrude Le Blanc, owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, car washing, lubritorium, sale of accessories, minor motor vehicle repairs, with hand tools only, parking for more than 5 motor vehicles, for a term of 15 years.

PREMISES AFFECTED—237 Jewett avenue and 899 Post avenue, northwest corner, Block 1027, Lot 1, West Brighton, Borough of Richmond.

232-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Freya Heintze, (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and local retail use, D and G-1 area, district, the erection and maintenance of a supermarket, with required loading berth on the residence portion of the plot and the parking of more than 5 cars (patrons); proposed area of building is in excess of area permitted, with a side yard of less than 5 ft. in that portion of the lot in the G-1 area district.

PREMISES AFFECTED—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972, Lot 50, Laurelton, Borough of Queens.

233-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Carmine L. Calabro, owner (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h, 7A and 7c of the zoning resolution, to permit

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in a retail and residence use district, the proposed parking lot for supermarket's patron use, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—133-25 233rd street, east side, 97.25 ft. north of Merrick boulevard, Block 12973, Lots 6 and 9, Laurelton, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MAY 1, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, May 1, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters.*

863-55-A

APPLICANT—Irving Kudroff, for Eaglet Realty Corp., owner.

SUBJECT—Application October 25, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—382 Lafayette street, west side, 74 ft. south of East 4th street, Block 531, Lot 11, Borough of Manhattan.

22-56-A

APPLICANT—Morris Hannes, for J. L. Spigel and Herman Zeligman, owners.

SUBJECT—Application January 18, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—15 Spruce street, north side, 100 ft. west of William street, Block 102, Lot 18, Borough of Manhattan.

960-47-A—Vol. II

APPLICANT—The Austin Company, for Long Island Press Publishing Co., Inc., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. II—re Appeal from an order of the fire commissioner—approved Interior Fire Alarm System.

PREMISES AFFECTED—92-20 to 92-24 168th street, west side, 204.65 ft. south of Jamaica avenue, Block 10156, Lot 22 (formerly lots 22, 24, 26 and 142), Jamaica, Borough of Queens.

540-32-A—Vol. III

APPLICANT—William H. Byrne, for Board of Higher Education, City of New York, owner.

SUBJECT—Application reopened February 15, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—capacity of fuel oil tanks.

PREMISES AFFECTED—1605 Amsterdam avenue and 475 West 140th street, southeast corner, cellar, Block 2057, Lot 1, Borough of Manhattan.

497-53-A

APPLICANT—Joseph M. Lonergan, for 324 Lafayette Street Corp., owner.

SUBJECT—Application June 18, 1953—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—324-328 Lafayette street, west side, 116 ft. 13/4 in. south of Bleeker street and 159 Crosby street, Block 522, Lot 28, Borough of Manhattan.

49-56-A

APPLICANT—Robert Kaplan, for Arthur C. Stifel, Jr., owner.

SUBJECT—Application January 26, 1956—re Appeal from a decision of the borough superintendent—egress—fire tower.

PREMISES AFFECTED—123-125 East 55th street, north side, 127 ft. 6 in. west of Lexington avenue, Block 1310, Lots 11 and 11 1/2, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MAY 8, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 8, 1956, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:*

621-24-BZ—Vol. III

APPLICANT—Howard H. Snyder, for Terin Garage Corp., owner.

SUBJECT—Application reopened January 31, 1956 as Vol.

III—re (decision of the borough superintendent) under sections 7a, 7c and 7f of the zoning resolution, to permit in a business use district an existing three story garage, the additional parking of motor vehicles on the roof.

PREMISES AFFECTED—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan.

252-46-BZ—Vol. II

APPLICANT—Allan Crane and Hoist Corp., lessee., for Electric Hoist and Motor Company, Inc., owner.

SUBJECT—Application reopened April 19, 1955 as Vol.

II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district, the proposed use of an existing building for a factory, for the manufacture of electric hoists, and office with welding in connection with the manufacture of hoists.

PREMISES AFFECTED—60 Bayard street, south side, 100 ft. east of Lorimer street, Block 2722, Lot 8, Borough of Brooklyn.

658-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Julius Procacci, owner.

SUBJECT—Application reopened October 18, 1955 as Vol.

II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, storage room and parking and storage of motor vehicles.

PREMISES AFFECTED—627-637 86th street, north side, 214 ft. 7 in. east of Fort Hamilton parkway, Block 6037, Lots 17, 96, 99, 100 and 101, Borough of Brooklyn.

127-46-BZ—Vol. II

APPLICANT—Paul Friedman, for Interboro Management, Inc., owner.

SUBJECT—Application reopened December 13, 1955 as

Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of auto accessories and parking and storage of more than 5 cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—46-11 to 46-21 Hollis Court boulevard and 46-02 to 46-16 189th street, northwest corner and 188-12 to 188-20 46th street, Block 5528, Lot 1, Flushing, Borough of Queens.

815-52-BZ—Vol. II

APPLICANT—Reuben Rappaport, for City Bank Farmers Trust Co. and Florence D'Olier, Trustees under will of Thomas Diamond, owners (N. R. M. Garage Corp., lessee).

SUBJECT—Application reopened January 10, 1956 as Vol.

II—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and business use district, the proposed combining of both buildings for garage and parking of more than 5 motor vehicles, and the proposal to extend use of garage wherein gasoline and oil is sold.

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PREMISES AFFECTED—248-250 West 80th street and 2231-2239 Broadway, southwest corner, Block 1227, part of Lots 54 and 59, Borough of Manhattan.

23-56-A

APPLICANT—Reuben Rappaport, for City Bank Farmers Trust Co. and Florence D'Olier, Trustees under the will of Thomas Diamond, owners (N. R. M. Garage Corp., lessee).

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—non-fireproof construction and exits.

PREMISES AFFECTED—248-250 West 80th street and 2231-2239 Broadway, southwest corner, Block 1227, part of Lots 54 and 59, Borough of Manhattan.

711-54-BZ

APPLICANT—Leonard F. Rothkrug, for Sam Tepperberg, owner (Empire Store Construction Co., Inc., lessee).

SUBJECT—Application August 20, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed use of premises for light manufacturing (store fixtures), involving the use of power saws on wood, thus constituting a saw mill.

PREMISES AFFECTED—334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn.

712-54-A

APPLICANT—Leonard F. Rothkrug, for Sam Tepperberg, owner (Empire Store Construction Co., Inc., lessee).

SUBJECT—Application August 20, 1954—re Appeal from a decision of the borough superintendent—frame building, commercial use.

PREMISES AFFECTED—334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn.

855-52-A

APPLICANT—Benjamin Saltzman, Borough Superintendent.

OWNERS OF RECORD—Annie Tepperberg and Pauline Greenbaum.

SUBJECT—Application November 26, 1952—re Revocation of Certificate of Occupancy #113920.

PREMISES AFFECTED—332-334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn.

187-55-BZ

APPLICANT—Leonard F. Rothkrug, for Anthony D'Angelo, owner.

SUBJECT—Application February 25, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the maintenance of existing extension using more than the area permitted.

PREMISES AFFECTED—356 Evergreen avenue and 29-35 Harmon street, northwest corner, Block 3274, Lot 33, Borough of Brooklyn.

188-55-A

APPLICANT—Leonard F. Rothkrug, for Anthony D'Angelo, owner.

SUBJECT—Application February 25, 1955—re Appeal from a decision of the borough superintendent—use of frame building as factory—exits, etc.

PREMISES AFFECTED—356 Evergreen avenue and 29-35 Harmon street, northwest corner, Block 3274, Lot 33, Borough of Brooklyn.

450-55-BZ

APPLICANT—Leonard F. Rothkrug, for Thomas Nastasi, owner.

SUBJECT—Application June 7, 1955—re (decision of the

borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district occupancy of a class 4, single family residence by 2 families.

PREMISES AFFECTED—157-22 Powell Cove boulevard, south side, 180 ft. east of 157th street, Block 4554, Lot 50, Beechhurst, Borough of Queens.

584-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Charlotte W. Sanders, owner.

SUBJECT—Application July 15, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed demolition, reconstruction and extension of an existing gas station, office and sales, storage, lubricatorium, car washing and minor auto repairs.

PREMISES AFFECTED—699 Morris avenue and 266 East 155th street, southwest corner and 3012-3016 Park avenue, Block 2442, Lot 65, Borough of The Bronx.

850-55-BZ

APPLICANT—Burke, Green and Groh, for Samuel Rosenberg, owner.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7e and 7A of the zoning resolution, to permit in a retail and residence use district the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs (hand tools only), with proposed signs, show windows, and curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—4401-4411 Church avenue, northeast corner of Troy avenue, Block 4881, Lots 38, 40 and 41, Borough of Brooklyn.

715-55-BZ

APPLICANT—Herman Wolff, for Samuel, Max, Nathan and Julius Kassofer, owners.

SUBJECT—Application September 15, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the erection of a one story, class 3 construction store building with area of 2910 square feet which is in excess of permitted area of 75% or 2182 square feet of lot.

PREMISES AFFECTED—983-985 Flatbush avenue, east side, 95 ft. 3 in. south of Albermarle road, Block 5126, Lot 14, Borough of Brooklyn.

738-55-BZ

APPLICANT—Patrick D. Concagh, for 333 West 46th Street Corp., owner.

SUBJECT—Application September 21, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—333-337 West 46th street, north side, 378 ft. west of 8th avenue, Block 1037, Lots 16, 116 and 117, Borough of Manhattan.

991-55-BZ

APPLICANT—Charles M. Spindler, for Claire-A1 Realty Corp., owner.

SUBJECT—Application November 15, 1955—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district, the proposed extension in area and reconstruction of an existing gasoline service station, and use of premises for a gasoline service station, office and sale of auto accessories, lubrication, washing, minor repairs (with hand tools only), parking and storage of motor vehicles, with proposed curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—236-244 Dyckman street, southwest corner of Seaman avenue, Block 2246, Lots 61, 63 and 65, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, APRIL 3, 1956, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, March 13, 1956, the special meeting Friday morning, March 16, 1956, and the regular meetings Tuesday morning and afternoon, March 20, 1956, were approved as printed in the Bulletins of March 20, 1956 and March 27, 1956, Vol. 41, Nos. 12 and 13.

910-49-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Irene Meehan, Anita Pederson and Anne E. Loewer, owners (White Castle System, Inc., lessee).

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a retail and residence use district, the proposed extension of the parking area into the residence use district.

PREMISES AFFECTED—972 Castle Hill avenue and 2200 Bruckner boulevard, southeast corner and 2201 Houghton avenue, Block 3695, Lots 1 and 9, Borough of The Bronx.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Opposition: None.

ACTION OF BOARD—Laid over to April 10, 1956, at 10 A.M. at request of attorney for objectors; applicant concurring.

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

ACTION OF BOARD—Laid over to April 24, 1956, at 10 A.M. at request of the applicant, to obtain a consent of the adjoining owner for exit across his property.

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

APPEARANCES—

For Applicant: Henry Nordheim.

ACTION OF BOARD—Laid over to April 24, 1956, 10 A.M. at request of applicant, in conjunction with Cal. 626-51-BZ, Vol. II, to obtain a consent of the adjoining owner for exit.

395-55-BZ

APPLICANT—Vincent J. Tortorelli, for Edward Veldorano, owner.

SUBJECT—Application May 18, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking of more than 5 motor vehicles.

PREMISES AFFECTED—329-331 East 150th street, north side, 200 ft. west of Courtlandt avenue, Block 2410, Lot 56, Borough of The Bronx.

APPEARANCES—

For Applicant: Vincent J. Tortorelli and Edward A. Veldorano.

For Opposition: None.

ACTION OF BOARD—Laid over to May 1, 1956, at 10 A.M. for inspection and decision; hearing closed.

417-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Lucky Star Realty Corp., owner.

SUBJECT—Application May 23, 1955—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, office, auto repair shop, restaurant and kitchen, and parking for more than 5 cars.

PREMISES AFFECTED—183-02 to 183-20 (183-10 official) South Conduit avenue, 144-01 to 144-13 183rd street, southeast corner and 144-02 to 144-18 184th street, southwest corner of South Conduit avenue, Block 13326, Lot 16, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Mary Courtemanche, Herbert G. Arnold, Edward J. Six, Joseph Sekoff, Theresa Ruggiero, Millie Porletto, Freida Kaplan, Harold Kolberg, Salvatore Porletto, Clement Johnson.

For Administration: John J. Saunders, Bd. of Education.

ACTION OF BOARD—Laid over to May 1, 1956, at 10 A.M. for inspection and decision; hearing closed.

441-55-BZ

APPLICANT—Hurley, Kearney, Lane and Mattison, for St. Joseph's Hospital, owner.

SUBJECT—Application June 2, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the use of premises as a parking lot.

PREMISES AFFECTED—330 Beach 19th street, east side, 49.27 ft. south of Brookhaven avenue, Block 131, Lot 34, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy and G. P. Lane.

For Opposition: Milton E. Jacobowitz and Morris Miller.

ACTION OF BOARD—Laid over to May 1, 1956, at 10 A.M. for inspection and decision; hearing closed.

453-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Francis Formica, owner.

SUBJECT—Application June 6, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, sales, and storage room, parking and storage of motor vehicles with proposed curb cuts and show windows closer to the residence use district than is permitted.

PREMISES AFFECTED—1003-1013 Utica avenue and 5001-5009 Tilden avenue, northeast corner, Block 4722, Lots 40, 43 and 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Reginald S. Hardy.

For Opposition: David Isaacson.

ACTION OF BOARD—Laid over to April 10, 1956, at 10 A.M. at the request of the applicant; to investigate purchase of adjacent premises for a branch library; hearing previously closed.

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528-55-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Caiati, owner.

SUBJECT—Application June 29, 1955—(decision of the borough superintendent) under sections 7i and 7e of the zoning resolution, to permit in a business and residence use district, proposed building to be used for motor vehicle repair shop.

PREMISES AFFECTED—518 Coney Island avenue, west side, 60 ft. 13/4 in. south of Turner place, Block 5342, Lot 17, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Frank Caiati.
For Opposition: None.

ACTION OF BOARD—Laid over to May 1, 1956, at 10 A.M. for inspection and decision; hearing closed.

561-55-BZ

APPLICANT—Herman E. Horwood, for Mary Francomano, owner.

SUBJECT—Application July 8, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection of a 2 family dwelling with less than the 10 ft. setback required on each street front.

PREMISES AFFECTED—2894 Roebling avenue, southwest corner of Edison avenue, Block 5388, Lot 27, Borough of The Bronx.

APPEARANCES—

For Applicant: H. E. Horwood.
For Opposition: Louis Fribourg.

ACTION OF BOARD—Laid over to April 10, 1956, at 10 A.M. for applicant to file revised plans showing compliance with the requirements for front yard; hearing previously closed.

673-55-BZ

APPLICANT—Kitzler and Nurick, for Bertha Sherain, owner (92 Car Wash Corp., lessee).

SUBJECT—Application August 23, 1955—(decision of the borough superintendent) under sections 7c, 7f, 7A and 7i of the zoning resolution, to permit in a business use district, automatic auto laundry, gasoline service station, office, lubricatorium, motor vehicle repair shop (with hand tools only) and parking cars awaiting service.

PREMISES AFFECTED—5802-5824 Church avenue, 119-129 East 58th street, southeast corner and 74-84 East 59th street, Block 4706, Lot 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.
For Opposition: Irving M. Berry, Jack H. Harrow, Murry Barshay, Harry Schleifer, Max Fecher, Samuel Weisel, Esther Berezofsky, Dora Newman, Doris Borg, Murray W. Neitlich, Eve Greenberg, Clyde Bradish, Ralph Jacobson, Helen Metz and Elaine Weinman.

ACTION OF BOARD—Laid over to May 1, 1956, at 10 A.M. for inspection and decision; hearing closed.

734-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 19, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail use district, proposed use of premises for high speed auto laundry, office, waiting area and simonizing, with ground signs closer to residence use district than is permitted.

PREMISES AFFECTED 14-59 150th place, east side, 44.66 ft. north of Cross Island parkway, and 14-54 Clintonville street, Block 4697, Lot 8, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Edward F. Hosinger and Alvin E. Orlan.
For Opposition: Dr. Nicholas F. Sallèse, Oscar Hegerdic

Hian, Anna Gamposki, Frances M. Gioia, Nicholas F. Goobic and Patricia Sallèse.

ACTION OF BOARD—Laid over for further consideration with hearing to be held on April 10, 1956, on an application under Cal. 752-55-BZ affecting property in the vicinity; hearing to be continued.

892-55-BZ

APPLICANT—Samuel Rosenblum, for Tak Realty Corp., owner.

SUBJECT—Application November 10, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, B area district, the erection of a basement, 15 story and penthouse, class A, multiple dwelling, stores and garage, with less than the required rear yard.

PREMISES AFFECTED—1227-1231 Madison avenue and 48 East 89th street, southeast corner, Block 1500, Lots 51, 52 and 53, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum, M. Brody, Ralph Kern and Harris Shapiro.

ACTION OF BOARD—Laid over to April 17, 1956, at 10 A. M. for further study and the submission of revised plans for consideration by the Board.

550-53-BZ

APPLICANT—George P. Ames, for Manbay Realty Corp., owner.

SUBJECT—Application July 16, 1953—(decision of the borough superintendent) under sections 7e, f and i of the zoning resolution, to permit partly in a business use district and partly in a residence use district, the erection of a gasoline service station, brake, battery and tire storage, sales, and service, minor repairs with hand tools and parking of customers' motor vehicles to be serviced.

PREMISES AFFECTED—35-01 to 35-05 Bell avenue and 213-34 to 213-38 35th avenue, (Crocheron avenue), southeast corner (Block 6173, Lot 1), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution; property has been sold to another owner.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

130-21-BZ—Vol. III

APPLICANT—Seymour W. Gage, for Paramount Distillate Co., owner.

SUBJECT—Application reopened October 11, 1955 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—94 Monroe street, west side, 36.2 ft. south of Pelham street, Block 255, Lot 48, Borough of Manhattan.

APPEARANCES—

For Applicant: Seymour W. Gage.
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on October 11, 1955 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on April 3, 1956 after due notice by publication in the Bulletin; and

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WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, D area, class 1 height district; Monroe street is in business, residence and local retail use, D area, class 1 height districts; Pelham street is in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated August 17, 1955 acting on amendment to Alt. Applic. 840-55, reads:

"1. Parking lot for more than five motor vehicles located in a Residence use district is contrary to Section 3 of the Zoning Resolution."

and
WHEREAS, the applicant states that the premises consist of a plot, 17.11 ft. frontage by 45.7¼ ft. in depth, irregular, at present vacant; that it is proposed to use the plot for parking of more than five motor vehicles; and

WHEREAS, the applicant states that the subject premises have been in the possession of the present owners since 1943 and 1945; that owing to the nature of the neighborhood and their business (Paramount Distillate Corp., 92 Monroe Street), they have not improved the property in all this time; that the zoning of the neighborhood is as follows: 94 Monroe street—zoning today—residence, 1, D; zoning prior to March 1, 1939—business, 1½, B; 3, 5, 7 Pelham street—zoning today—business and residence, 1, C and D; zoning prior to March 1, 1939—business and unrestricted, 1½, B; and

WHEREAS, the applicant contends that the principal reason for the owners not having improved the property is the uncertain disposition of the neighborhood insofar as the public housing program is concerned; that thus far, much of the adjoining neighborhoods have been condemned to make space for these projects, but this particular area has been spared; that how long this situation will prevail it is of course impossible to predict; that the owners are desirous of obtaining some return on their original investment and also of utilizing these vacant lots in conjunction with their business and therefore this application is being made for parking on these premises; that should this application be denied, then there would be virtually no possibility for the owners to improve the property, making it a burden to them and the property would then remain vacant, in its present condition; and

WHEREAS, the applicant states that the present owners have held title to the property since August 1943 and that the assessed valuation of land is \$2,000; and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board; and

WHEREAS, the construction of the one-story buildings on the lots now involved under Cal. Nos. 130-21-BZ, Vol. III, and 801-55-BZ, namely Lots 43, 45 and 48, were not constructed and are now desired to be occupied for parking; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7 h for a term of 5 years to permit the premises lot 48 to be occupied for the parking of motor vehicles and to be used partly by the owner in connection with his business on the adjoining lot No. 49, *on condition* that the plot shall be levelled substantially to the grade of the street and surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be suitable fencing maintained on the lot lines and street building line where wall of adjoining buildings do not occur; that the curb cut to Monroe Street shall not exceed the width as indicated on plans filed with this application marked "Received September 14, 1955" (2 sheets); that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that this variance is in substitution of use permitted by variance granted under Cal. No. 131-21-BZ—Vol. II and that

all permits, including a Certificate of Occupancy, shall be obtained within six months from the date of this resolution.

119-29-BZ—Vol. II

APPLICANT—John J. Tricarico, for Elizabeth Stevens, owner.

SUBJECT—Application reopened February 15, 1955 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from garage to garage and parking and storage of more than 5 motor vehicles, on open portion of the plot.

PREMISES AFFECTED—625 Halsey street, north side 200 ft. west of Patchen avenue, Block 1662, Lots 59 and 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harriet R. Jacobs.

For Opposition: T. R. Jones, Nellie Chesson, Zara Brinkley, Sam Quarterman, Lillian Wood, Zenobia Dixon, Dorothy Ferguson and F. Beckles.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .. 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on February 15, 1955 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on January 31, 1956 after due notice by publication in the Bulletin; laid over to February 15, 1956, at the request of objectants; then to February 21, 1956, at the request of an objector; then to March 20, 1956, for inspection and decision; applicant to check Building Department records as to the basis of the Certificate of Occupancy; hearing closed; then to April 3, 1956 for applicant to furnish the Board with information previously requested as to the certificate of occupancy; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Halsey street are in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 20, 1955 acting on Alt. Applic. 4468-54, reads:

"1. Proposed change of occupancy from garage to garage and open parking and storage for more than five (5) motor vehicles in a residence zone is contrary to Article II, Para. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 100 ft. in depth, on which is located a two story building of class 3 construction, 25 ft. front, 30 ft. 8 in. in depth; that it is proposed to use open portion of lot for parking and storage of more than five motor vehicles; and

WHEREAS, the applicant contends that the site for proposed addition to present automobile parking and storage lot is a combined frontage of two separate plots, one 25 ft. by 100 ft. and one 50 ft. by 100 ft.; that at the present time, on the 50 ft. by 100 ft. of the eastern portion of this combined plot, there is a certificate of occupancy No. 71790-33 for open garage for more than five motor vehicles; that the combined plot is presently zoned as residential use, C areas; that the zoning of the area adjacent to this site directly west within 100 ft. of Reid avenue and directly east to Patchen avenue is located within a residential use district; that these designations have not been changed since 1916; that survey of the immediate neighborhood shows that this particular plot is located in a residential area occupied predominantly with old residential buildings that have no garage facilities, forcing automobile owners to park their vehicles in the street; that in view of the fact that 50 ft. of the combined plot is now legally occupied as a parking and storage lot for more than five motor vehicles and that there is a dire need for additional motor vehicle parking and storage facilities to service automobile owners in the im-

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mediate community, and that there are no exits or entrances to any public school, playground, public park or religious school, it is requested that the Board act favorably upon this application; and

WHEREAS, the applicant states that the present owner has held title to the property since December 1, 1953; that the assessed valuation of land is \$5,500 and of the building \$300 making a total of \$5,800; that the building is more than 50 years old; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant filed a photostat of a plan approved in 1933 by the Building Department for the present wood shed on a portion of the plot with a frontage of 50 feet; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 4468/54, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

1085-38-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Loha Realty Corp., owner.

SUBJECT—Application reopened February 8, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—5307-5315 21st avenue and 1072-1082 Dahill road, southeast corner, Block 5495, Lot 465, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Joseph Bruno and Charles L. Estes.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on February 8, 1955 subject to regular procedure, to consider new proposal under a different section of the zoning resolution, namely section 7e, previously denied under section 21; and

WHEREAS, a public hearing was held on this application on February 21, 1956 after due notice by publication in the Bulletin; laid over to February 28, 1956, at request of objector, applicant concurring; no further requests for adjournment to be considered; then to April 3, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Dahill road, 21st avenue and 53rd street are in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 16, 1954 acting on N. B. Applic. 1528-54, reads:

"1. Proposed gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, parking and storage of motor vehicles in a residence use zone is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 68 ft. 2¾ in. frontage by 101 ft. 4¼ in. in depth, irregular, on which is located a two car garage which is to be demolished; that the use district maps show that the premises are located in a residence use district, class 1

height district and class C area district; that as of July 25, 1916 the premises were in an unrestricted use district and received its present use designation on December 12, 1924; that it is proposed to erect a modern gasoline service station to consist of four 550 gallon gas tanks, two dispensing pumps and a one story accessory building of class 3 construction, irregular in shape, with a frontage of 52 ft. on Dahill road and 45 ft. on the southerly lot line; that the contemplated building will contain the conjunctive uses of lubritorium, car washing, minor auto repairs, office and sales; that the balance of the plot not occupied by the building will be concrete or tarvia paved and a portion of it will be used for parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the building as contemplated is modern in design and will be an asset to the community; that the area, although zoned residential, is unrestricted in character; that there are many non-conforming uses within the affected area as follows: block 5495, lot 462—factory; block 5843, lot 38—factory; block 5483, lots 73, 43, 79—motor vehicle repair shop, stone yard, loft, respectively; that the lot is triangular in shape and adjoined on the south by a factory building which precludes the use of this site for residence purpose; that there are no other gas stations within the affected area and the proposal will provide a much needed service to the neighborhood; that the cemetery along 21st avenue is a further detriment to the use of the site for a conforming use; and

WHEREAS, the applicant states that the present owner has held title to the property since June 8, 1936; that the assessed valuation of land is \$2,000 and of the building \$500 making a total of \$2,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Committee having previously inspected these premises, and has reinspected them and has given careful consideration to the objections of owners and also noted that most of the owners who have consented are nearest to the proposed gasoline service station and also noted that the condition of the present plot is trashy at the present time. The Committee recommended that the application should be granted on condition, as in the Committees opinion the site is not suitable for residence use; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of 15 years to permit the premises to be occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked, "Received January 11, 1955" (3 sheets) and "February 14, 1956" (one sheet) *on condition* that all buildings and uses on the premises shall be removed and the premises shall be levelled substantially to the grade of the abutting streets and shall be constructed and arranged and designed as indicated on such plans; that the accessory building shall be faced with face brick; that there shall be no cellar under such building; that there shall be no windows opening onto the adjoining premises where the wall of such building is proposed on the building line; that in all other respects the accessory building shall comply with the requirements of the Building Code; that there shall be erected on the interior lot line to the west a masonry wall not less than 5 ft. 6 in. in height of face brick similar to that to be used in the accessory building; that in all other respects, the building and premises shall comply with the requirements of all laws applicable thereto; that the premises where not occupied by building, walls and pumps shall be paved with concrete or asphaltic pavement; that curb cuts shall be restricted to two curb cuts to 21st Avenue each 24 ft. in width, as shown, and located where shown, and one curb cut 30 ft. in width to Dahill Road; that no portion of any curb cut shall be nearer than 5 ft. to a lot line as prolonged; that at the intersection there shall be erected a block of concrete extending for a distance of not less than five feet along either street line from the inter-

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section and not less than 12 in. in height; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, and permitting such sign to extend beyond the building line for a distance of not more than four feet; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that pumps shall be of a low approved erected not nearer than 12 ft. from the street building line of 21st Avenue; that under Section 7h there may be parking of cars awaiting service provided such parking does not interfere with the servicing of the station; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

695-49-BZ—Vol. III

APPLICANT—Siegel and Green, for Pauline Schulson, new owner.

SUBJECT—Application reopened February 21, 1956 re extension of time to complete—expired May 30, 1955—re (decision of the borough superintendent) previously granted on condition under section 7h of the zoning resolution, permitting for a term of 5 years in a residence use district the parking and storage of motor vehicles (previously granted for the erection and maintenance of a business building).

PREMISES AFFECTED—298-306 East 140th street, south side, 104.30 ft. east of 3rd avenue, Block 2314, Lot 58, Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

ACTION OF BOARD—Resolution amended and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, on March 21, 1950 this application (Vol. I) was granted by the Board on certain conditions under section 7c of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building; and

WHEREAS, this application was reopened as Vol. III on June 15, 1954 and was amended on November 30, 1954 under section 7h, to permit for a term of 5 years, in residence use district, the parking and storage of motor vehicles (previously granted for the erection and maintenance of a business building); and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by the time limitation on May 30, 1955; and

WHEREAS, applicant stated that the premises for which variance was previously permitted has recently been purchased by a new owner who is desirous of proceeding with the work; and

WHEREAS, this application was reopened on February 21, 1956 and set for hearing on April 3, 1956 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on April 3, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated January 31, 1956 acting on amendment to Alt. Aplic. 358-54, reads:

"1. In a residence use district the proposed "Parking

and storage lot for motor vehicles, with attendant's shelter" is contrary to Sect. 3 of the Zon. Res.

"2. Variance granted by the Board of Standards and Appeals Cal. 695-49-BZ, Vol. III expired."

and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 30, 1954, by adding thereto: "that in view of the statement by the applicant that, because of the new owner, the work had not been proceeded with, that all permits required, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution."

375-55-BZ

APPLICANT—Michael Alfano, for Max Sakow, owner.
SUBJECT—Application May 5, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a local retail use district, the erection of a gasoline service station, lubritorium, auto repair shop, salesroom, car washing and storage.

PREMISES AFFECTED—950-970 Allerton avenue, south side, from Paulding avenue to Williamsbridge road, Block 4447, Lots 62, 64 and 66, Borough of The Bronx.

APPEARANCES—

For Applicant: Gilbert Lazerus.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 17, 1955 after due notice by publication in the Bulletin; laid over to January 24, 1956, for continued hearing; then to February 15, 1956, for inspection and decision; hearing closed; then to February 28, 1956, for applicant to file authorization of present owner of record; then to April 3, 1956, at the request of the applicant for the purpose of filing authorization of the present owner of record; and

WHEREAS, the district maps accompanying the zoning resolution show that is in a local retail use, D area, class 1 height district; Williamsbridge road is in local retail, business and residence use, D area, Class 1 height districts; Paulding avenue is in a residence and local retail use, D area, class 1 height districts; Allerton avenue is in retail and local retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 11, 1955 acting on N.B. Applic. 1312-54, reads:

"1. Proposed erection of a gasoline service station, lubritorium, auto repair shop, salesroom, car washing and storage on a lot located in a Local Retail use district is contrary to Art. 2, Sec. 4-c of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 161.34 ft. frontage by 138.56 ft. and 206.92 ft. in depth, irregular, which is vacant at present; that it is proposed to construct and maintain, for a term of 15 years, a gasoline service station with incidental car washing, lubrication and motor vehicle repair service (no welding or spraying), a one story office building, the parking of more than five motor vehicles belonging to customers whose cars are awaiting service or have been serviced; and

WHEREAS, the applicant states that the plot is zoned entirely for local retail use and was changed from business to local retail on July 20, 1942; that the height district was changed from 1¼ to 1 on July 20, 1942 and the area district was changed from C to D on July 20, 1942; and

WHEREAS, the applicant contends that existing conditions indicate that the granting of this application would not adversely affect the area; that both Allerton avenue and Williamsbridge road are principal traffic arteries carrying

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a heavy volume of through traffic which is constantly increasing; that the plot in question, which is located at the intersection of these two traffic arteries, is therefore ideally suited for a gasoline station; that most of the surrounding property is either vacant or occupied by store buildings; that there are no existing gas stations in the immediate neighborhood to meet the demands of traffic traveling in either an easterly or westerly direction along Allerton avenue or a northerly or southerly direction along Williamsbridge road; that in the light of the circumstances of the immediate area, the highest economic use of the proposed site is as a gas station; that in addition, the site would not be suitable for the development of one or two family dwellings or multiple dwellings because of the high cost of the land and because of the fact that the surrounding area is used for store purposes; that it would be inadequate for retail purposes because there are already adequate shopping facilities in the neighborhood and there is no demand whatsoever for additional stores; that furthermore, the triangular shape of the plot would make its devotion to any conforming use uneconomic for the reason that the construction of either a store building or a residential building would leave a substantial portion of the plot necessarily unbuilt upon and completely wasted; that the proposed structure will be erected and maintained under such conditions as will safeguard the character of the area; that the gas station will face on Allerton avenue and there will be erected an 8 ft. wall of face brick along the entire southerly side of the plot and along the entire Paulding avenue frontage, thereby shielding the residential property on the south and on the easterly side of Paulding avenue from the service station; that inside the wall will be a planting area which will be thickly planted with shrubbery to form an adequate background for the proposed gas station; that the station will be of modern design and will be constructed entirely of face brick with steel and glass overhead doors; that the plans call for three sets of pumps and twelve 550 gallon gas tanks which will be buried beneath the surface; that the pumps will be of the parkway type; that the entire unbuilt open area of the plot, other than that portion devoted to planting, will be covered with black top paving; that the proposed use will provide an open and attractive area and will thus insure to the owners of adjacent properties permanent light and air, which such properties would not derive from a large conforming structure; that the limitation of the term of the use to 15 years will serve as a protection to the future of the neighborhood in the event its present character should change; and

WHEREAS, the applicant states that the present owner has held title to the property since May 5, 1949 and that the assessed valuation of land is \$26,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, this matter was laid over for inspection by a Committee of the Board and the inspection has been made; also for the purpose of the present owner of record filing authorization as executrix for this application; such amended application has been filed and was recorded in place of the previous application signed by the previous owner who is deceased; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of 15 years to permit the premises to be occupied as a gasoline service station and accessory uses substantially as proposed and as indicated on plans filed with this application marked "Received May 5, 1955" (8 sheets), "January 9, 1956" (one sheet) *on condition* that all buildings and uses on the premises shall be removed and the premises shall be levelled substantially to the grade of the abutting streets; that the premises shall be constructed and arranged substantially as indicated on such plans; that the accessory building shall be of the design and arrangement and loca-

tion as shown except that the toilet rooms shall be arranged so that the doors thereto shall not be contiguous; that there shall be no cellar under such building; that the accessory building shall in all other respects comply with the requirements of the Building Code; that the accessory building shall be faced with face brick on all sides; that along the building lines to the west, south and east, where indicated, there shall be erected a masonry wall with similar face brick to a height of not less than 5 ft. 6 in., and properly coped and with suitable terminating posts; that the portion of the premises to the south shown as a planting area shall be properly protected with curbing not less than 8 ins. in height and 6 ins. in width, and shall be maintained with suitable planting; that the balance of the premises where not occupied by accessory building and pumps shall be paved with concrete or asphaltic pavement; that the pumps shall be of a low approved type and erected not nearer than 15 ft. to either street building line; that the number of gasoline storage tanks shall be limited to twelve 550 gallon approved tanks; that curb cuts shall be restricted to two curb cuts to Williamsbridge Road located where shown and of a width as shown thereon and three curb cuts to Allerton Avenue located as shown and of the width as indicated; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the intersection of Williamsbridge Road and Allerton Avenue of a post standard for supporting a sign, which may be illuminated, advertising the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; that under Section 7i there may be minor repairs with hand tools only for adjustment maintained within the accessory building; that sidewalks and curbing abutting the premises shall be constructed or repaired to the satisfaction of the Borough President; that such portable firefighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

801-55-BZ

APPLICANT—Seymour W. Gage, for Paramount Distillate Co., owner.

SUBJECT—Application September 14, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district, the parking of more than 5 motor vehicles.

PREMISES AFFECTED—3-7 Pelham street, south side, 45.0 ft. east of Monroe street, Block 255, Lots 43 and 45, Borough of Manhattan.

APPEARANCES—

For Applicant: Seymour W. Gage.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 3, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence and business use, C area, class 1 height district; Pelham street is in business and residence use, C and D area, class 1 height districts; Cherry street is in local retail and business use, C and D area, class 1 height districts; Monroe street is in a residence use, C and D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated August 17, 1955 acting on amendment to Alt. Applic. 839-55, reads:

"1. Parking lot for more than five motor vehicles, located partially in a Residence use district is contrary to Section 3 of the Zoning Resolution."

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and
WHEREAS, the applicant states that the premises consist of a plot, 107.3 ft. frontage by 40.7 ft. in depth, irregular, now vacant; that it is proposed to occupy the premises for the parking of more than five motor vehicles; and

WHEREAS, the applicant states that the subject premises have been in the possession of the present owners since 1943 and 1945; that owing to the nature of the neighborhood and their business (paramount Distillate Corp., 92 Monroe street), they have not improved the property in all this time; that the zoning of the neighborhood is as follows: 94 Monroe street—present zoning, residence, 1, D; zoning prior to March 1, 1939—business, 1½, B; 3, 5, 7 Pelham street—present zoning—business and residence, 1, C and D; zoning prior to March 1, 1939—business and unrestricted, 1½, B; and

WHEREAS, the applicant contends that the principal reason for the owners not having improved the property is the uncertain disposition of the neighborhood insofar as the public housing program is concerned; that thus far, much of the adjoining neighborhoods have been condemned to make space for these projects, but however, this particular area has been spared; that it is of course impossible to predict how long this situation will prevail; that the owners are desirous of obtaining some return on their original investment and also of utilizing these vacant lots in conjunction with their business and application is therefore being made for parking on these premises; that should this application be denied, then there would be virtually no possibility for the owners to improve the property, making it a burden to them and the property would then remain vacant, in its present condition; and

WHEREAS, the applicant states that the present owner has held title to the property since August, 1945; that the assessed valuation of land is \$8,000; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of 5 years to permit the premises Lots 43 and 45 to be occupied for the parking of motor vehicles and to be used partly by the owner in connection with his business on the adjoining lot No. 49, *on condition* that the plot shall be leveled substantially to the grade of the street and surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be suitable fencing maintained on the lot lines and street building lines where walls of adjoining buildings do not occur; that the curb cut to Pelham street shall not exceed the width as indicated on plans filed with this application marked "Received September 14, 1955" (2 sheets); that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits including a Certificate of Occupancy, shall be obtained and all work completed within six months from the date of this resolution.

802-55-BZ

APPLICANT—Paul Friedman, for Edna Greiner, owner.
SUBJECT—Application October 13, 1955—re (decision of the borough superintendent) under sections 7f, 7A and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs (hand tools only), car washing (non-automatic), office, storage and sale of auto accessories, parking of more than 5 cars waiting to be serviced, with proposed show window less than 75 ft. from a residence use district, for a term of 15 years.

PREMISES AFFECTED—219-11 to 219-19 Northern boulevard and 43-32 to 43-38 220th street, northwest corner, Block 6322, Lot 24, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

ACTION OF BOARD—Application grated on condition.

THE VOTE OF MARCH 6, 1956—

Affirmative: Commissioner Kleinert, and Deputy Chief

Connolly 2

Negative: Chairman Murdock..... 1

Not Voting: Commissioner Keating..... 1

THE VOTE OF MARCH 13, 1956—

Affirmative: Commissioner Keating..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 31, 1956 after due notice by publication in the Bulletin; laid over to March 6, 1956, for inspection and decision; hearing closed; then to March 13, 1956, for full vote of the Board; then to April 3, 1956, for applicant to file revised plans showing a wall and omitting curb cut on 220th street; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Northern boulevard are in a business use, D area, class 1 height district; 220th street is in business and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 6, 1955 acting on N.B. Applic. 3996-55, reads:

"1. Proposed use of premises within a business use district for a gasoline service station, lubritorium, minor auto repairs (hand tools only), car washing (non-automatic), office, storage & sales of auto accessories, parking for more than 5 cars waiting to be serviced is contrary to Article II Section 4(a) subsections 15, 29 and 46, 49(a) of the Zoning Resolution.

2. The proposed show window facing on a street which is transition from a business use district to a residence use district and that is located within 75' of the residence use district is contrary to Art. II Sec. 7-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 99.23 ft. in depth, irregular, on which is presently located a frame dwelling and a one story frame building, now vacant, but formerly used for store and garage warehouse; that it is proposed to remove existing structures and erect and maintain for a term of 15 years a gasoline service station, lubritorium, minor auto repairs (hand tools only), car washing (non-automatic), office, storage and sales of auto accessories and parking for more than 5 cars waiting to be serviced, with show windows located within 75 ft. of a residence use district; that the use, height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant states that building department records show only Alt. 358-1903 for a one story extension to existing building, 17 ft. front by 25 ft. deep, to be occupied as a saloon; that there is no certificate of occupancy on file and no other official records are available for the subject premises; that it is believed that the existing structures were erected prior to 1900, that the present two story frame dwelling was used as a hotel and the one story frame structure for a saloon and for the storage of horses and carriages in conjunction with the hotel; that subsequently the hotel became a private dwelling and after the end of prohibition the small store was used as a bar room; that the one story frame building was used as a garage and repair shop from 1932 to 1935 and was subsequently used for a home insulation business until about one year ago when this building became vacant; and

WHEREAS, the applicant contends that diligent effort has failed to produce anyone ready, willing and able to undertake to use or develop this property for a conforming use; that there is no economic demand for the use of the subject premises for residence purposes, as the property is situated on Northern boulevard, which sustains a substantial volume of automobile traffic; that furthermore, it is zoned for business, it adjoins a garage and gas station to the west, it is opposite a gas station on its easterly frontage and it is opposite a tavern on its southerly frontage; that the proposed gas station would be in harmony with the numerous non-conforming automotive uses in the neighborhood, as fol-

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lows: block 6321, lots 21 and 25—proposed gas station granted by the Board on May 3, 1955 under Cal. No. 887-54, BZ, certiorari pending; block 6322, lot 29—gas station and garage, established about 1921 in a business use district; block 6323, lot 27—gas station, variance denied on June 20, 1931 under Cal. 209-30-BZ certiorari sustained and station now operating; block 6323, lot 22—gas station granted on April 18, 1950 under Cal. 867-49-BZ, certiorari dismissed, appeal to Court of Appeals withdrawn and discontinued August 3, 1951 and station now operating; block 7338, lots 10, 13 and 18—proposed gas station granted on May 3, 1955 under Cal. No. 881-54-BZ, certiorari pending; block 7473, lots 1 and 6—gas station granted for lot 1 on July 5, 1933 under Cal. 202-30-BZ, extension of use to include lot 6, granted by the Board on March 1, 1955, station now operating; that a grant of the instant application would not adversely affect nearby properties, entitled to zoning protection, as it would result in the elimination of the old frame structures and in the erection of a modern gas station; that a seeded and landscaped area 15 ft. wide will be maintained between the rear line of the proposed building and the northerly building line, and a 5 ft. wide seeded and landscaped strip adjoining the westerly building line and the proposed fence along the 220th street frontage, enclosed by a 6 in. by 8 in. concrete curb, will also be maintained; that the elimination of the old and partially vacant frame buildings will eliminate the existing fire hazard to nearby properties; that clear traffic visibility would be provided at the intersection, whereas the existing building endangers traffic safety; that it would create a safer pedestrian traffic condition, as it would result in the installation of a sidewalk and curbing along 220th street, where none exists at present; that the proposed gas station building, one story, 15 ft. 6 in. in height and occupying an area of approximately 1,850 sq. ft., will provide more light and ventilation to nearby properties than the existing structures or if a conforming use structure were to be erected; that the proposed show window fronting on 220th street, within 75 ft. of the residence use district, would be small, unobtrusive, set back 25 ft. from the 220th street frontage and would not adversely affect any of the properties within the adjoining residence use district; and

WHEREAS, the applicant further contends as to the objection raised by the borough superintendent that the proposed sign violates article 2, section 4(a) 49(a) of the zoning resolution, refers to a post standard sign advertising the brand of gasoline sold on the premises; that the proposed sign would be a customary incident to the operation of the gas station and the Board has customarily permitted the erection of such signs as incidental to new gas station uses; and

WHEREAS, the applicant states that the present owner has held title to the property since October 16, 1934; that the assessed valuation of land is \$12,000 and of the building \$5,500 making a total of \$17,500; that the building was erected prior to 1900; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, this matter was laid over for revised plans, which have been filed, and the premises had been previously inspected; the resolution of the Board on March 13, 1956 granted the application subject to revised plans and conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of 15 years to permit the premises to be occupied as a gasoline service station and accessory uses substantially as proposed and as indicated on plans filed with this application marked, "Received October 13, 1955" (4 sheets), "December 16, 1955" (one sheet) and revised plans marked "Received April 2, 1956" (2 sheets) *on condition* that all buildings and uses on the premises shall be removed and

the premises shall be levelled substantially to the grade of Northern Boulevard; that the premises shall be constructed, arranged and designed as indicated on such revised plans marked "Received April 2, 1956"; that at a distance of 10 ft. from the rear line to the north there shall be erected in conjunction with the rear wall of the accessory building a masonry wall not less than 5 ft. 6 in. in height and properly coped and of face brick; that a similar wall shall be constructed along the building line of 220th street, for a distance of approximately 50 ft. and with a suitable terminating post; that the accessory building shall be of the design and arrangement as indicated and in all other respects shall comply with the requirements of the Building Code; that there shall be no cellar under such building; that pumps shall be of a low approved type erected not nearer than 15 ft. to the street building line from the base of the pumps facing on Northern Boulevard only; that the number of gasoline storage tanks shall be limited to ten 550 gallon approved tanks; that along the westerly wall and the northerly wall, where shown, there shall be planting with suitable planting material in the space of a width as shown and properly protected with concrete curbing not less than 8 in. in height and 6 in. in width; that the space to the north between the northerly lot line and the accessory building and wall hereinafter required, there shall be maintained a suitable planting area; that any reconstruction of the retaining wall of the driveway of the adjoining owner that may be necessary shall be done in the event the owner of the adjoining plot, No. 21, desires to widen his driveway and encroach on this 10 ft. space and erect and reconstruct and relocate the retaining wall, such permission may be granted by the owner of the subject premises *on condition* that the requirements of this resolution shall be carried out substantially as hereinbefore required in all other respects; that curb cuts shall be restricted to two to Northern Boulevard not over 40 ft. in width located where shown and one to 220th Street within the first 25 ft., as shown, from the building line of Northern Boulevard; that no curb cuts shall be nearer than 5 ft. to a street building line as prolonged; that at the intersection there shall be a block of concrete extending for a distance of 5 ft. along either building line and not less than 12 in. in height; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs and signs on the walls facing the premises to the north, but permitting a post standard within the intersection, for supporting a sign advertising the brand of gasoline on sale and permitting such sign to extend beyond the building line of Northern boulevard for a distance of not over four feet; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i there may be minor repairs with hand tools only for adjustment maintained solely within the accessory building; that under Section 7A the curb cuts hereinbefore permitted to 220th Street and show window as indicated in the design of the accessory building may be permitted; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

808-55-BZ

APPLICANT—Paul Friedman, for Hans J. Heckmann and R. Harold Paltrow, owners.

SUBJECT—Application October 17, 1955—(decision of the borough superintendent) under sections 7h, 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto repairs, (hand tools only), auto washing (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

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PREMISES AFFECTED—35-02 to 35-08 (35-04 official)
Bell boulevard and 213-12 to 213-20 35th avenue, southwest corner, Block 6169, Lot 6, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Harry Berlin.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 21, 1956 after due notice by publication in the Bulletin; laid over to April 3, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Bell boulevard are in a retail use, DD area and class ½ height district; 35th avenue is in retail and residence use, DD area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated September 30, 1955 acting on N. B. Applic. 4021-55, reads:

"1. The use of the premises as a gasoline service station, lubritorium, auto repairs (with hand tools only), auto washing (non-automatic), office, sales and storage of auto accessories parking for cars waiting to be serviced in a Retail Use District is contrary to Art. II Sec. 4-a of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consists of a plot, 100 ft. frontage by 100.66 ft. in depth, on which is located a frame shed; that it is proposed to remove the existing frame structure and to erect and maintain for a stated term of 15 years a gasoline service station, lubritorium, auto repairs (with hand tools only), auto washing (non-automatic), office, sales and storage of auto accessories and parking for cars waiting to be serviced; that as of July 25, 1916 the property was zoned as a business use, a one times height and a D area district; that the present use, height and area designations became effective on October 29, 1954 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant states that the subject premises consists of an irregular corner plot, having a frontage of 100 ft. on Bell boulevard and 100.66 ft. on 35th avenue, on which is erected a one story frame shed used as a newsstand and refreshment stand; that the records of the building department do not disclose the date of erection nor is there and record of certificate of occupancy having been issued; that there is a record of a building notice filed in 1936 for the enlargement of the newstand; and

WHEREAS, the applicant contends that there is no economic demand for the use of the subject premises for a conforming store use as the store facilities in the neighborhood adequately serve the needs of the area; that the present use is in the nature of an interim use pending the ultimate development of the property; that the present use does not yield any profit, since the carrying expenses are in excess of the income; that there is no economic demand for the use of the subject premises for residential use as the property is situated at the intersection of two heavily travelled thoroughfares and is opposite two existing gas stations located at the northwest and northeast corners of the intersection of Bell boulevard and 35th avenue; that there is an economic demand for the use of the subject premises as a gas station as it is located at the intersection of Bell boulevard and 35th avenue, both heavily travelled thoroughfares, and a grant of this application will result in a substantial investment to improve the property so as to yield a reasonable return on the owners' investment; that a grant of this application

will not adversely affect the surrounding area; that the proposed use will be harmonious with the existing gas station uses located at the northwest and northeast corners of Bell boulevard and 35th avenue; that the adjoining premises to the west and south are zoned as retail use and are vacant; that the property opposite the subject premises on the easterly side of Bell boulevard is vacant, except for a billboard sign, and he is informed that an application under Cal. No. 550-53-BZ is pending as of this date to permit the erection of a gas station at block 6173 (application dismissed); that the property opposite the subject premises on the northerly side of 35th avenue, in block 6112, lot 47, is developed with a gas station and a tavern; that the property diagonally opposite in block 6117, lot 12 is developed with a gas station for which the Board granted a variance under Cal. No. 122-46-BZ, Vol. II on December 9, 1947; that the adjoining premises will be protected and buffered by the erection of a 5 ft. 6 in. high woven wire fence along the southerly lot line and the woven wire fence and privet hedge (in conformity with the restrictive covenant affecting the subject premises) along the westerly lot line; that a grant of this application would increase public safety as the proposed building, set back approximately 80 ft. from the intersection of Bell boulevard and 35th avenue, will provide clearer visibility to automotive traffic, whereas a conforming use building erected 10 ft. from the street building lines would endanger public safety by creating a blind intersection; that the proposed gas station, one story 13 ft. in height and occupying an area of approximately 1590 sq. ft. will provide more light and ventilation to nearby properties than if a conforming use structure were to be erected; that a conforming use structure could be built to cover an area of 4,650 sq. ft. or approximately 46.5% of the area of the plot whereas the proposed building will cover an area of approximately 1,590 sq. ft. or only 15.9% of the total area of the plot; that a conforming use structure could be built to a height of 50 ft. set back 10 ft. from the Bell boulevard building line; that a grant of this application would do substantial justice in that it would permit the owners to develop the property in the only beneficial manner possible without adversely affecting anyone, whereas a denial of this application would benefit no one and would prevent the owners from making the only possible use of their property; and

WHEREAS, the applicant states that the present owner has held title to lot 6 since August 31, 1934 and to lot 11 since May 15, 1951; that the assessed valuation of land is \$19,000 and of the building \$500 making a total of \$19,500; that the building was erected in 1936; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee has recommended that the application should be granted on condition; full consideration has been given to the existing gasoline stations on two other corners which have been there for sometime and the committee believes that the conditions imposed will protect the adjoining properties and that there will be no undue hazard to pedestrians; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the premises to be occupied as proposed as a gasoline service station and accessory uses substantially as proposed and as indicated on plans filed with this application marked, "Received October 17, 1955" (4 sheets) and "December 16, 1955" (one sheet) and revised plans marked "Received March 1, 1956" (2 sheets) *on condition* that all buildings and uses on the premises shall be removed and the premises shall be levelled substantially to the grade of the abutting streets; that the premises shall be designed, constructed and arranged as indicated on such plans as amended by revised plans marked "Received March 1, 1956" (2 sheets); that the accessory building shall be of the design and arrangement and location as proposed;

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that there shall be no cellar under such building; that there shall be no windows opening in the walls of such building to the adjoining premises; that the building shall be faced with face brick on all sides; that the accessory building shall in all other respects comply with the requirements of the Building Code; that there shall be erected from the proposed wall of such building along the southerly lot line to Bell Boulevard a masonry wall, with brick agreeing with the accessory building, not less than 5 ft. 6 in. in height and properly coped; that such wall may, however, be reduced to a height of 4 ft. 6 in. within 10 ft. of the building line of Bell Boulevard; that along the westerly lot line from the accessory building a similar brick wall shall be constructed to within 25 ft. of the 35th Avenue building line; that from the end of such wall there shall be a privet hedge, of similar height as the wall, maintained along the balance of the westerly lot line to the street building line of 35th Avenue to comply with the restrictive covenant; that pumps shall be of a low approved type and erected not nearer than 15 ft. from the base of the pumps to the building line; that curb cuts shall be restricted to two curb cuts to Bell Boulevard each 30 ft. in width, located where shown and two similar curb cuts to 35th Avenue; that no portion of any curb cut shall be nearer than five feet to a lot line as prolonged; that at the intersection there shall be erected a block of concrete extending for a distance of not less than 5 ft. along either building line from the intersection and not less than 12 in. in height; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that the balance of the premises where not occupied by accessory building and pumps shall be paved with concrete or asphaltic pavement; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps excluding all roof signs and temporary signs but permitting the erection within the premises at the intersection of a post standard, where shown, for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; that such sign shall be at right angles to Bell Boulevard building line; that under Section 7i there may be minor repairs for adjustment only maintained within the accessory building and with hand tools; that under Section 7h, for a similar term there may be parking of cars provided such parking does not interfere with the servicing of the station; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 1:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 3, 1956, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

536-44-A

APPLICANT—Louis Wallach, for Marion Spinnler, owner.
SUBJECT—Application for consideration—reopening as to extension of term of variance—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—216-16 28th avenue, southeast corner of 216th street (1st and 2nd floors), Block 6019, Lot 103, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 31, 1944, on certain conditions; and

WHEREAS, the resolution was amended on June 11, 1946; and

WHEREAS, the term of variance was extended from time to time and last extended on April 20, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 31, 1944, as thereafter *amended* by resolutions adopted through April 20, 1954, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"that the term of this variance shall be for two years from the date of this *amended* resolution; that in all other respects the above resolutions shall be complied with; and that new certificate of occupancy and license from the Department of Hospitals shall be obtained."
(Alt. 189/44)

147-49-A—Vol. II

APPLICANT—Frederick C. Genz, for Diller-Quaile Music School, Inc., owner.

SUBJECT—Application reopened December 6, 1955 as Vol II—re Appeal from a decision of the borough superintendent—construction.

PREMISES AFFECTED—24 East 95th street, south side, 81 ft. 9½ in. west of Madison avenue, Block 1506, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick C. Genz.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0
Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated October 4, 1955 redened November 16, 1955, on Alt. App. 1463/55 reads:

"1. Proposed changes in occupancy, together with the proposed removal from the M.D. Class constitute variations from the B of S & A approval under Cal. No. 147-49-A. Secure approval of the B of S & A for the proposed changes."
and

WHEREAS, the applicant states the building is 5 stories, 58 ft. in height, 17 ft. by 75 ft. in area at first floor, 17 ft. by 59 ft. in area at typical floor, of class 3 construction, erected prior to 1920; located on a lot 17 ft. front by 100 ft. 8 in. in depth, in a retail use, B area, Class 1½ height district, used and occupied since 1955: Cellar—boiler room; 1st floor—elementary school, 23 persons; 2nd floor—elementary school, 30 persons; 3rd floor—one recreation room and furnished room, 15 persons; 4th floor—two furnished rooms; 5th floor—3 furnished rooms and one storage room; and proposed to be used and occupied as follows: cellar—boiler room; 1st floor—kindergarten, waiting room and school office, 50 persons; 2nd floor—kindergarten, class rooms and kitchen, 30 persons; 3rd floor—class rooms and bath rooms, 25 persons; 4th floor—2 rooms for private piano lessons, 6 persons; 5th floor—one bedroom (private piano lessons),

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one room for private piano lessons and one bedroom, total six persons; the building is provided with a one-source sprinkler system and approved interior fire-alarm system and regular monthly fire drills are maintained; there is one 3 ft. 4 in. wide interior wood stairs closed in one-hour fire retarded partitions on first and second floors, and in partitions of wood studs and plaster above, equipped with fireproof self-closing doors at first, second and third floors; stairhall leads direct to roof bulkhead and to street, in addition, there is a fire escape at the rear running from third story down to the rear yard, with egress through fireproof passage in front of the building, window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, plans filed with this appeal indicate that the sprinkler system described exist only throughout the stairhalls in accordance with Section 187 of the Multiple Dwelling Law; and

WHEREAS, the applicant states, the building was subject of a variance by the Board under Cal. No. 147-49-A, Vol. I, at which time the Board permitted its use an elementary school; at which time the building was erroneously described as being located in a residence use district; that the building has been in a retail use district since before 1937; that the new owners operate a music school for instruction on the piano only; and

WHEREAS, the applicant contends that the stairway is sprinklered from cellar up to and through the roof bulkhead; that there is a fire alarm system and regular monthly fire drills are maintained; that there is a two-gallon fire extinguisher on each stair landing; that the building has one 3 ft. 4 in wide wood stairs enclosed on first and second floors in fire retarded partitions equipped with fireproof self-closing doors at all openings up to the third floor; that all existing wood doors to the stairs above the third floor are self-closing; that the existing fire escape at the rear runs from the yard to the third floor, to the former recreation room, approved by the Board under date of May 17, 1949; that exit to the street from the lower termination of the fire escape is through a fireproof passage equipped with fireproof self-closing door leading direct to street; and

WHEREAS, the applicant states that as there will only be two bedrooms in the entire building it will no longer be a multiple dwelling; that the first and second floor use will be similar to the former use permitted by the Board; that in fact the former lessee will rent the first and second floors, rear, for kindergarten use; which lease will not extend beyond 1957, and thereafter this space will be used for instruction in piano; that the third floor will have class rooms for teaching piano with an average attendance of 7 or 8 children per class, and a maximum of 25 on this floor; that there are two means of egress on this floor consisting of a stair and a fire escape; that the fourth floor will have class rooms for the private instruction of piano, nominally with only two persons per room, with a maximum of six for the entire floor; that the fifth floor will have two bedrooms and one room for piano instructions; one of the bedrooms will be used in the afternoons for private piano instruction and one room for private piano lessons only, with a maximum of six persons for the entire floor; and

WHEREAS, the applicant contends that in view of the very low occupancy of the fourth and fifth floors and the low occupancy of the third floor, with its two means of egress, the sprinklered stair and fire alarm and drills, that the hazard of the public use above the second floor is nil; and

WHEREAS, the premises were inspected by a committee of the Board, and the applicant, by request, has written a letter explaining the occupancy and it is the opinion of the Committee that the occupancy is altogether too large for safe occupancy and recommended that the appeal should not be granted.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 1463/55, Objection 1, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

858-54-A

APPLIANT—Samuel Cohen, for Boris Feinberg, owner.

SUBJECT—Application November 8, 1954—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—74-76 Laight street, and 413 Washington street, northeast corner, Block 218, Lot 2, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Cohen.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 14, 1954, on Alt. App. 843/54 reads:

"2. Provides two (2) means of egress for all tenants, all floors, including the cellar, to be in full compliance with Sect. 271 of the Labor Law.

A fire escape in a bldg. over 5 stories high and used as a factory bldg. is not acceptable as a means of egress in accordance with Sect. 271 of the Labor Law as amended.

An action taken by the B. S. & A. prior to the amendment of the Labor Law regarding exits must be referred to the B. S. & A. for adjudication."

and

WHEREAS, the applicant states the building is 10 stories, 117 feet in height, 42 ft. 6¾ in. front by 60 ft. 5½ in. in depth, erected in 1899, of fireproof construction, on a lot 42 ft. 6¾ in. front by 60 ft. 6½ in. in depth in an unrestricted use, A area, Class 2 height district; used and occupied since 1916: Cellar—storage of casings and boiler room, 0 persons; 1st floor—assorting of casings for frankfurters, 20 persons; 2nd floor—offices, 5 persons; 3d and 4th floors—vacant; 5th floor—manufacturing zippers, 5 persons; 6th floor—manufacturing chocolate novelties, 10 persons; 7th floor—experimental machine work, 1 person; 8th, 9th and 10th floors—vacant; proposed to be used and occupied as follows: Cellar—storage (general) and boiler room, no persons; 1st to 10th floors, inclusive, office, storage and manufacturing, 30 persons per floor. The building is equipped with approved stand pipe and interior fire alarm systems and regular monthly fire drills are maintained. There is one interior 3 ft. 6 in. wide steel stairs, enclosed in 4 in. t. c. blocks plastered, equipped with fireproof, self-closing doors, leading direct to street and with ladder and scuttle to roof and one fire escape extending to street by counterbalanced stair; window and door opening on same are fireproof, self-closing; and

WHEREAS, the applicant states the building is of heavy, fireproof construction, designed for a liveload of 300 lbs. per sq. ft.; that the records of the Department of Buildings show it was used as a factory since 1916 to present time; that the building is occupied by one tenant on a floor; that the passenger elevator is continually manned by an operator; that there is a standpipe system with hose on each floor including the cellar, supplied by a 5000 gallon gravity tank and with a Siamese connection on each street front; that there is a manually operated fire alarm system on every floor and fire drills are maintained; that the exits consist of a 3 ft. 6 in. wide steel stairs, enclosed in 4 in. terra cotta partitions, plastered, extending from street to top floor with an inclined ladder to a scuttle in the roof; that there is no safe egress from the roof; that the Labor Law fire escape at the Washington street front has 4 ft. 6 in. high balconies, 4 ft. wide connected with 45° stairways and extends from top to 2nd story with egress to street by means of a counterbalanced stair; that fireproof doors and windows are on the course of same; that steps to sills of fire escape windows will be provided; that the existing horizontal exits below the 5th floor east wall have to be discontinued since adjoining building to the east is now under different ownership and tenancy; and

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WHEREAS, the applicant states it is proposed to enclose the cellar stairs with 4 in. cinder blocks at cellar and 1st floor so that the cellar stairs will lead directly to the exit lobby on the 1st floor; that all new door openings will be fireproof, self-closing, 1-hour test; that it is also proposed to install an inclined engineer's ladder, 2 ft. 6 in. wide from cellar to the underside of the steel platforms on each street front, terminating in easily openable vertically hinged door, as shown on filed plans; that there is no manufacturing in the cellar; and

WHEREAS, the applicant states the capacity of the primary means of exit is 43 persons with an allowance of an additional 9 persons below the 7th floor due to the larger size of the landing platform at the front; that egress from the fire escape is by a 3 ft. 8 in. by 6 ft. fireproof self-closing door with steps to sill on every floor; and

WHEREAS, the applicant contends that to be required to comply with Section 271 of the Labor Law would require the construction of an interior stairway, since no exterior stairway is practically possible for this building; that the construction of an interior fireproof stairway would be done at a great expense, inconvenience and hardship for the owner and tenants and would further reduce the existing small area of 2200 sq. ft. per floor; that an additional stairway would be of doubtful value in view of the fact the present exits are ample for the low occupancy; that the existing fire escape was previously accepted by the Board; that the number of occupants will never exceed the capacity of the present interior stairway; that the cellar exits will be improved; that the building is situated on a corner easily accessible to Fire Department apparatus; and

WHEREAS, the Board on June 21, 1932 under Cal. No. 227-32-A modified Order #94071 F issued by the Fire Commissioner April 11, 1932, relating to the height of the bottom of the standpipe gravity tank, on condition that the tank be not less than 14 ft. 6 in. above the top story hose outlet; that the hose on top story be equipped with ½ in. nozzles and the standpipe system comply with rules in all other respects, and the building be not increased in height or area; and

WHEREAS, the Board on October 31, 1918 under Cal. No. 2371-17-S modified an order of the Fire Commissioner requiring an interior stairway as a second means of egress, on condition that the fire escape be screened to a height of 4 ft. 6 in.; that a counterbalanced stair be provided from the 2nd story balcony to the ground and the windows along the course of the fire escape be fireproof; and granted only so long as conditions remain substantially unchanged; and

WHEREAS, at the time of the Board's action under Cal. No. 2371-17-S it was represented to the Board that the building was sprinklered; and the applicant now states there is no sprinkler in the building; and also at the time of the Board's action under Cal. No. 2371-17-S it was represented to the board there were horizontal exits protected by standard, fireproof, automatic doors on both sides on the 2nd, 3d, 4th and 5th floors connecting to the adjoining building to the east; and

WHEREAS, plans filed with this appeal indicate that the horizontal exits on the cellar, 2nd, 3d, 4th, 5th and 6th floors have been closed; and

WHEREAS, Violation #10833 issued December 21, 1948, stated that all floors are not provided with a legal second means of egress direct to street, fire escapes are not considered as legal exits. Labor Law amended 2-1-49 in buildings over 5 stories in height; and

WHEREAS, the premises were inspected by a committee on the Board, which recommended that the appeal be granted under certain conditions; and

WHEREAS, the Committee has noted the previous action by the Board, prior to the recent amendment of the Labor Law, under Cal. No. 2371-17-S and also the existing conditions which the applicant proposes to improve as indicated on plans.

Resolved, that the Board of Standards and Appeals does

hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 843/54, Objection No. 2 and that the appeal be and it hereby is *granted on condition* that the means of exit shall be maintained as proposed and as indicated on plans filed with this appeal marked "Received February 10, 1956" (13 sheets); that the building shall not be increased in height or area; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the improvements to the exits thereon shown shall be constructed and maintained; that the standpipe and interior fire alarm system and monthly fire drills shall be maintained; that no manufacturing shall be carried on in the cellar; and that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct.

442-55-A

APPLICANT—Harry L. Alper, for 1913 3rd Avenue, Inc., owner (Bess Mile Shoe Co., Inc., lessee).

SUBJECT—Application June 3, 1955—Appeal from a decision of the borough superintendent—re cellar stairs.

PREMISES AFFECTED—1911-1913 3rd avenue, east side, 60 ft. 7 in. north of East 105th street, Block 1655, Lot 3, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry L. Alper.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 12, 1955, on Alt. Appl. 601/55 reads:

"1. Provide an enclosed stair to the street from proposed cellar sales area. 6.1.2.2.3. & 6.4.1.8.1. B.C."

and

WHEREAS, the applicant states the building is one story, 14 ft in height 39 ft. 10 in. front by 80 ft. 5 in. in depth, erected 1951, on a lot 40 ft. 4 in. front by 80 ft. 5 in. in depth in a business use, B area, Class 1½ height district, used and occupied since erection as follows: storage, no persons; 1st floor—store, 41 persons; occupied in accordance with Certificate of Occupancy #38111 issued against NB App. 169/50; it is proposed to change the use of the cellar from storage to storage and sales space with an occupancy of 32 persons, and to install a new ornamental stairway from the front of the first floor behind the show windows leading down to the cellar to give access to the sales space in the cellar; and

WHEREAS, the applicant states that access to the cellar is now by means of a 3 ft. wide stair enclosed in a one-hour fire rated enclosure at the cellar and there is also an engineer's exit and ladder, available to both cellar spaces of the building, located at the front of the building; and

WHEREAS, the applicant contends that to give customers access to cellar sales space, it is proposed to install a new ornamental iron stairway which would also give easy exit to the customers in the cellar as there would be only about 12 ft. from the head of the stairs at the first floor to the double entrance doors; that as a second means of egress from the cellar the existing one-hour enclosed stairway at the rear will remain and the engineer's exit and ladder at the front will also be maintained; and

WHEREAS, the applicant contends that to comply with the requirements of the Administrative Building Code would constitute a great hardship and entail great expense, and would, in effect, require the installation of a third stair which would mean the loss of four feet in width of the store front and show window and destroy much of their effectiveness and usefulness; that in view of the small area

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and the fact that the new ornamental stair will terminate within 12 ft. of the store vestibule, and in view of the additional egress from the cellar, it is requested that the Board accept the installation of a wet automatic sprinkler system in the cellar and first floor of the portion of the premises occupied of the Miles tenant as such a system will effectively cover all of the sales area and stock area and give adequate protection to the customers and employees in case of fire; that the proposed sprinkler will be installed in accordance with the Code and will require approximately twenty heads per floor and be supplied by a new two and one-half inch tap to the street water supply, with 3 in. risers, 3 in. Fire Department pump connection at street, alarm valve, water motor gong, etc; and

WHEREAS, the Board finds that the exits proposed do not provide a safe condition that can be permitted.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 601/55, Objection 1, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

980-55-A

APPLICANT—Stuart N. Updike, for The Patent Scaffolding Company, Inc., owner. (Chesebro-Whitman Co., agent).

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—150 East 42nd street and 133-155 East 41st street, north side, from 3rd avenue to Lexington avenue, Block 1296, Lot 20, Borough of Manhattan.

APPEARANCES—

For Applicant: Stuart N. Updike.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 20, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 20, 1955, by adding thereto:

“that in view of the statement by the applicant that the scaffolding and tower are now being removed and will be completely removed in approximately six weeks, the requirement that the planks be of fireproof wood need not be complied with; that this amendment shall not be considered a precedent for a similar action by the Board in any other appeal as to scaffolding.” (B.N. 4771/55, B.N. 2592/55)

54-56-A

APPLICANT—Elias K. Herzog, for Murray H. Weinkrantz, owner.

SUBJECT—Application January 12, 1956—Appeal from a decision of the borough superintendent, re exterior stairway.

PREMISES AFFECTED—591 Broadway, west side, 176 ft. 10 in. south of West Houston street and 164 Mercer street, east side, 176 ft. 8 in. south of West Houston street, Block 512, Lot 16, Borough of Manhattan.

APPEARANCES—

For Applicant: Elias K. Herzog.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating 3

Negative: 0
Absent: Deputy Chief Connolly 1

THE RESOLUTION:

WHEREAS, the decision of the Borough Superintendent, dated December 27, 1955, on Amendment to Alt. App. 592/51, reads:

“7. Exterior stair should comply with Section 268 of the Labor Law. Access to balcony should comply with para 4—door should extend to the floor level.”

and

WHEREAS, the applicant states the building is 6 stories, 85 ft. in height 30 ft. 1 in. front by 200 ft. in depth, class 3 construction, erected 1875, located in an unrestricted use, B area, Class 2 height district and used and occupied since 1900: subcellar—storage, 2 persons; cellar—storage and manufacturing kitchen furniture, 10 persons; 1st floor—manufacturing kitchen furniture, showroom and offices, 10 persons; 2nd floor—manufacturing dresses, showrooms, and offices, 10 persons; 3rd floor—manufacturing childrens' wear, 30 persons; 4th floor—manufacturing leather goods, 25 persons; 5th floor—manufacturing dresses, 40 persons; 6th floor—manufacturing doll faces, 10 persons; no change in use or occupancy is now proposed; the building is equipped with a two-source sprinkler system throughout, and an approved interior fire alarm system and regular monthly fire drills are maintained; there is one interior 3 ft. 8 in. wide wood stairs enclosed in fire retarded partitions, equipped with fireproof self-closing doors, and leading from top story direct to street and provided with a ladder and scuttle to roof; and one exterior screened stairway on the Mercer Street front extended to roof by ladder and to street by stairs, with egress to Mercer Street from the lowest balcony by means of a stairway, window and door openings on the course of the exterior stairs are fireproof self-closing; and

WHEREAS, the applicant states that under Cal. No. 764-51-A the Board granted an appeal as to exits and modified the Labor Law on condition that an additional fire retarded enclosed stairway be provided from the first floor to the roof, that however, tenants of the various floors under long term lease were not willing to surrender their space for the construction of the interior stairs, and the owner therefore decided to comply with the Labor Law; that revised plans were filed showing two direct exits from the cellar and subcellar and replacing the firescape on Mercer Street front with an exterior screened stairway, these plans were approved and a permit issued and the work completed and the present owner purchased the building in good faith after the work was completed in accordance with approved plans; that the Borough Superintendent revoked the approval after completion of the work on the grounds that the approval was in error as the stairs extend to the roof by ladder and as the exit doors and balconies are above the floors contrary to the requirement of Section 268 of the Labor Law that an outside screened stairway should have stairs extending to the roof and the exit doors and balconies should be at floor level, that plans filed with the Borough Superintendent showed the true conditions but the architect and the examining engineer overlooked the requirements of Section 268 of the Labor Law, that this was an honest mistake and in no way the fault of the owner; and

WHEREAS, the applicant contends that to be required now to comply with the requirements of the Labor Law after all the work has been completed would constitute a hardship not warranted by the conditions; and

WHEREAS, the applicant states that it is now proposed to provide stairs with a landing at the roof, and the Board is therefore requested to modify the requirements so as to permit the acceptance of the outside screened stairs as originally approved by the Borough Superintendent plus the extension by stairs to the roof; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor

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Law as cited in a decision of the Borough Superintendent, acting on Amendment to Alt. App. 592/51, Objection No. 7 and that the appeal be and it hereby is *granted, on condition* that the means of exit existing for the primary interior and exterior stair shall be maintained in accordance with the requirements therefor; that the exterior stair shall be continued to the roof; that the enclosure around the primary means of exit shall be constructed as well as the enclosure around the stair to the rear as proposed and as indicated on plans filed with this appeal marked "Received January 12, 1956" (4 sheets); that the building shall not be increased in height or area; that in all other respects the building and occupancy shall comply with the requirements therefor; that the two-source sprinkler system through out; the interior fire alarm system and fire drills shall be maintained as proposed and to the satisfaction of the Fire Commissioner.

680-54-A

APPLICANT—Singer Manufacturing Co., owner.

SUBJECT—Application August 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—561-567 Broadway, westside, 51 ft. south of Prince street, Block 498, Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal withdrawn at request of the applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative: 0

216-54-A

APPLICANT—Elias G. Kontanis, owner (Dynamic Sys-
tems, Inc., lessee).

SUBJECT—Application March 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—40-27 29th street, southeast corner of 40th road (Block 403, Lot 43), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative: 0

960-47-A—Vol. II

APPLICANT—The Austin Company, for Long Island Press Publishing Company, Inc., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. II—re Appeal from an order of the fire commissioner, approved Interior Fire Alarm System.

PREMISES AFFECTED—92-20 to 92-24 168th street, west side, 204.65 ft. south of Jamaica avenue, Block 10156, Lot 22 (22, 24, 26, 142) Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Edwin W. Renz, Irving Newhouse, Wil-
liam Keating and John W. Eriksen.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to May 1, 1956, at 2 P.M. for inspection and decision; hearing closed.

2-54-A

APPLICANT—Elias K. Herzog, for Maseral Realty Corp., owner.

SUBJECT—Application January 4, 1954—Appeal from an order of the fire commissioner; and a decision of the borough superintendent, re egress.

PREMISES AFFECTED—422-426 East 89th street, south side, 256 ft. east of 1st avenue (Block 1568, Lot 37), Borough of Manhattan.

APPEARANCES—

For Applicant: Elias K. Herzog.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to April 10, 1956, at 2 P.M. at the request of the representative of the Fire Department for report of inspection.

9-55-A

APPLICANT—Samuel Rosenblum, for 56 Realty Corp., owner.

SUBJECT—Application January 6, 1955—Appeal from a decision of the borough superintendent, re egress.

PREMISES AFFECTED—56 West 22nd street, south side, 95 ft. east of Avenue of The Americas (6th), Block 823, Lot 73, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Laid over to April 10, 1956, at 2 P.M. for applicant to amend his statement and furnish additional information as to the tenancy per floor and whether the 2-source sprinkler system is connected to fire headquarters through a central station.

863-55-A

APPLICANT—Irving Kudroff, for Eaglet Realty Corp., owner.

SUBJECT—Application October 25, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—382 Lafayette street, west side, 74 ft. south of East 4th street, Block 531, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood.

ACTION OF BOARD—Laid over to May 1, 1956, at 2 P.M. for inspection and decision; hearing closed.

22-56-A

APPLICANT—Morris Hannes, for J. L. Spigel and Herman Zeligman, owners.

SUBJECT—Application January 18 1956—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—15 Spruce street, north side, 100 ft. west of William street, Block 102, Lot 18, Borough of Manhattan.

APPEARANCES—

For Applicant: Morris Hannes.

ACTION OF BOARD—Laid over to May 1, 1956, at 2 P.M. for inspection and decision; applicant to report further to the Board as to one tenant only occupying the 5th floor.

744-52-BZ

APPLICANT—Lama, Proskauer and Prober, for William K. Dick, owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under section 7th of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—31-20 54th street, west side, 125 ft. south of 31st avenue and 31-15 to 31-23 51st street, Block 1131, Lot 17, Woodside, Borough of Queens.

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APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 17, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on November 1, 1955; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 17, 1953, as thereafter *amended* by resolutions adopted through November 1, 1955, by adding thereto:

"that in the event the owner desires to make certain changes consisting of the omission of all curb cuts to 51st street and to omit one curb cut to 54th street, as shown on revised plans marked "Received March 9, 1956", (1 sheet), such changes may be permitted, provided that in all other respects the above cited resolution shall be complied with." (Alt. 1682/52)

822-53-BZ

APPLICANT—Albert B. Bauer, for Department of Public Works, City of New York, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a business use B area and 1½ times height district, the extension of 9th floor of existing hospital without the required setbacks.

PREMISES AFFECTED—559-565 Manhattan avenue, northwest corner of West 123rd street, Block 1950, Lot 14, Borough of Manhattan.

APPEARANCES—

For Applicant: S. H. Greenhill.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 11, 1954; on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 12, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 11, 1954, as thereafter *amended* by resolution adopted on April 12, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings and contracts let, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 982/53)

816-53-BZ

APPLICANT—Paul Friedman, for Horace G. Fry, Frederick Doughty Wood and Maxwell R. Ginsberg, owners.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired March 29, 1956—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e, 7i, 7f, 7h and 21 of the zoning resolution, permitting in the local retail use, D area district portion of a plot located in a residence and local retail use D and E-1 area district, the erection and maintenance of a structure to be used as an automobile showroom for authorized automobile dealer, office and storage of auto parts and accessories, including storage garage with gasoline tank and pump for dealer's use (no gasoline to be sold) motor vehicle repair shop and paint spray booth, using more than the area permitted and permitting signs extending above top of roof beams and also on the side walls of pylon in the local retail use portion of plot and permitting the parking of patron's and employees motor vehicles on unbuilt upon portion of plot (no fee to be charged).

PREMISES AFFECTED—218-25 Hempstead avenue, north side, 185.25 ft. east of 218th street, Block 10766, Lots 53, 55 and 57, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 30, 1954, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on March 29, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 30, 1954, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work is in process of completion, that all permits required including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 3042/53)

240-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Stanley S. Kilburn, owner.

SUBJECT—Application for consideration—reopening as to consider changes in resolution—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a structure, in the business use district portion of a lot, to be used as body and fender repair shop, auto repair shop, car and motor washing, welding, painting and spraying and office and gasoline pump within building (owners use only) and parking of cars awaiting service and the storage of kerosene and gasoline in buried tanks (owner use only) in the residence use portion of the plot; with a proposed curb cut within the residence use district portion of the plot.

PREMISES AFFECTED—207-22 to 207-24 (207-22 official) Northern boulevard, south side, 350 ft. west of Oceania avenue and 206-35 to 206-37 45th road, Block 4305, Lot 19, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and resolution amended.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 13, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 13, 1955, by adding thereto:

"that in the event the owner desires to rearrange the interior layout of the building by installing an approved type paint and spray booth instead of building a paint and spray room, installing four additional skylights, making a total of six, and erecting a 5 ft. 6 in. high masonry wall along the east and west lot lines where building does not occur and along the 45th road building line, such wall to be provided with a 10 ft. wide sliding wood gate and a 3 ft. wide exit door, and to install a 15 ft. wide curb cut on 45th road, all as shown on revised plans marked "Received January 26, 1956", (1 sheet), such changes may be made provided the requirements of the resolution above cited shall be complied with in all other respects." (N.B. 596/55)

1000-54-BZ

APPLICANT—Andrew DiCamillo, for Mary J. Lange and Catherine Motala, owners.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired December 28, 1955—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting the extension of existing parking and storage of motor vehicles in retail use district portion of plot to be extended into the residence use district portion of plot.

PREMISES AFFECTED—9007-9011 3rd avenue, east side, 59 ft. 1¼ in. south of 90th street and 318-324 90th street, Block 6081, Lots 6, 13, 14 and 15, Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank Sellitto.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 28, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain a certificate of occupancy.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 28, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that permits have been obtained and all work completed and a certificate of occupancy has been applied for, that all permits required including a certificate of occupancy shall be obtained within six months from the date of this *amended* resolution." (Alt. App. 5035/54)

201-55-BZ

APPLICANT—Samuel Rosenblum, for Madison 55th Street, Corp., owner. (545 Madison Corp., long term lessee).

SUBJECT—Application for consideration—reopening to consider an amendment—re Application (decision of the borough superintendent); previously granted on condition under section 19A(j) of the zoning resolution, permitting in a restricted retail use district, the erection and maintenance of a bank and office building, without the required loading berth.

PREMISES AFFECTED—545-47 Madison avenue and 30-54 East 55th street, southeast corner, Block 1290, Lots 48, 52 and 148, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 6, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 6, 1955, by adding thereto:

"That in the event the owner desires to change the occupancy of the first floor from bank as previously proposed to two stores, as shown on revised plans marked "Received March 26, 1956". (3 sheets), and as passed on by the Borough Superintendent under Alt. App. 177/56, dated February 10, 1956, such changes may be permitted, provided the requirements of the resolution as above cited shall be complied with in all other respects."

678-55-BZ

APPLICANT—Lama, Proskauer and Prober, for The Dime Savings Bank of Brooklyn, Sidney Silverman, Max Zeisk and Howard I. Goldberg, owners.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a business and residence use district, the extension of present banking facilities in a business use district, into the residence use district and the parking of patron's and executive's cars (no fee to be charged) in conjunction with new Drive-In Banking Booth.

PREMISES AFFECTED—8501-8523 19th avenue and 1901-1911 86th street, northeast corner and 1902-1910 85th street, Block 6345, Lots 1, 6, 9, and 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board on November 15, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 15, 1955, by adding thereto:

"that in the event the owner desires to rearrange the parking layout and locate the 20 ft. curb cut on 19th

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avenue to within 5 feet of the 85th street building line and to change the size of the teller's booth from 8 x 10 to 8 x 11, as shown on revised plans marked "Received March 13, 1956", (2 sheets), such changes may be permitted provided that in all other respects the above cited resolution shall be complied with." (Alt. 2865/55)

414-54-BZ

APPLICANT—Joseph J. Crisa, for Lango Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles, for a term of five years.

PREMISES AFFECTED—33-37 29th street, east side, 265 ft. north of 34th avenue, Block 586, Lots 12 and 13, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Joseph J. Crisa.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 15, 1955, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on October 4, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 15, 1955, as thereafter *amended* by resolution adopted on October 4, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has been substantially completed, that all permits required including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 2364/55)

176-35-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Church of Our Lord Jesus Christ of the Apostle Faith, Inc., owner.

SUBJECT—Application for consideration—reopening to consider rehearing on a new application—re Application (decision of the borough superintendent); previously denied, under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station and auto laundry.

PREMISES AFFECTED—1236-44 Prospect avenue, southeast corner of 850-854 Home street, Block 2693, Lot 29, Borough of the Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened as Vol. III, for rehearing on the basis of new facts, subject to the regular procedure, there appearing to be no conflict with Section 21A of the Zoning Resolution as amended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly. 4

Negative: 0

327-55-BZ

APPLICANT—Joseph B. Lynch, for Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening as to restore to docket—re Application (decision of the borough superintendent); previously withdrawn under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non automatic) minor auto repair shop (with hand tools only) and the parking of motor vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—202-06 Hillside avenue, southeast corner of 202nd street, Block 10496, Lot 52, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Murray Stockman and Joseph B. Lynch.

ACTION OF BOARD—Application reopened and restored to the docket, subject to the regular procedure, previously withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly. 4

Negative: 0

Adjourned: 4:10 P.M.

JOSEPH J. DOYLE, Chief Clerk.

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on February 15, 1956, as they appeared in Bulletin No. 8, Vol. 41, are hereby corrected to read as follows:

682-50-BZ

APPLICANT—Colshor Realty Corp., Bennett S. Colier, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance which expired February 14, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and unrestricted use district, the parking of motor vehicles waiting to be serviced in conjunction with existing storage garage and motor vehicle repair shop.

PREMISES AFFECTED—846-852 Atlantic avenue, south side, 70 ft. east of Vanderbilt avenue and 853-857 Pacific street, north side, 95 ft. east of Vanderbilt avenue, Block 1122, Lots 5, 7 and 68, Borough of Brookyn.

APPEARANCES—

For Applicant: Bernard Bernstein.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connors. 4

Negative: 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board on February 14, 1951, certain conditions; and

WHEREAS, the resolution was amended on April 3, 1951 and March 18, 1952; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 22, 1952 only

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so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a term of *five* years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited including the resolution of February 14, 1951 shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 2385/50)

*Correction—The term of variance changed from "two years" to "*five* years" as indicated in italics.

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on March 6, 1956, as they appeared in Bulletin No. 11, Vol. 41, are hereby corrected to read as follows:

663-49-BZ—Vol. II

APPLICANT—Siegal and Green, for Lee Channing, president of L.S.C. Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution as to term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence and local retail use district, the erection and maintenance of a children's amusement park.

PREMISES AFFECTED—1920 Bruckner boulevard, south side, 87.21 ft. east of White Plains Road, Block 3677, Lot 73, Borough of the Bronx.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on March 13, 1951, certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on March 21, 1950, as thereafter *amended* by resolutions adopted through June 22, 1954, so that as *amended* this portion of the resolution shall read:

"... that the term of the variance under Section 7e may be for a term expiring May 4, 1964, so as to be in accord with the variance granted under Cal. No. 663-49-BZ, Vol VI; that in all other respects the resolutions above cited shall be complied with; and that all permits, including a new Certificate of Occupancy, shall be obtained within six months from the date of this *amended* resolution." (Alt. 879/50, N.B. 1407/51, Alt. 23/54)

* Correction—Reference to the southwest corner of Virginia avenue deleted under "Premises Affected" and "south side, 87.21 ft. east of White Plains Road" substituted therefor.

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BULLETIN
OF THE
BOARD OF STANDARDS AND APPEALS
CITY OF NEW YORK

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DIRECTORY
BOARD OF STANDARDS AND APPEALS
HARRIS H. MURDOCK, *Chairman*
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF P. JOSEPH CONNOLLY
JOSEPH J. DOYLE, *Chief Clerk*

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- Minutes of Regular Meeting, Tuesday Afternoon, April 10, 1956, Affecting Calendar Numbers 314-50-SM, 34-51-SA, 14-52-SM, 605-51-SA, 383-54-SM, 668-54-SM, 145-55-SM, 566-55-SA, 612-55-SA, 615-55-SA, 616-55-SM, 684-55-SM, 970-55-SM, 430-49-SA, 360-50-SA, 772-52-SM—Vol. II, 774-52-SA, 19-52-SA, 561-38-SA, 382-43-A—Vol. VI, 29-55-A, 277-54-A—Vol. III, 9-55-A, 571-55-A, 2-54-A, 952-55-A, 410-31-BZ—Vol. II, 535-37-BZ—Vol. IV, 35-44-BZ, 83-44-BZ, 522-44-BZ, 962-46-BZ—Vol. I, 962-46-BZ—Vol. II, 87-52-BZ, 703-53-BZ, 779-54-BZ, 992-54-BZ, 386-55-BZ, 324-25-BZ—Vol. II and 688-45-BZ.

COURT DECISION
Matter of Lakeville-Northern Boulevard Realty Corp. vs. Board:—
On June 7, 1955, the Board granted a variance under Sections 7f and i of the Zoning Resolution, for a period of ten years, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs, storage and sale of accessories and an office; Cal. No. 561-40-BZ, Vol. II; premises 367-377 Kings Highway and 1750-1760 West 3rd Street, northwest corner, Borough of Brooklyn.
At Special Term, Supreme Court, Mr. Justice McDonald, affirmed the Board's determination (New York Law Journal, April 3, 1956, page 10), in the following decision:
"Lakeville-Northern Blvd. Realty Corp'n v. Murdock—This is a proceeding brought by petitioner to review and annul a determination made by the Board of Standards and Appeals which granted a variance under the zoning resolution to the owner of premises No. 369-77 Kings Highway and No. 1750-1760 West Third street, Brooklyn, New York. The Board of Standards and Appeals moves herein to vacate the order of certiorari and to dismiss the petition. The variance was granted by the board to the owners after a public hearing under sections 7 (f) and 7 (i) of the zoning resolution to permit in a business use district the erection of a gasoline service station, lubritorium, car washing, minor repairs with hand tools only, office and sale of auto accessories, for a term of ten years. The power to vary or modify the application of any of the provisions of the zoning resolution is vested in the Board of Standards and Appeals (Reed v. Board, 255 N. Y., 126; People, ex rel Werner v. Walsh, 212 App. Div., 635, aff'd 240 N. Y., 689). In granting the present application for a variance subject to appropriate conditions and safeguards, the board appears to have acted on a reasonable basis and on sufficient evidence to exercise its discretionary powers. In the circumstances, the determination of the board is not arbitrary, capricious or illegal and consequently it may not be set aside (Matter of Douglaston Civic Ass'n v. Board of Standards and Appeals, 278 App. Div., 659, aff'd 302 N. Y., 920). Respondents' application to vacate the order of certiorari and to dismiss the petition is granted. The determination of the Board of Standards and Appeals is confirmed. Submit order."

- Minutes of Special Meeting, Friday Morning, April 13, 1956 affecting Calendar Number 835-38-S.R.
- Notice of Public Hearing on Proposed Revision of Rules for Arc and Gas Welding and Oxygen Cutting, Covering the Specifications for Design, Fabrication and Inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors.
- Notice of Public Hearing on Proposed Amendments to the Rules for Erection, Alteration, Repair, Excavation for and Demolition of Buildings.
- Notice of Public Hearing on Proposed Amendments to the Rules Relative to Submerged Inlets and Protective Methods to be Applied to Prevent Contamination of Water Supply.
- Appeals as to Multiple Dwellings.
- Rules Relating to Smoking in Factories, etc.

CALENDAR

DOCKET

New Cases filed up to April 10, 1956

Cal. No. Dept. Premises Affected

211-56-SA—Economy Direct Gas-fired Air Heater, Series 25, 50, 100, 150 and 200, manufactured by Brooklyn Blower and Pipe Corp., Appliance.

212-56-SM—S-L Spanall Horizontal Shoring Girder, manufactured by Universal Builders Supply Co., Material.

213-56-BZ—B.Q.—144 Beach 149th street, east side, 351.86 ft. south of Rockaway Beach boulevard, Block 788, Lot 45, Neponsit, Borough of Queens, Alt. 2760-55—re G-1 area district—garage.

214-56-BZ—B.B.—514-520 Bay Ridge avenue and 6901-6903 5th avenue, southeast corner, Block 5874, Lots 14-17 inclusive, Borough of Brooklyn, Alt. 338-56—re parking for bank patrons—retail and residence use district.

215-56-A—B.Q.—168-01 Northern boulevard, northeast corner of 168th street, Block 5345, Lot 7, Flushing, Borough of Queens, Alt. 2871—re frame structure for business use; live load.

216-56-BZ—B.B.—6726 5th avenue, west side, 20 ft. south of Senator street, Block 5855, Lot 40, Borough of Brooklyn, Alt. 4146-55—re wood working, use of power tools.

217-56-BZ—B.B.—211-213 Eagle street, north side, 100 ft. east of Oakland street, Block 2497, Lots 50 and 51, Borough of Brooklyn, N.B. 342-56—re area excessive.

218-56-A—B.B.—100-23 37th avenue and 35-48 101st street, southwest corner, Block 1741, Lot 24, Corona, Borough of Queens, (under section 35, General City Law re premises in bed of mapped street—101st street), Alt. 2096-55.

219-56-BZ—B.B.—553-571 Thatford avenue, east side, 41 ft. 6½ in. south of Hegeman avenue, Block 3637, Lot 24, Borough of Brooklyn, Alt. 237-56—area excessive.

220-56-BZ—B.Q.—114-41 Lefferts boulevard, east side, 160 ft. north of 115th avenue, Block 11646, Lot 40, Ozone Park, Borough of Queens, Alt. 60-56—re area excessive.

221-56-BZ—B.Q.—136-18 14th avenue, southwest corner of 137th street, Block 4104, Lot 8, College Point, Borough of Queens, N.B. 6045-52—re setbacks.

222-56-BZ—B.Bx.—New York Central Railroad Right of Way, east side, 392 ft. north of West 254th street and 300 ft. west of Palisade avenue, Block 3427, part of Lot 100, Riverdale, Borough of The Bronx, Alt. 255-56—re parking lot for motor vehicles in residence use district.

223-56-SA—Iron Fireman Automatic Fuel Oil Burner, Models B-1, B-2, BH-1, BH-2, and Petro Automatic Fuel Oil Burner, Models PB-1, PB-2, PBH-1 and PBH-2, manufactured by Iron Fireman Manufacturing Co., Appliance.

224-56-SA—Un-ette Dental Surgical Cuspidor, Model P-60 (to be used with or without dental unit), manufactured by The Weber Dental Manufacturing Co., Appliance.

225-56-SM—Super Secur Ware, Model A100, (cast aluminum Water Closet Bowl—for institutional use), manufactured by Aluminum Plumbing Fixture Corp., Material.

Restored to Docket

774-52-SA—Sodashoppe—6 Drink (dispenser-soft drinks); (reopened for report as to additional outlets), manufactured by APCO, Inc., Appliance.

360-50-SA—ABC Oil Burner, Model 55 (reopened for report as to model numbers assigned to Carrier Co.), manufactured by Automatic Burner Corp., Appliance.

772-52-SM—Vol. II—Bickerstaff Clay Products Co. Face Brick (use in exterior or interior masonry work as face brick), manufactured by Bickerstaff Clay Products Co., Material.

430-49-SA—Square Manufacturing Co. Carbonated Beverage Dispenser, Model 5008 (reopened for amendment as to additional flavors), manufactured by Square Manufacturing Co., Appliance.

324-25-BZ—Vol. II—B.Q.—95-45A Roosevelt avenue, west side, 88 ft. 8½ in. north of Junction boulevard, 37-78 to 37-80 Junction boulevard and 37-71 to 37-75 Warren street, Block 1484, Lot 44, Corona, Borough of Queens, Alt. 200-56—re factory; loading berth; exit, etc.—business and residence use district.

688-45-BZ—B.Q.—162-34 Pidgeon Meadow road, west side, 289.54 ft. south of 46th avenue, Block 5461, Lot 40, Flushing, Borough of Queens, Alt. 1912-45—reopened for extension of term of variance, expired March 26, 1956—re cutting, polishing and lettering of stones and monuments in addition to office and marble storage.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

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Cements, Blended, Rules for Testing and Use of	Mar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
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Fire Alarm Rules (Interior)	Mar.	4, 1952—Vol. 37, No. 10A
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Fire Resistive, Flameproof Materials etc., Rules for Testing of	May	26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	April	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	April	13, 1937—Vol. 22, No. 15

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Frame Garages, Ruling for.....Jan.	21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules.....April	7, 1925—Vol. 10, No. 14
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Insulating Fibre Board Rules.....Mar.	25, 1952—Vol. 37, No. 13A
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Oil Burner Rules.....May	25, 1954.
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Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings.....Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules.....Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply).....April	15, 1952—Vol. 37, No. 16A
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Spraying and Drying of Paints, Varnishes, Lacquers, etc.....Mar.	22, 1955.
Sprinkler, Rules.....June	29, 1937—Vol. 22, No. 26
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Structural Alterations, Reporting...June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...Sept.	3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—\$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

APRIL 17, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 17, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

260-55-BZ

APPLICANT—Abraham Grossman, for Leonard J. Swanson, owner.

SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from 4 car private garage on first floor to plumbing shop, office and private garage for 2 cars.

PREMISES AFFECTED—37-39 Perry street, north side, 215 ft. 4 in. west of Waverly place, Block 613, Lot 38, Borough of Manhattan.

Laid over from January 31, 1956, to March 6, 1956, for inspection and decision; hearing closed; then to April 17, 1956, for inspection and decision.

512-29-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Merry Twins, Inc., owner.

SUBJECT—Application reopened May 17, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a business and residence use district the proposed extension of present gasoline service station and use of premises as gasoline service station, lubritorium, auto washing, office and sale of accessories, minor repairs (hand tools only) and parking and storage of more than 5 motor vehicles, with curb cuts and sign closer to the residence use district than permitted.

PREMISES AFFECTED—173-02 to 173-16 64th avenue, southeast corner of Fresh Meadow lane, Block 6902, Lot 26, Flushing, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed; applicant to file additional information and engineer to check plan as to actual amount of land taken by the city; then to April 17, 1956, for inspection and decision.

416-54-BZ

APPLICANT—Siegel and Green, for Kollsman Instrument Corp., lessee (Leator Corp., owner).

SUBJECT—Application May 26, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles for patrons and employees (no fee to be charged).

PREMISES AFFECTED—42-61 81st street, west side, 100 ft. north of 45th avenue, Block 1527, Lot 6, Elmhurst, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed; then to April 17, 1956, for inspection and decision.

423-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Epstein, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, high speed auto laundry, lubritorium, body and fender work, welding, incidental repairs, brake testing, wheel alignment, incidental painting and spraying, office and sales, parking of motor vehicles awaiting service with entrances closer to the residence use district than permitted.

PREMISES AFFECTED—70-11 to 70-19 Northern boulevard, and 32-62 to 32-70 71st street, northwest corner, Block 1166, Lot 37, Woodside, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed; then to April 17, 1956, for inspection and decision.

480-55-BZ

APPLICANT—George W. Swiller, for Tivoli Realty Corp., owner.

SUBJECT—Application June 15, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed alteration of existing 4 apartments, with a total of 11 rooms, into stores at the first story of the 4 story class A multiple dwelling, new law tenement, the extension from 2 stores and 5 apartments to 7 stores and 1 apartment.

PREMISES AFFECTED—1090-1098 Croes avenue and 1700-1712 Watson avenue, southeast corner, Block 3723, Lot 48, Borough of The Bronx.

Laid over from February 21, 1956, to March 6, 1956, for applicant to file proof of service of notice to affected property owners; then to April 17, 1956, for inspection and decision; hearing closed.

888-54-BZ

APPLICANT—Abraham Grossman, for 87-25 108th Street Corp., owner.

SUBJECT—Application November 24, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from stable, garage and apartment to existing use of refrigerator storage, servicing and testing.

PREMISES AFFECTED—87-25 108th street, east side, 229.17 ft. south of Jamaica avenue, Block 9298, Lot 62, Richmond Hill, Borough of Queens.

Laid over from March 6, 1956, to April 17, 1956, for inspection and decision; hearing closed.

513-55-BZ

APPLICANT—Irving P. Marks, for Frank and William Marx, owners (Joseph Skolnik, owner under contract).

SUBJECT—Application June 23, 1955—re (decision of the borough superintendent) under section 7A of the zoning resolution, to permit in an unrestricted use district, the change in occupancy from garage and factory for the

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manufacture of wooden station wagon bodies, dwelling and stores to gasoline service station, lubritorium, washing, repair shops, office, parking and storage of more than 5 motor vehicles, with curb cuts and signs less than 75 ft. from the residence use district.

PREMISES AFFECTED—163-171 Clifton place and 314 Franklin avenue, northwest corner, Block 1949, Lot 44, Borough of Brooklyn.

Laid over from March 6, 1956, to April 17, 1956, for inspection and decision; hearing closed.

732-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Tiron Management Corp., owner.

SUBJECT—Application September 19, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—1829-1835 Caton avenue, north side, 105 ft. west of Ocean avenue, Block 5061, Lots 49 and 51, Borough of Brooklyn.

Laid over from March 6, 1956, to April 17, 1956, for inspection and decision; hearing closed.

777-55-BZ

APPLICANT—Charles M. Spindler, for Milber Realty Corp., owner.

SUBJECT—Application September 30, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, garage for more than 5 motor vehicles, motor vehicle repair shop, auto safety inspection station, office, sale of auto accessories, lubrication, auto washing.

PREMISES AFFECTED—858-870 Gates avenue, south side, 72 ft. 5 in. east of Reid avenue, Block 1637, Lot 5, Borough of Brooklyn.

Laid over from March 6, 1956, to April 17, 1956, for inspection and decision; hearing closed.

573-55-BZ

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application July 13, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto wrecking (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

Laid over for inspection and decision; hearing closed; date to be set, awaiting information as to action of Board of Education and the Board of Estimate as to proposed adjacent school; then set for January 17, 1956; then to February 15, 1956, for information from the Board of Education; then to March 13, 1956; then to March 16, 1956; then to April 17 1956, for further consideration after selection by Board of Estimate of school site; publication of Board's action of March 13, 1956 withheld.

1044-55-A

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application December 27, 1955—filed pursuant to section 35, General City Law re part of premises located in bed of mapped street—Clintonville street.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner, and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

263-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Thomas Amari, owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a refreshment building, and parking of patrons cars, no fee to be charged.

PREMISES AFFECTED—2003-2013 Rockaway parkway and 9705-9711 Sea View avenue, northeast corner, Block 8300, Lots 8 and 13, Borough of Brooklyn.

Laid over from March 20, 1956 to April 17, 1956, for inspection and decision; hearing closed.

233-54-BZ—Vol. II

APPLICANT—Arthur S. Hirsch, for Joseph Lubin and Joseph Eisner, owners (Car Wholesalers, Inc., lessee).

SUBJECT—Application reopened November 15, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, the proposed extension in use and area of an existing parking lot for more than 5 motor vehicles and the erection of a 10 ft. x 10 ft. attendant's shelter on a plot presently occupied as parking lot, gasoline service station and garage.

PREMISES AFFECTED—Franklin D. Roosevelt drive west side, from East 48th to East 49th street, 403-435 East 48th street and 410-430 East 49th street, Block 1360, Lots 1, 2, 3, 4, 5, 6, 8, 11, 14, 15, 16, 26, 34, 35, 37, 38 and 50, Borough of Manhattan.

Laid over from March 20, 1956 to April 17, 1956, for applicant to file revised plans of existing conditions showing permitted uses of all lots and plan of proposed use indicating manner of protection of view towards United Nations; hearing continued.

892-55-BZ

APPLICANT—Samuel Rosenblum, for Tak Realty Corp., owner.

SUBJECT—Application November 10, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, B area district, the erection of a basement 15 story and penthouse class A, multiple dwelling, stores and garage, with less than the required rear yard.

PREMISES AFFECTED—1227-1231 Madison avenue and 48 East 89th street, southeast corner, Block 1500, Lots 51, 52 and 53, Borough of Manhattan.

Laid over from March 20, 1956, to April 3, 1956, for consideration by the Board and decision; hearing closed; then to April 17, 1956, for further study and the submission of revised plans for consideration by the Board.

110-55-BZ

APPLICANT—Philip Freshman and Joseph Platzker, for Harry Field, owner.

SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—635-637 East 12th street, north side, 183 ft. west of Avenue C, Block 395, Lots 43 and 44, Borough of Manhattan.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed; then to April 17 1956, to obtain information as to how parking was permitted on lots 46 and 47, adjoining; no variance having been granted for same by the Board.

746-55-BZ

APPLICANT—Paul Friedman, for Queens Beer Sales, Inc., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 7f of the

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zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), office, storage and sale of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

REMISES AFFECTED—259-02 to 259-16 Hillside avenue and 84-01 to 84-09 259th street, southeast corner, Block 8789, Lot 31, Floral Park, Borough of Queens.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed; the applicant stated that he wished to amend his application to include section 7i and 7h of the zoning resolution as a basis for the application; then to April 17, 1956 at request of the applicant, to submit revised plans.

53-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Francis Formica, owner.

SUBJECT—Application June 6, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, sales and storage room, parking and storage of motor vehicles with proposed curb cuts and show windows closer to the residence use district than is permitted.

REMISES AFFECTED—1003-1013 Utica avenue and 5001-5009 Tilden avenue, northeast corner, Block 4722, Lots 40, 43 and 44, Borough of Brooklyn.

Laid over from February 15, 1956 to April 3, 1956, for inspection and decision; hearing closed; then to April 10, 1956, at the request of the applicant to investigate purchase of adjacent premises for a branch library; then to April 17, 1956, for information as to lease of library.

0-55-BZ

APPLICANT—Charles M. Spindler, for Morris Winick, owner.

SUBJECT—Application reopened March 6, 1955 and restored to docket—previously withdrawn—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

REMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

Laid over from April 10, 1956, to April 17, 1956 for decision; premises having been previously inspected.

10-55-BZ

APPLICANT—Burke, Green and Groh, for Kono Fuel Oil Corp., owner.

SUBJECT—Application May 20, 1955—re (decision of the borough superintendent) under section 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, ground sign, auto washing, lubritorium, office and accessory sales and minor repairs with hand tools only.

REMISES AFFECTED—152-10 Rockaway boulevard, southwest corner of Baisley boulevard, Block 12125, Lot 11, Baisley Park, Borough of Queens.

Laid over from April 10, 1956, to April 17, 1956, for applicant to investigate the situation as to the park and possibility of Section 21A being involved.

747-55-BZ

APPLICANT—August and Concetta LoBue, owners.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area

district the use of the premises as a 2 family dwelling, with side yards less than the required 5 feet.

REMISES AFFECTED—29-20 Bell boulevard, west side, 186 ft. south of 29th avenue, Block 6053, Lot 31, Bayside, Borough of Queens.

Laid over from April 10, 1956, to April 17, 1956, for inspection and decision; hearing closed.

73-49-BZ

APPLICANT—Ivan Pinsker, for John Hoey, owner.

SUBJECT—Application reopened March 13, 1956 for consideration as to extension of time to complete, expired May 17, 1950—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a retail use district, the extension of a accessory building and gasoline service station area to include auto laundry and lubritorium.

REMISES AFFECTED—153-28 Rockaway boulevard and 153-36 134th avenue, southwest corner, Block 12135, Lot 23, South Jamaica, Borough of Queens.

250-55-BZ

APPLICANT—Albert Melniker, for Anthony Pietracatella, owner.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under sections 7c, 7f, 7i and 21 of the zoning resolution, to permit in the business use district portion of plot located in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, for a term of 15 years.

REMISES AFFECTED—1605 Hylan boulevard and 320 Raritan avenue, southwest corner, Block 3336, Lot 26, Dongan Hills, Borough of Richmond.

285-30-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bukzin Realty Corp., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the proposed occupancy of a building for the manufacturing of steel partitions, shelving and steel metal specialties.

REMISES AFFECTED—625-631 Bergen street, north side, 115 ft. west of Vanderbilt avenue, Block 1137, Lot 60, Borough of Brooklyn.

56-40-BZ—Vol. IV

APPLICANT—Charles C. Weinstein, for 4747 Bronx Boulevard Corp., owner.

SUBJECT—Application reopened February 1, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district the proposed use of premises for the manufacture of aerosol products and the storage and fabrication of foam rubber products.

REMISES AFFECTED—4745-4755 Bronx boulevard and 550 East 242nd street, southwest corner, Block 5102, Lot 27, Borough of The Bronx.

171-55-A

APPLICANT—Charles G. Weinstein, for 4747 Bronx Boulevard Corp., owner (G. Barr and Co., lessee).

SUBJECT—Application March 2, 1955—re Appeal from a decision re an order of the fire commissioner and a decision of the borough superintendent—storage of refrigerated liquid under pressure.

REMISES AFFECTED—4747-4755 Bronx boulevard and 550 East 242nd street, southwest corner, Block 5102, Lot 27, Borough of The Bronx.

781-50-BZ—Vol. II

APPLICANT—Paul Friedman, for Empire Chevrolet, Inc., owner (G and G Auto Sales of Brooklyn, Inc., lessee; Volkswagen, contingent lessee).

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SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of an automobile showroom and sales (franchised Volkswagen dealer), gasoline service station, lubritorium, auto washing (non-automatic), minor repairs (hand tools only), office, storage and sale of auto accessories, parking and storage for more than 5 cars waiting to be serviced, and outdoor display and sales for more than 5 motor vehicles for a term of 15 years.

PREMISES AFFECTED—68-92 Remsen avenue and 9-35 East 51st street, southwest corner, Block 4592, Lots 1 and 4, Borough of Brooklyn.

929-53-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application reopened November 9, 1955 and restored to docket, previously withdrawn—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years, the erection and maintenance of a gasoline service station, auto wash, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—10504-10524 Flatlands avenue, south side, from East 105th to East 106th streets, 901-911 East 105th street and 902-912 East 106th street, Block 8213, Lots 37, 40, 41, 42 and 43, Borough of Brooklyn.

367-55-BZ

APPLICANT—Jack Z. Cohen, for Angelina Pellegrino, owner (Beltway Service Station, Inc., lessee).

SUBJECT—Application May 6, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district the maintenance of an existing gasoline service station, office, auto repair shop, lubritorium, auto laundry, parking and storage of more than 5 motor vehicles without the required rear yard.

PREMISES AFFECTED—9012-9022 7th avenue, west side, 94 ft. 6 $\frac{3}{8}$ in. south of 90th street, Block 6094, Lot 26, Borough of Brooklyn.

494-55-BZ

APPLICANT—Leonard F. Rothkrug, for Louis Ciervo, owner.

SUBJECT—Application June 15, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district a proposed 5 car garage and automobile repair shop.

PREMISES AFFECTED—67-69 Avenue U, north side, 40 ft. east of West 11th street, Block 7095, Lot 47, Borough of Brooklyn.

618-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Hyman Herringman, owner.

SUBJECT—Application July 22, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles, with proposed show windows and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—3902-3924 Avenue U, south side, from Ryder street to Kimball street, 2201-2211 Ryder street and 2202-2212 Kimball street, Block 8556, Lot 37, Borough of Brooklyn.

811-55-BZ

APPLICANT—Ingram S. Carner, for Milton Waldman, owner.

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 21 of the zon-

ing resolution, to permit in a residence use, F area district, the erection and maintenance of a 2 car garage located within 15 ft. of the street line.

PREMISES AFFECTED—157-68 20th avenue, southwest corner of 160th street, Block 4750, Lot 41, Whitestone, Borough of Queens.

984-55-BZ

APPLICANT—Gabriel Nathan, for Julius Singer and Harold Garvin, owners (Samuel F. Berner, lessee).

SUBJECT—Application December 14, 1955—re (decision of the borough superintendent) under sections 7e of the zoning resolution, to permit in a residence use district, the use of premises as a children's day camp, day school, accessory two car garage and playroom.

PREMISES AFFECTED—125-147 (137) Beach 8th street, west side, 113.55 ft. south of Seagirt avenue, Block 143, Lot 13, Far Rockaway, Borough of Queens.

985-55-A

APPLICANT—Gabriel Nathan, for Julius Singer and Harold Garvin, owners (Samuel F. Berner, lessee).

SUBJECT—Application December 14, 1955—Appeal from a decision of the borough superintendent—re frame building—school use, stairs, etc.

PREMISES AFFECTED—125-147 (137) Beach 8th street, west side, 113.55 ft. south of Seagirt avenue, Block 143, Lot 13, Far Rockaway, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

APRIL 17, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, April 17, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

561-38-SA

APPLICANT—The Clayton Manufacturing Company, owner.

SUBJECT—Application for consideration—Application reopened January 10, 1956 as to amendment to resolution as to Clayton-Kerrick Steam Cleaner, Models C, LH and LHR,—re Kerrick Kleaner, Models J and L; previously approved.

834-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Finkel Umbrella Frame Company, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re Appeal from a decision re an order of the fire commissioner—re dip tank covers, etc.

PREMISES AFFECTED—890-914 Brush avenue, east side, 551.16 ft. south of Bruckner boulevard 2nd floor, Block 5541, Lot 130, Borough of The Bronx.

37-55-A

APPLICANT—Mayflower Doughnut Corp., lessee, for Irving Maidman, owner.

SUBJECT—Application January 19, 1955—Appeal from a decision of the Commissioner of Health—re cellar bakery.

PREMISES AFFECTED—565 Lexington avenue, northeast corner of East 50th street, Block 1305, Lot 20, Borough of Manhattan.

862-41-A—Vol. IV

APPLICANT—Leonard F. Rothkrug, for Sophia D. and Josephine C. Robb, d/b/a The Hearthside, owners.

SUBJECT—Application reopened June 7, 1955 as Vol. IV—re Appeal from a decision of the borough superintendent—frame building—business use.

PREMISES AFFECTED—168-08 Northern boulevard, southeast corner of 168th street, Block 5399, Lot 5, Flushing, Borough of Queens.

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137-54-A

APPLICANT—Fred C. Dahlem, for Benjamin Edelman, owner.

SUBJECT—Application February 17, 1954—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—654 Broadway, east side, 58 ft. south of Bond street, Block 529, Lot 6, Borough of Manhattan.

179-56-A

APPLICANT—Robert J. Reiley, for St. Josephs Day Nursery, owner.

SUBJECT—Application March 7, 1955—re Appeal from a decision of the borough superintendent—Day Nursery in Class 3 building.

PREMISES AFFECTED—471 West 57th street, north side, 75 ft. east of 10th avenue, Block 1067, Lot 4, Borough of Manhattan.

94-55-A

APPLICANT—Fred C. Dahlem, for Donato Scudieri, owner.

SUBJECT—Application February 9, 1955—re Appeal from a decision of the borough superintendent—interior stairs.

PREMISES AFFECTED—213-215 West 64th street, north side, 200 ft. west of Amsterdam avenue, Block 1156, Lot 23, Borough of Manhattan.

158-55-A

APPLICANT—Morris Bernard Adler, for John DiGiorgio, owner (Linochine Products Corp., lessee).

SUBJECT—Application February 28, 1955—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—143-145 42nd street, north side, 300 ft. west of 2nd avenue, Block 716, Lot 56, Borough of Brooklyn.

746-44-A—Vol. II

APPLICANT—Joseph J. Furman, for Meyer and Esther Kruglin, Robert and Mildred Rudolph, Max and Frances Feinblum, owners.

SUBJECT—Application reopened March 20, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—construction.

PREMISES AFFECTED—709-715 8th avenue and 300 West 45th street, southwest corner, Block 1035, Lot 36, Borough of Manhattan.

45-44-A—Vol. II

APPLICANT—Maurice R. Salo, for United Lutheran Church in America, owner

SUBJECT—Application reopened February 15, 1956, as Vol. II—re Appeal from a decision of the borough superintendent—extension business use in residence use district.

PREMISES AFFECTED—229-231 Madison avenue and 24 East 37th street, southeast corner, Block 866, Lot 58, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 24, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 24, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

118-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Paul Keller, owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, parking of cars waiting to be serviced, office and sales, storage.

PREMISES AFFECTED—2269-2281 8th avenue and 301 West 122nd street, northwest corner and 242-252 St. Nicholas avenue, Block 1949, Lot 29, Borough of Manhattan.

Laid over from March 6, 1956, to April 24, 1956, for inspection and decision; hearing closed.

754-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Mary Gianos, Marie Colonna and Theodore Sagliocca, owners.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), car washing (non automatic), office, storage and sale of auto accessories, and parking of cars waiting to be serviced all for a term of 15 years.

PREMISES AFFECTED—76-31 to 76-45 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

Laid over from March 6, 1956, to April 24, 1956, for inspection and decision; hearing closed.

300-54-BZ

APPLICANT—Enzo Gaspari, for Consiglia Aufiero, owner.

SUBJECT—Application April 16, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use, C area district, the extension of existing commercial building, using more than the area permitted, without the required rear yard.

PREMISES AFFECTED—3222 Ely avenue, east side, 170 ft. north of Burke avenue, Block 4755, Lot 50, Borough of The Bronx.

Laid over from March 6, 1956, to April 24, 1956, for inspection and decision; hearing closed.

291-55-BZ

APPLICANT—Herman Kron, for L. B. Oil Co. Inc., owner.

SUBJECT—Application April 13, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit partly in an unrestricted and partly in a business use district the erection and maintenance of a storage garage for more than 5 motor vehicles, auto repairs, and gasoline service station.

PREMISES AFFECTED—335-343 Bowery and 2-4 East 3rd street, southeast corner, Block 458, Lot 6, Borough of Manhattan.

Laid over from March 6, 1956, to April 24, 1956, for inspection and decision; hearing closed.

530-55-BZ

APPLICANT—Abraham N. Horowitz and Herbert Glabman, for Silver Castelli, owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication and accessory sales and minor repairs with hand tools only, with proposed show window less than 75 ft. from the residence use district, all for a term of 15 years.

PREMISES AFFECTED—144-11 to 144-21 Rockaway boulevard and 123-32 to 123-42 145th street, northeast corner, Block 12047, Lot 32, South Ozone Park, Borough of Queens.

Laid over from February 15, 1956, to March 13, 1956, for inspection and decision; hearing closed; then to April 24, 1956, for inspection and decision.

594-29-BZ—Vol. IV

APPLICANT—Kitzler and Nurick, for Jeanne Frischling, owner (Morey Motors, lessee).

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SUBJECT—Application reopened June 7, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a business and residence use district the proposed change in occupancy from auto showroom, simonizing, greasing, washing, auto repairs for more than 5 cars (hand tools only), office and dressing room to auto showroom, simonizing, greasing, washing and auto repairs (hand tools only) for more than 5 cars, and gasoline service station.
PREMISES AFFECTED—5810-5824 Bay parkway and 2177-2183 59th street, northwest corner, Block 5508, Lot 44, Borough of Brooklyn.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

550-32-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Anita Albanese, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the proposed change of use from office, parking and storage lot for more than 5 motor vehicles and area 20 ft. x 65 ft. to be used for selling used motor vehicles, to gasoline service station, lubricatorium, minor repairs, car washing, office and sales, storage parking, and storage of motor vehicles, with proposed show window and sign less than 75 ft. from residence use district.

PREMISES AFFECTED—9902-9912 4th avenue and 352-360 99th street, southwest corner, Block 6134, Lot 22, Borough of Brooklyn.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

463-50-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Patrick Filomio, owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed erection and maintenance of an auto laundry.

PREMISES AFFECTED—3221-3225 Boston road and 3250-3254 Laconia avenue, northeast corner, Block 4614, Lot 22, Borough of The Bronx.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed; applicant to file more complete plan showing exact location of auto laundry, more adequate reservoir space for incoming and outgoing cars, etc.

162-53-BZ

APPLICANT—The Horn and Hardart Co., owner.

SUBJECT—Application February 10, 1953—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district the maintenance of 2 existing electric signs at right angle to building projecting more than the permitted distance.

PREMISES AFFECTED—451-457 Lexington avenue and 124-130 East 45th street, southeast corner, Block 1299, Lot 51, Borough of Manhattan.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

499-55-BZ

APPLICANT—Robert Gottlieb, for Jacob and Gussie Furman, owners.

SUBJECT—Application June 17, 1955—re (decision of the borough superintendent) under sections 19A and 21 of the zoning resolution, to permit in a business and residence use district the proposed conversion of the existing building from garage to factory use, without the required loading berth, using more than the area permitted.

PREMISES AFFECTED—2927 White Plains road, west

side, 125 ft. north of Arnow avenue, Block 4542, Lot 20, Borough of The Bronx.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

514-55-BZ

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application June 22, 1955—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a residence and retail use district, the proposed extension of gasoline service station, auto repairs, accessory store, office and dwelling to be used for gasoline station, motor vehicle repair, shop, car washing, greasing, office, accessory store, boiler room and dwelling, with curb cut closer to residence use district than permitted.

PREMISES AFFECTED—78-08 51st avenue and 51-02 Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

515-55-A

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application June 22, 1955—re Appeal from a decision of the borough superintendent—non-fireproof construction—gasoline service station.

PREMISES AFFECTED—78-08 51st avenue and 51-02 Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

624-55-BZ

APPLICANT—Herman Kron, for Oscar and Ethel Gordon, owners.

SUBJECT—Application July 26, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline station, lubricatorium, office, auto laundry, minor repairs, parking of cars waiting to be serviced, with ground signs, curb cuts and show windows closer to the residence use district than is permitted.

PREMISES AFFECTED—202-15 Northern boulevard and 43-22 to 43-30 203rd street, northwest corner, Block 6263, Lot 17, Bayside, Borough of Queens.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed; applicant to file revised plan showing pumps 15 ft. from building line, etc.

737-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Weinstein and Abraham Saperstein, owners.

SUBJECT—Application September 20, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a unrestricted and business use district, the proposed change of use from storage of used tires to auto wrecking, buying, selling, processing, sorting and storage of scrap ferrous and non-ferrous metals, metal products, used auto parts, torch, truck scale, storage of motor vehicles in open area and one gasoline pump and tank (for accessory use).

PREMISES AFFECTED—289-309 Dewitt avenue and 814-834 Van Sinderen avenue, northwest corner and 709-747 Bank street, Block 3872, Lots 1, 46 and 47, Borough of Brooklyn.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

812-55-BZ

APPLICANT—Ingram S. Carner, for LMJ Realty Corp., owner (Shell Oil Company, proposed lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection

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and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non automatic), office, sales and storage of auto accessories, parking of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—4011-4029 New Utrecht avenue and 4002-4024 10th avenue, northeast corner, and 972-982 40th street, Block 5586, Lots 70, 71, 72, 73 and 75, Borough of Brooklyn.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

448-55-BZ

APPLICANT—Patrick D. Concagh, for Beretta Realty Corp., owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, F area district the proposed structure to be occupied as stores, with setback less than 15 ft. from the street line, with coverage in excess of that permitted.

PREMISES AFFECTED—5600-5610B Riverdale avenue, northeast corner of West 256th street, Block 3423, Lots 91 and 95, Borough of The Bronx.

Laid over from February 15, 1956 to March 20, 1956, for inspection and decision; hearing closed; then to April 24, 1956, at request of the applicant, who stated the owner is considering offers to purchase the property.

406-55-BZ

APPLICANT—Gabriel Nathan, for Edwin and Edna Hernly, owners.

SUBJECT—Application May 13, 1955—re (decision of the Commissioner Marine and Aviation) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the construction of a timber bulkhead wall along the property, and the use of the property for boat landing and parking of patrons cars.

PREMISES AFFECTED—225-229 Beach 3rd street, west side, 240 ft. north of Seagirt avenue and 224-230 Beach 4th street, Block 103, Lot 14, Far Rockaway, Borough of Queens.

Laid over from January 24, 1956 to February 21, 1956, for inspection and decision; hearing closed; applicant to file plan showing pierhead and bulkhead lines and small scale plan showing distance to boats and where they are moored; then to March 20, 1956, for inspection and decision; then to April 24, 1956, for inspection and decision.

418-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Vincenzo Delia, owner.

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7c, 7A and 7i of the zoning resolution, to permit in a business use district the proposed reconstruction and rearrangement of an existing gasoline service station, lubritorium, minor auto repairs, car washing, with proposed business entrance, sign and show window closer to the residence use district than is permitted.

PREMISES AFFECTED—1318-1324 Avenue X and 2402-2412 East 14th street, southwest corner, Block 7415, Lot 6, Borough of Brooklyn.

Laid over from March 20, 1956, to April 24, 1956, for inspection and decision; hearing closed; applicant to file more detailed plan.

753-55-BZ

APPLICANT—Fred C. Dahlem, for All Estates, Inc., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the use of premises for the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—112-114 Bennett avenue, west

side, 108.64 ft. north of West 186th street, Block 2180, Lot 196, Borough of Manhattan.

Laid over from March 20, 1956, to April 24, 1956, for inspection and decision; hearing closed; applicant to submit to the Board a statement as to the tenants in the immediate area who desire parking accommodations on the subject lot.

871-55-BZ

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (United Cerebral Palsy of Queens, Inc., contract vendee).

SUBJECT—Application November 4, 1955—re (decision of the borough superintendent) under sections 7e and 21 of zoning resolution, to permit in a residence use, E area district, the erection and maintenance of a building for therapy, vocational rehabilitation (to include instruction on machines, recreation, administration), the building to exceed permissible coverage.

PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

Laid over from March 20, 1956, to April 24, 1956, for inspection and for any additional new statements by objectors; also for applicant to submit arguments in substantiation of section 21 of the Zoning Resolution, practical difficulty and unnecessary hardship.

61-56-A

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (United Cerebral Palsy of Queens, Inc., contract vendee).

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—stairways.

PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

Laid over from May 3, 1955 to June 7, 1955, to permit the applicant to obtain a decision from the Building Department as to structural conditions to comply with the Labor Law and to permit the filing of a companion administrative appeal to be heard with the zoning application on the laid over date; laid over, date to be set for hearing when companion "A" appeal has been examined and set for hearing; the "A" and "BZ" cases to be heard on the same date; then set for hearing January 10, 1956; then February 15, 1956, for inspection and decision; hearing closed; then to February 28, 1956, for applicant to file revised plan; then laid over to March 20, 1956, for further inspection and decision; then to April 3, 1956, for applicant to furnish consent of adjoining owner for use of property as means of egress from foot of fire escape; then to April 24, 1956, at request of the applicant, to obtain a consent of the adjoining owner for exit across his property.

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

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500-55-BZ

APPLICANT—Rudolph C. P. Boehler, for Webb and Knapp Inc., owner.

SUBJECT—Application June 17, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, a drive-in restaurant, kitchen service area, storage room and parking of more than 5 motor vehicles.

PREMISES AFFECTED—80-11 Parsons boulevard, south-east corner of Union turnpike, Block 6853, Lot 20, Jamaica, Borough of Queens.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed; then to April 24, 1956, for applicant to file revised plans, showing portion of plot in residence district planted and arranged for protection of adjoining residential owners, with an alternate plan showing partial use and balance planted, with no curb cuts opposite the church.

706-55-BZ

APPLICANT—Charles M. Spindler, for Michael Bove, owner.

SUBJECT—Application September 9, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the proposed use of gasoline service station, auto safety inspection station, minor repairs (hand tools only), lubrication, auto washing, storage, office and sales, and storage of more than 5 motor vehicles.

PREMISES AFFECTED—8825-8911 5th avenue, east side, 108 ft. 7 in. north of 90th street, Block 6067, Lots 7 and 10, Borough of Brooklyn.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed; then to April 24, 1956, at request of the applicant, because of new owner.

94-47-BZ—Vol. II

APPLICANT—Siegel and Green, for Dolford Realty Corp., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, accessory building for sales room, lubritorium, auto repairs and automatic auto laundry.

PREMISES AFFECTED—2318-2332 Jerome avenue, east side, 197.03 ft. north of East 183rd street, Block 3187, Lot 9, Borough of The Bronx.

Laid over from April 10, 1956 to April 24, 1956, for further inspection, if necessary, and for decision; hearing closed.

530-42-BZ—Vol. III

APPLICANT—Robert Teichman, for Samuel Rudin and Jacob Schif, owners (Waverly Parking Place, lessee).

SUBJECT—Application reopened March 13, 1956 to consider amendment as to additional entrances and exits—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a local retail use district, the parking and storage of more than five motor vehicles for a term of three years.

PREMISES AFFECTED—358-374 Avenue of the Americas, east side, from Washington place to Waverly place, 126-130 Waverly place and 87 Washington place, Block 552, Lot 37, Borough of Manhattan.

957-54-BZ

APPLICANT—Herman Horowitz, for Senville 35th Street Realty Corp., owner.

SUBJECT—Application March 16, 1956 for further consideration—re (decision of the borough superintendent), previously granted by the Board, on certain conditions, under section 21 of the zoning resolution, permitting in a

business use, B area district, the extension on first story of proposed structure, using more than the area permitted.

PREMISES AFFECTED—524-532 3rd avenue and 163-167 East 35th street, northwest corner, Block 891, Lots 38, 39, 41, 42 and 43, Borough of Manhattan.

304-52-BZ—Vol. II

APPLICANT—Henry Nordheim, for Pappy's Motors, Inc., owner.

SUBJECT—Application reopened March 20, 1956 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition under sections 7i and 7h of the zoning resolution, permitting in the retail use district portion of plot, the erection and maintenance of a motor vehicle repair shop in conjunction with used car lot (previously granted by the Board—never built), and in the residence use district portion the parking and storage of motor vehicles, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—1489 Bruckner boulevard and 1000 Evergreen avenue, northeast corner, Block 3712, Lot 7, Borough of The Bronx.

437-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company and Katie Bakal, owners.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed demolition and reconstruction of the existing gas station, stores, motor vehicle repair shop and offices; change of occupancy to gasoline service station, parking and storage of motor vehicles, lubritorium, minor auto repairs, utility room, stores and car washing.

PREMISES AFFECTED—1387 Boston road and 680-686 East 170th street, southwest corner, Block 2937, Lots 14 and 17, Borough of The Bronx.

433-29-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug, for Alexander Ratner, Paul Glasser and Ben Shames, d/b/a Fit-Rite Auto Glass and Collision Service Corp., owners.

SUBJECT—Application reopened July 6, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the proposed change of occupancy from auto repair shop, wheel alignment, greasing, to auto repair shop, painting, spraying and open space for parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—807-817 East New York avenue, north side, 280 ft. 6¾ in. west of Schenectady avenue, Block 1429, Lots 56, 59, 60 and 61, Borough of Brooklyn.

146-52-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Fred Schumacher, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail service station, ground sign, auto washing, lubrication, office, accessory sales, minor repairs, and auto safety inspection station.

PREMISES AFFECTED—271-01 to 271-15 Union turnpike, northeast corner of 271st street, Block 8555, Lot 75, Bellerose, Borough of Queens.

279-55-BZ

APPLICANT—Herman Kron, for Angeline Peglia, owner.

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection of a building to be used as automobile showroom, gas station, lubritorium, offices, auto laundry, minor re-

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pairs, parking of cars waiting to be serviced, without the required rear yard.

PREMISES AFFECTED—2027 Bruckner boulevard, north side, 190 ft. east of Pugsley avenue, Block 3797, Lot 74, Borough of The Bronx.

337-55-BZ

APPLICANT—Ingram S. Carner, for Fasolino Monuments Inc., owner.

SUBJECT—Application April 19, 1955—re (decision of the borough superintendent) under sections 7e, 7A and 21 of the zoning resolution, to permit in a residence use district, the use of said premises for business and the erection of a business sign on the property.

PREMISES AFFECTED—48-30 54th avenue and 54-06 50th street, southwest corner, Block 2556, Lot 30, Maspeth, Borough of Queens.

381-55-BZ

APPLICANT—Julius Komissaroff, for David Rosen, owner (Rudan Electric Supply Co., lessee).

SUBJECT—Application April 28, 1955—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a residence use district the proposed extension of curb cut in a retail use district extending into the residence use district; proposed use of driveway in retail district, extending into residence district, proposed location of a curb cut within 75 ft. of residence use district.

PREMISES AFFECTED—80-02 Surrey place, southside, 7.83 ft. west of Union turnpike, Flushing, Borough of Queens.

550-55-BZ

APPLICANT—Patrick D. Concagh, for Clareve Corp., owner.

SUBJECT—Application July 5, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubricatorium, car wash, office for sale of accessories, auto repairs, storage of auto accessories, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—640-666 Conduit boulevard and 600-608 Grant avenue, entire block bounded by Grant Belmont, Sheridan avenues and Conduit boulevard, Block 4239, Lot 1, Borough of Brooklyn.

558-55-BZ

APPLICANT—Leonard F. Rothkrug, for Carmine Sirico (doing business as Sirico's Restaurant), owner.

SUBJECT—Application July 6, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business, D area district, the erection of a restaurant and catering hall, using more than the area permitted.

PREMISES AFFECTED—8021-8023 13th avenue and 1301-1311 81st street, northeast corner, Block 6280, Lot 1, Borough of Brooklyn.

576-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Automobile Club of New York, Inc., owner.

SUBJECT—Application July 14, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and retail use, E-1 and D area district, the proposed parking of employees and members' cars and business entrances within the residence portion of the plot; the proposed structure using more than the area permitted.

PREMISES AFFECTED—186-06 Hillside avenue and 88-01 to 88-09 186th street, southeast corner, Block 9934, Lot 20, Hollis, Borough of Queens.

813-55-BZ

APPLICANT—Paul Friedman, for Jack Lurio, owner (Lindell's Corner Food Shop, Inc., lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use, D area district, the extension of an existing commercial building into the residence district portion of the plot, using more than the area permitted.

PREMISES AFFECTED—1521-1523 Avenue U, northwest corner of East 16th street, Block 7320, Lot 40, Borough of Brooklyn.

861-55-BZ

APPLICANT—Charles M. Spindler, for Elizabeth Lipshitz, owner.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs, with hand tools only.

PREMISES AFFECTED—39-47 Neptune avenue, north side, 95.50 ft. west of East 13th street, Block 7486, Lot 48, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

APRIL 24, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, April 24, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

28-55-A

APPLICANT—Continental Baking Co., owner.

SUBJECT—Application January 11, 1955—Appeal from an order and a decision of the fire commissioner—re direct method of refrigeration.

PREMISES AFFECTED—87-105 Heyward street, north side, 100 ft. east of Bedford avenue and 128 Rutledge street, Block 2225, Lot 10, Borough of Brooklyn.

217-55-A

APPLICANT—Jacob W. Sherman, for Barbara Parente, owner.

SUBJECT—Application March 17, 1955—re Appeal from a decision of the borough superintendent—frame building—business use.

PREMISES AFFECTED—679 DeKalb avenue, north side, 100 ft. west of Marcy avenue, Block 1774, Lot 55, Borough of Brooklyn.

96-55-A

APPLICANT—Leonard F. Rothkrug, for I. J. Stein Co., owner.

SUBJECT—Application February 9, 1955—re Appeal from a decision of the borough superintendent—frame building—factory

PREMISES AFFECTED—137 Manhattan avenue, west side, 75 ft. north of Montrose avenue, Block 3051, Lot 20, Borough of Brooklyn.

132-55-A

APPLICANT—Leonard F. Rothkrug, for Max Forman, owner (Gibraltar Fabrics, lessee).

SUBJECT—Application February 16, 1955—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—2236-2238 Pitkin avenue, south side, 75 ft. west of Hendrix street, Block 4010, Lots 21 and 23, Borough of Brooklyn.

244-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Beth Sholom Peoples Temple, Inc., owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—exits and protection of fire wall openings.

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PREMISES AFFECTED—8686-8696 Bay parkway and 2164-2180 Benson avenue, southwest corner, Block 6414, Lot 42, Borough of Brooklyn.

422-55-A

APPLICANT—Leonard F. Rothkrug, for Mario Benci-venza, owner.

SUBJECT—Application May 25, 1955—re Appeal from a decision of the borough superintendent—frame building—business use.

PREMISES AFFECTED—639 Lorimer street, east side, 25 ft. south of Jackson street, Block 2747, Lot 7, Borough of Brooklyn.

431-55-A

APPLICANT—Leonard F. Rothkrug, for Irving M. Young and Jack Jacobson, owner (d/b/a I. D. J. Decorators Co.).

SUBJECT—Application May 19, 1955—re Appeal from a decision of the borough superintendent—exits, live load, etc.

PREMISES AFFECTED—783-785 Coney Island avenue, east side, 299 ft. 8 1/8 in. north of Dorchester road, Block 5153, Lots 55 and 56, Borough of Brooklyn.

661-55-A

APPLICANT—Leonard F. Rothkrug, for Ida Shiffman, owner.

SUBJECT—Application August 10, 1955—re Appeal from a decision of the borough superintendent—frame extension, exits, stairs.

PREMISES AFFECTED—266 Ainslie street, south side, 150 ft. east of Graham avenue, Block 2777, Lot 13, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MAY 1, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 1, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

846-26-BZ—Vol. II

APPLICANT—Joseph Schafran, for Grace Battaglino and Angela Modello, owners.

SUBJECT—Application reopened May 24, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the extension of existing gasoline service station and the relocation of gasoline pumps, and to include lubritorium and motor vehicle repairs.

PREMISES AFFECTED—3156 Boston road, southwest corner of Burke avenue, Block 4579, Lot 35, Borough of The Bronx.

Laid over from March 20, 1956 to May 1, 1956, for inspection and decision; hearing closed.

417-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Lucky Star Realty Corp., owner.

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, office, auto repair shop, restaurant and kitchen, and parking for more than 5 cars.

PREMISES AFFECTED—183-02 to 183-20 (183-10 official) South Conduit avenue, 144-01 to 144-13 183rd street, southeast corner and 144-02 to 144-18 184th street, southwest corner of South Conduit avenue, Block 13326, Lot 16, Springfield Gardens, Borough of Queens.

Laid over from April 3, 1956, to May 1, 1956, for inspection and decision; hearing closed.

395-55-BZ

APPLICANT—Vincent J. Tortorelli, for Edward Veldor-anlo, owner.

SUBJECT—Application May 18, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking of more than 5 motor vehicles.

PREMISES AFFECTED—329-331 East 150th street, north side, 200 ft. west of Courtlandt avenue, Block 2410, Lot 56, Borough of The Bronx.

Laid over from April 3, 1956, to May 1, 1956, for inspection and decision; hearing closed.

441-55-BZ

APPLICANT—Hurley, Kearney Lane and Mattison, for St. Joseph's Hospital, owner.

SUBJECT—Application June 2, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the use of premises as a parking lot.

PREMISES AFFECTED—330 Beach 19th street, east side, 49.27 ft. south of Brookhaven avenue, Block 131, Lot 34, Far Rockaway, Borough of Queens.

Laid over from April 3, 1956, to May 1, 1956, for inspection and decision; hearing closed.

528-55-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Gaiti, owner.

SUBJECT—Application June 29, 1955—re (decision of the borough superintendent) under sections 7i and 7e of the zoning resolution, to permit in a business and residence use district, proposed building to be used for motor vehicle repair shop.

PREMISES AFFECTED—518 Coney Island avenue, west side, 60 ft. 13/4 in. south of Turner place, Block 5342, Lot 17, Borough of Brooklyn.

Laid over from April 3, 1956, to May 1, 1956, for inspection and decision; hearing closed.

673-55-BZ

APPLICANT—Kitzler and Nurick, for Bertha Sherain, owner (92 car Wash Corp., lessee).

SUBJECT—Application August 2, 1955—re (decision of the borough superintendent) under sections 7c, 7f, 7A and 7i of the zoning resolution, to permit in a business use district automatic auto laundry, gasoline service station, office, lubritorium, motor vehicle repair shop (with hand tools only) and parking cars awaiting service.

PREMISES AFFECTED—5802-5824 Church avenue and 119-129 East 58th street, southeast corner and 74-84 East 59th street, Block 4706, Lot 36, Borough of Brooklyn.

Laid over from April 3, 1956, to May 1, 1956, for inspection and decision; hearing closed.

734-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 19, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in retail use district proposed use of premises for high speed auto laundry, office, waiting area and simonizing, with ground signs closer to residence use district than is permitted.

PREMISES AFFECTED—14-59 150th place, east side, 44.66 ft. north of Cross Island parkway and 14-54 Clintonville street, Block 4697, Lot 8, Whitestone, Borough of Queens.

Laid over from April 3, 1956, for further consideration after hearing to be held on April 10, 1956, on similar application under Cal. 752-55-BZ, affecting property in the vicinity; hearing to be continued; then to May 1, 1956, for inspection and decision; hearing closed.

752-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

CALENDAR

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, office, storage, lubritorium, minor auto repairs, car washing and parking of motor vehicles awaiting service.
PREMISES AFFECTED—14-43 to 14-47 (14-45 official) Clintonville street, east side, 63.99 ft. south of 14th road, 151-20 to 152-20 14th road and 153-15 to 153-91 Cross Island parkway, Block 4717, Lot 16, Whitestone, Borough of Queens.

Laid over from April 10, 1956, to May 1, 1956, for inspection and decision; hearing closed.

465-55-BZ

APPLICANT—Lama, Proskauer and Prober, for 325 North Macquesten Parkway Corp., owner.

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed change in occupancy from gasoline station, public garage, parking lot for more than 5 cars and auto laundry, to boiler room, gasoline station, public garage, parking lot for more than 5 motor vehicles, auto laundry, auto repairs, painting and spraying, body and fender repairs, welding, wheel alignment, brake testing, recapping and vulcanizing of tires, sale and storage of car washing, supplies.

PREMISES AFFECTED—486-496 Coney Island avenue, west side, 80 ft. 2½ in. north of Turner place and 820-826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

Laid over from April 10, 1956, to May 1, 1956, for inspection and decision; hearing closed.

466-55-A

APPLICANT—Lama, Proskauer and Prober, for 325 North Macquesten Parkway Corp., owner.

SUBJECT—Application May 23, 1955—Appeal from a decision of the borough superintendent—re frame building—factory use, etc.

PREMISES AFFECTED—486-496 Coney Island avenue, west side, 80 ft. 2½ in. north of Turner place and 820-826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

59-21-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 73 Realty Corp., owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed change of use from public garage to motor vehicle repair shop and servicing, lubrication, truck washing, garage, wheel alignment, brake testing, welding, machine shop, parts storage and sales, showroom and office.

PREMISES AFFECTED—73-97 Empire boulevard and 81-103 McKeever place, northeast corner and 56-58 Sullivan place, Block 1306, Lot 28, Borough of Brooklyn.

533-55-A

APPLICANT—Lama, Proskauer and Prober, for 73 Realty Corp., owner.

SUBJECT—Application May 31, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—73-97 Empire boulevard and 81-103 McKeever place, northeast corner and 56-58 Sullivan place, Block 1306, Lot 28, Borough of Brooklyn.

408-44-BZ—Vol. III

APPLICANT—John F. Fitzsimons, for Estate of George H. Storm (A. Gordon Smith, trustee) and Florence F. Storm, owners.

SUBJECT—Application reopened November 15, 1955 as Vol. III—re (decision of the borough superintendent)

under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the change of occupancy from a garage for more than 5 motor vehicles, office accessory room, loading and storage to garage for more than 5 motor vehicles, offices, access rooms, loading and storage.

PREMISES AFFECTED—525-533 East 71st street, north side, 113 ft. 8¾ in. west of Franklin D. Roosevelt drive and 524-528 East 72nd street, south side, 131 ft. 11 3/8 in. west of Franklin D. Roosevelt drive, Block 1483, Lot 33, Borough of Manhattan.

231-48-BZ—Vol. II

APPLICANT—William B. Lichtner, for Elias and Stella Horowitz, owners.

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the erection of a building encroaching on the required front yard.

PREMISES AFFECTED—745 Cornaga avenue and 747 Annapolis street, southeast corner, Block 65, Lot 3, Far Rockaway, Borough of Queens.

441-51-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Joseph Coscia, owner.

SUBJECT—Application reopened May 3, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the extension and reconstruction of a structure used as a garage for more than 5 motor vehicles for use and storage garage for motor vehicles, lubritorium, minor auto repairs, wheel alignment, brake testing, car washing, office and sales, using more than the area permitted, without the required rear yard.

PREMISES AFFECTED—353-367 91st street, north side, 154 ft. 8 5/8 in. west of 4th avenue, Block 6081, Lots 77, 78 and 79, Borough of Brooklyn.

524-55-BZ

APPLICANT—Hal I. Mirowitz, for Michael Spinelli, owner.

SUBJECT—Application June 27, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the extension of an existing motor vehicle repair shop.

PREMISES AFFECTED—2894 Atlantic avenue, south side, 50 ft. 4 in. east of Jerome street, Block 3966, Lot 14, Borough of Brooklyn.

755-55-BZ

APPLICANT—Leonard F. Rothkrug, for 66-17 Grand Avenue Corp., owner (Times Square Corp., lessee).

SUBJECT—Application September 23, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a retail and residence use district, the proposed patrons and employees parking of more than 5 motor vehicles.

PREMISES AFFECTED—66-19 Grand avenue, north side, 85.44 ft. east of Hamilton place and 66-02 Perry avenue, southeast corner of 66th street, Block 2724, Lots 8 and 69, Maspeth, Borough of Queens.

784-55-BZ

APPLICANT—Goldwater and Flynn, for Housing Enterprises Inc., owner.

SUBJECT—Application October 4, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor motor vehicles, washing, parking and storage of motor vehicles.

PREMISES AFFECTED—30-11 Francis Lewis boulevard, east side, from 30th avenue to 32nd avenue, Block 6021, Lot 1, Bayside, Borough of Queens.

CALENDAR

867-55-BZ

APPLICANT—Paul Friedman, for William Gottfried, owner (conditional vendee; W. L. Associates, Inc.).

SUBJECT—Application November 2, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, for a term of 15 years.

PREMISES AFFECTED—66-11 to 66-33 Queens Midtown expressway, northeast corner of Clinton avenue, Block 2394, Lot 8, Maspeth, Borough of Queens.

1005-55-BZ

APPLICANT—Albert Melniker, for Gertrude Le Blanc, owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, car washing, lubritorium, sale of accessories, minor motor vehicle repairs, with hand tools only, parking for more than 5 motor vehicles, for a term of 15 years.

PREMISES AFFECTED—237 Jewett avenue and 899 Post avenue, northwest corner,, Block 1027, Lot 1, West Brighton, Borough of Richmond.

232-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Freya Heintze, (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and local retail use, D and G-1 area, district, the erection and maintenance of a supermarket, with required loading berth on the residence portion of the plot and the parking of more than 5 cars (patrons); proposed area of building is in excess of area permitted, with a side yard of less than 5 ft. in that portion of the lot in the G-1 area district.

PREMISES AFFECTED—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972, Lot 50, Laurelton, Borough of Queens.

233-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Carmine L. Calabro, owner (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h, 7A and 7c of the zoning resolution, to permit in a retail and residence use district, the proposed parking lot for supermarket's patron use, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—133-25 233rd street, east side, 97.25 ft. north of Merrick boulevard, Block 12973, Lots 6 and 9, Laurelton, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MAY 1, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 1, 1956 at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters.

393-52-SM

APPLICANT—Carrier Corporation, owner-manufacturer (Fayette S. Dunn, agent).

SUBJECT—Application March 25, 1952—Evaporative Condenser, Model 9E, approval of.

609-55-SA

APPLICANT—The Stove Works, Inc., owner. (Gas Range Distributing Corp., agent).

SUBJECT—Application June 30, 1955—Wincroft, Model 201, Gas Range, approval of.

53-56-SA

APPLICANT—Acme National Refrigeration Company, Inc., owner.

SUBJECT—Application January 5, 1956—Acme Refrigerator-Range (electric) Models SD51F, SD61F, RE5F, RS4AF and RES4AF, approval of.

121-35-SA

APPLICANT—Timken Silent Automatic Division of Timken Detroit Axle Co., owner.

SUBJECT—Application for consideration—reopened February 1, 1955 as to amendment to resolution as to additional models—re Timken Silent Automatic Water Heater, Model 40-A and 50-B; previously approved.

1429-39-SM—Vol. IV

APPLICANT—Rock-Crete Products, Inc., owner.

SUBJECT—Application for consideration—withdrawal December 13, 1955 of Vol. IV as to use of Lelite—reopened December 13, 1955 as Vol. IV for change of corporations name—re Concrete and Cinder Blocks for the Rock-Crete Corp., previously approved.

721-46-SM

APPLICANT—Resistall Paint Mfg. Company, Division of Brytenu Chemical Mfg. Company, owner.

SUBJECT—Application for consideration—reopened March 1, 1955 as to amendment of resolution as to additional trade name—re Wont-Burn Flameproofing material; previously approved.

1144-40-SM

APPLICANT—United States Gypsum Company, owner-manufacturer.

SUBJECT—Applicatoin for consideration—reopened October 28, 1952 as to amendment of resolution as to spacing of Zee splines and the addition of a new clip—re Acoustone (Acoustical Tile); previously approved.

746-38-SA—Vol. II

APPLICANT—John Wood Company, Bennett Pump Division, owner.

SUBJECT—Application reopened October 25, 1955 as Vol. II for report as to additional models of dispensing pumps —re Bennett Pumps for Motor Fuels, Models 748 and 749 —re Bennett Pumps for Motor Fuels; previously approved.

863-55-A

APPLICANT—Irving Kudroff, for Eaglet Realty Corp., owner.

SUBJECT—Application October 25, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—382 Lafayette street, west side, 74 ft. south of East 4th street, Block 531, Lot 11, Borough of Manhattan.

22-56-A

APPLICANT—Morris Hannes, for J. L. Spigel and Herman Zeligman, owners.

SUBJECT—Application January 18, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—15 Spruce street, north side, 100 ft. west of William street, Block 102, Lot 18, Borough of Manhattan.

960-47-A—Vol. II

APPLICANT—The Austin Company, for Long Island Press Publishing Co., Inc., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. II—re Appeal from an order of the fire commissioner —approved Interior Fire Alarm System.

PREMISES AFFECTED—92-20 to 92-24 168th street, west side, 204.65 ft. south of Jamaica avenue, Block 10156,

CALENDAR

Lot 22 (formerly lots 22, 24, 26 and 142), Jamaica, Borough of Queens.

952-55-A

APPLICANT—Leonard F. Rothkrug, for 16001 Kings Highway Realty Corp., owner (Healy's Bar and Grill, lessee).

SUBJECT—Application December 2, 1955—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—1601-1623 Kings highway and 1637-1645 East 16th street, northeast corner, Block 6779, Lot 22, Borough of Brooklyn.

540-32-A—Vol. III

APPLICANT—William H. Byrne, for Board of Higher Education, City of New York, owner.

SUBJECT—Application reopened February 15, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—capacity of fuel oil tanks.

PREMISES AFFECTED—1605 Amsterdam avenue and 475 West 140th street, southeast corner, cellar, Block 2057, Lot 1, Borough of Manhattan.

497-53-A

APPLICANT—Joseph M. Lonergan, for 324 Lafayette Street Corp., owner.

SUBJECT—Application June 18, 1953—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—324-328 Lafayette street, west side, 116 ft. 1¾ in. south of Bleeker street and 159 Crosby street, Block 522, Lot 28, Borough of Manhattan.

49-56-A

APPLICANT—Robert Kaplan, for Arthur C. Stifel, Jr., owner.

SUBJECT—Application January 26, 1956—re Appeal from a decision of the borough superintendent—egress—fire tower.

PREMISES AFFECTED—123-125 East 55th street, north side, 127 ft. 6 in. west of Lexington avenue, Block 1310, Lots 11 and 11½, Borough of Manhattan.

1014-55-A

APPLICANT—Lama, Proskauer and Prober, for 260 West Street Corp., owner.

SUBJECT—Application December 23, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—67-73 Vestry street and 260-262 West street, southeast corner, Block 218, Lot 24, Borough of Manhattan.

198-54-A

APPLICANT—Philip Freshman, for Sarah Nehemiah and Moses Leinwand, owners.

SUBJECT—Application March 16, 1954—re Appeal from a decision of the borough superintendent—exits, live load.

PREMISES AFFECTED—146-148 Lawrence street, west side, 110 ft south of Willoughby street, Block 151, Lot 35, Borough of Brooklyn.

231-54-A

APPLICANT—Tobias Goldstone, for Covert Realty Corp., owner (Radio-Picture Frame Corp., lessee).

SUBJECT—Application April 5, 1954—re Appeal from a decision of the borough superintendent—barred windows.

PREMISES AFFECTED—1056 Wyckoff avenue and 1541-1545 Schaeffer street, northwest corner, Block 3540, Lot 42, Long Island City, Borough of Queens.

178-56-A

APPLICANT—Samuel Cohen, for Standard Paper Co., owner.

SUBJECT—Application February 24, 1956—re Appeal from a decision of the borough superintendent—stairs.

PREMISES AFFECTED—13 Frankfort street, south side, 118 ft. east of Nassau street, Block 102, Lot 7, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MAY 4, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning*, May 4, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1-38-SR—Proposed amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, Covering the Specifications for Design, Fabrication and Inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors.

784-41-SR—Proposed Amendments to the Rules for Erection, Alteration, Repair, Excavation for and Demolition of Buildings.

835-38-SR—Proposed Amendments Relative to Submerged Inlets and Protective Methods to Be Applied to Prevent Contamination of Water Supply.

HARRIS H. MURDOCK, *Chairman.*

MAY 8, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, May 8, 1956, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

662-55-BZ

APPLICANT—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the extension of a non-conforming use (residence and stores).

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

Laid over from April 10, 1956, to May 8, 1956, at 10 A.M. for inspection and decision; hearing closed.

663-55-A

APPLICATION—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—Appeal from a decision of the borough superintendent—re frame building business use.

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

814-55-BZ

APPLICANT—Fred C. Dahlem, for Estate of Newbold Morris, Bank of New York, trustee, owner (Martin Gollubier, lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of use of parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—1034-1040 College avenue, east side 100 ft. north of East 165th street, Block 2433, Lots 1 and 6, Borough of The Bronx.

Laid over from April 10, 1956, to May 8, 1956, for inspection and decision; hearing closed.

930-55-BZ

APPLICANT—Fred C. Dahlem, for Valentine Galcik, owner.

SUBJECT—Application November 21, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7c and 21 of the zoning resolution, to permit in a retail use, D area district, the use of a building for motor vehicle repairs and garage for more than 5 motor vehicles and extension of subject building to occupy 100% of the area of the lot.

CALENDAR

PREMISES AFFECTED—424-426 East 10th street, south side, 306 ft. west of avenue D, Block 379, Lot 21, Borough of Manhattan.

Laid over from April 10, 1956, to May 8, 1956, for inspection and decision; hearing closed.

621-24-BZ—Vol. III

APPLICANT—Howard H. Snyder, for Terin Garage Corp., owner.

SUBJECT—Application reopened January 31, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7a, 7c and 7f of the zoning resolution, to permit in a business use district an existing three story garage, the additional parking of motor vehicles on the roof.

PREMISES AFFECTED—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan.

252-46-BZ—Vol. II

APPLICANT—Allan Crane and Hoist Corp., lessee., for Electric Hoist and Motor Company, Inc., owner.

SUBJECT—Application reopened April 19, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district, the proposed use of an existing building for a factory, for the manufacture of electric hoists, and office with welding in connection with the manufacture of hoists.

PREMISES AFFECTED—60 Bayard street, south side, 100 ft. east of Lorimer street, Block 2722, Lot 8, Borough of Brooklyn.

658-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Julius Procacci, owner.

SUBJECT—Application reopened October 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, storage room and parking and storage of motor vehicles.

PREMISES AFFECTED—627-637 86th street, north side, 214 ft. 7 in. east of Fort Hamilton parkway, Block 6037, Lots 17, 96, 99, 100 and 101, Borough of Brooklyn.

127-46-BZ—Vol. II

APPLICANT—Paul Friedman, for Interboro Management, Inc., owner.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of auto accessories and parking of more than 5 cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—46-11 to 46-21 Hollis Court boulevard and 46-02 to 46-16 189th street, northwest corner and 188-12 to 188-20 46th avenue, Block 5528, Lot 1, Flushing, Borough of Queens.

815-52-BZ—Vol. II

APPLICANT—Reuben Rappaport, for City Bank Farmers Trust Co. and Florence D'Olier, Trustees under will of Thomas Diamond, owners (N. R. M. Garage Corp., lessee).

SUBJECT—Application reopened January 10, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and business use district, the proposed combining of both buildings for garage and parking of more than 5 motor vehicles, and the proposal to extend use of garage wherein gasoline and oil is sold.

PREMISES AFFECTED—248-250 West 80th street and

2231-2239 Broadway, southwest corner, Block 1227, part of Lots 54 and 59, Borough of Manhattan.

23-56-A

APPLICANT—Reuben Rappaport, for City Bank Farmers Trust Co. and Florence D'Olier, Trustees under the will of Thomas Diamond, owners (N. R. M. Garage Corp., lessee).

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—non-fireproof construction and exits.

PREMISES AFFECTED—248-250 West 80th street and 2231-2239 Broadway, southwest corner, Block 1227, part of Lots 54 and 59, Borough of Manhattan.

711-54-BZ

APPLICANT—Leonard F. Rothkrug, for Sam Tepperberg, owner (Empire Store Construction Co., Inc., lessee).

SUBJECT—Application August 20, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed use of premises for light manufacturing (store fixtures), involving the use of power saws on wood, thus constituting a saw mill.

PREMISES AFFECTED—334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn.

712-54-A

APPLICANT—Leonard F. Rothkrug, for Sam Tepperberg, owner (Empire Store Construction Co., Inc., lessee).

SUBJECT—Application August 20, 1954—re Appeal from a decision of the borough superintendent—frame building, commercial use.

PREMISES AFFECTED—334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn.

855-52-A

APPLICANT—Benjamin Saltzman, Borough Superintendent.

OWNERS OF RECORD—Annie Tepperberg and Pauline Greenbaum.

SUBJECT—Application November 26, 1952—re Revocation of Certificate of Occupancy #113920.

PREMISES AFFECTED—332-334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn.

187-55-BZ

APPLICANT—Leonard F. Rothkrug, for Anthony D'Angelo, owner.

SUBJECT—Application February 25, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the maintenance of existing extension using more than the area permitted.

PREMISES AFFECTED—356 Evergreen avenue and 29-35 Harmon street, northwest corner, Block 3274, Lot 33, Borough of Brooklyn.

188-55-A

APPLICANT—Leonard F. Rothkrug, for Anthony D'Angelo, owner.

SUBJECT—Application February 25, 1955—re Appeal from a decision of the borough superintendent—use of frame building as factory—exits, etc.

PREMISES AFFECTED—356 Evergreen avenue and 29-35 Harmon street, northwest corner, Block 3274, Lot 33, Borough of Brooklyn.

450-55-BZ

APPLICANT—Leonard F. Rothkrug, for Thomas Nas-tasi, owner.

CALENDAR

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district occupancy of a class 4, single family residence by 2 families.

PREMISES AFFECTED—157-22 Powell Cove boulevard, south side, 180 ft. east of 157th street, Block 4554, Lot 50, Beechhurst, Borough of Queens.

584-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Charlotte W. Sanders, owner.

SUBJECT—Application July 15, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed demolition, reconstruction and extension of an existing gas station, office and sales, storage, lubritorium, car washing and minor auto repairs.

PREMISES AFFECTED—699 Morris avenue and 266 East 155th street, southwest corner and 3012-3016 Park avenue, Block 2442, Lot 65, Borough of The Bronx.

850-55-BZ

APPLICANT—Burke, Green and Groh, for Samuel Rosenberg, owner.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7e and 7A of the zoning resolution, to permit in a retail and residence use district the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs (hand tools only), with proposed signs, show windows, and curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—4401-4411 Church avenue, northeast corner of Troy avenue, Block 4881, Lots 38, 40 and 41, Borough of Brooklyn.

715-55-BZ

APPLICANT—Herman Wolff, for Samuel, Max, Nathan and Julius Kassover, owners.

SUBJECT—Application September 15, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the erection of a one story, class 3 construction store building with area of 2910 square feet which is in excess of permitted area of 75% or 2182 square feet of lot.

PREMISES AFFECTED—983-985 Flatbush avenue, east side, 95 ft. 3 in. south of Albermarle road, Block 5126, Lot 14, Borough of Brooklyn.

738-55-BZ

APPLICANT—Patrick D. Concagh, for 333 West 46th Street Corp., owner.

SUBJECT—Application September 21, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—333-337 West 46th street, north side, 378 ft. west of 8th avenue, Block 1037, Lots 16, 116 and 117, Borough of Manhattan.

991-55-BZ

APPLICANT—Charles M. Spindler, for Claire-A1 Realty Corp., owner.

SUBJECT—Application November 15, 1955—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district, the proposed extension in area and reconstruction of an existing gasoline service station, and use of premises for a gasoline service station, office and sale of auto accessories, lubrication, washing, minor repairs (with hand tools only), parking and storage of motor vehicles, with proposed curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—236-244 Dyckman street, southwest corner of Seaman avenue, Block 2246, Lots 61, 63 and 65, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MAY 15, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 15, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

73-55-BZ

APPLICANT—Henry Nordheim, for Rubenstein and Tutanauer, owners.

SUBJECT—Application February 3, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, and office and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1680 Gun Hill road and 1674 Allerton avenue, intersection of Gun Hill road, Allerton avenue and Lodovick avenue, Block 4539, Lot 1, Borough of The Bronx.

Laid over from February 7, 1956, to March 13, 1956, for inspection and decision; hearing closed; then to April 10, 1956, at the request of the applicant to furnish revised plan. then to May 15, 1956, at request of objector.

5-33-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Thomas and Louis Filonio, owners.

SUBJECT—Application reopened October 25, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7e and 7h, of the zoning resolution to permit in a business, retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, sales and storage room, for auto accessories and minor repairs, and parking and storage for more than 5 cars.

PREMISES AFFECTED—3480-3498 Baychester avenue and 3800-3812 Boston road, southeast corner, Block 5257, Lot 1, Borough of The Bronx.

1501-39-BZ—Vol. III

APPLICANT—James R. Curreri, for Rosa Marinelli, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, to consider use of existing garages formerly accessory, for rental purposes, and parking upon unbuilt upon portion of the plot.

PREMISES AFFECTED—2012 Daly avenue, east side, 66 ft. south of East 179th street, Block 3127, Lot 11, Borough of The Bronx.

629-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for M. H. A. Associates, Inc., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the proposed extension of an existing non-conforming use, present use storage, office and car washing, to be used as storage and boiler room, gasoline service station, high speed auto laundry, lubritorium, motor vehicle repairs, office and sales, parking and storage of cars awaiting service, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—53-15 Queens boulevard and 43-32 to 43-40 54th street, northwest corner, Block 1322, Lot 39, Woodside, Borough of Queens.

CALENDAR

611-54-BZ

APPLICANT—George J. Rusciano, for Pietro Catino, owner.

SUBJECT—Application July 20, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district for a term of ten years, the maintenance of existing frame garages (formerly stables) to be used for more than three motor vehicles.

PREMISES AFFECTED—3222 Olinville avenue, east side, 170.69 ft. north of Burke avenue, Block 4595, Lot 8, Borough of The Bronx.

612-54-A

APPLICANT—George J. Rusciano, for Pietro Catino, owner.

SUBJECT—Application July 20, 1954—Appeal from a decision of the borough superintendent—re construction.

PREMISES AFFECTED—3222 Olinville avenue, east side, 170.69 ft. north of Burke avenue, Block 4595, Lot 8, Borough of The Bronx.

890-54-BZ

APPLICANT—Irving A. Rudder, for Rose and David Koblenz, owners (David Koblenz, lessee).

SUBJECT—Application November 24, 1954—re (decision of the borough superintendent) under sections 7i and 7f of the zoning resolution, to permit in a business use district, the change of occupancy from 5 car storage garage, auto renting and driving school, to storage garage and motor vehicle repair shop and gasoline service station.

PREMISES AFFECTED—1106 Stebbins avenue, east side, 25 ft. south of East 167th street, Block 2691, Lot 77, Borough of The Bronx.

436-55-BZ

APPLICANT—Leonard F. Rothkrug, for Arthur P. Ferretti, owner.

SUBJECT—Application May 26, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the extension of a 2 story building of class 4 construction, for the uses of glass manufacturing, grinding, publishing, and storage, using more than the area permitted.

PREMISES AFFECTED—63-17 to 63-19 Metropolitan avenue, north side, 173 ft. 5 in. east of 62nd street, Block 2771, Lot 55, Maspeth, Borough of Queens.

437-55-A

APPLICANT—Leonard F. Rothkrug, for Arthur P. Ferretti, owner.

SUBJECT—Application May 26, 1955—re Appeal from a decision of the borough superintendent—frame building, factory use, exits, etc.

PREMISES AFFECTED—63-17 to 63-19 Metropolitan avenue, north side, 173 ft. 5 in. east of 62nd street, Block 2771, Lot 55, Maspeth, Borough of Queens.

508-55-BZ

APPLICANT—John J. Tricarico, for Joseph Banto, owner.

SUBJECT—Application June 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, minor auto repairs, storage for more than 5 commercial vehicles.

PREMISES AFFECTED—5801-5803 16th avenue, southeast corner of 58th street, Block 5503, Lot 9, Borough of Brooklyn.

526-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Chanaga Realty Corp., owner.

SUBJECT—Application June 27, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the

erection and maintenance of a gasoline service station, lubritorium, auto repairs, car washing, storage room, office, parking and storage of motor vehicles.

PREMISES AFFECTED—23-38 to 23-44 (23-40 official) Cornaga avenue, north side, from Beach Channel drive to Gipson street, 23-18 to 23-34 Beach Channel drive and 10-02 to 10-14 Gipson street, Block 221, Lot 11, Far Rockaway, Borough of Queens.

582-55-BZ

APPLICANT—Reginald S. Hardy, for U. K. Realty Corp., owner.

SUBJECT—Application July 14, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repairs (hand tools only) and parking of motor vehicles awaiting service, with show windows, signs and curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—1881-1889 Utica avenue, east side, from Flatlands avenue to Avenue K, Block 7798, Lots 6, 8 and 9, Borough of Brooklyn.

665-55-BZ

APPLICANT—Henry Nordheim, for Jovel Realty Corp., owner.

SUBJECT—Application August 16, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, proposed change of occupancy from vacant cellar and 4 metal garages at street level, to motor vehicle repair shop in cellar and 4 metal garages at street level.

PREMISES AFFECTED—164 West Kingsbridge road and 2669 Kingsbridge terrace, northwest corner, Block 3240, Lot 59, Borough of The Bronx.

788-55-BZ

APPLICANT—Charles M. Spindler, for John and Margaret Rose, owners.

SUBJECT—Application October 5, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, proposed motor vehicle repair shop and parking and storage of more than 5 motor vehicles, for a term of 15 years.

PREMISES AFFECTED—150-47 12th road, north side, 100.50 ft. west of Clintonville street, Block 4517, Lot 41, Whitestone, Borough of Queens.

977-55-BZ

APPLICANT—Robert Gottlieb, for E. Devlin, Inc., owner (Walter B. Cooke, Inc., lessee).

SUBJECT—Application December 9, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business and residence use, B area district, the erection of an extension to be used in conjunction with the existing funeral parlor, on the residence portion of the plot, using more than the area permitted.

PREMISES AFFECTED—1 West 190th street and 2501 Jerome avenue, northwest corner, Block 3201, Lot 56, Borough of The Bronx.

983-55-BZ

APPLICANT—Henry George Greene, for Isaac Jaffess, owner (Jess Gelb, lessee).

SUBJECT—Application December 14, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed extension of an existing gasoline service station to include gasoline service station, lubritorium, car washing, car repairs, sales area, utility room and parking of patrons' cars.

PREMISES AFFECTED—261-265 Nagle avenue, 3822-3830 10th avenue and 501-505 West 204th street, entire block, Block 2216, Lot 58, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, APRIL 10, 1956, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

94-47-BZ—Vol. II

APPLICANT—Siegel and Green, for Dolford Realty Corp., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, accessory building for sales room, lubritorium, auto repairs and automatic auto laundry.

PREMISES AFFECTED—2318-2332 Jerome avenue, east side, 197.03 ft. north of East 183rd street, Block 3187, Lot 9, Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel, Bernard Berkowitz and Richard S. Ferris.

For Opposition: J. P. Shulman and Ralph Itzler.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 24, 1956, at 10 A. M. for further inspection, if necessary, and for decision; hearing closed.

60-55-BZ

APPLICANT—Charles M. Spindler, for Morris Winick, owner.

SUBJECT—Application reopened March 6, 1955 and restored to docket—previously withdrawn—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance and curb cut, show windows and signs nearer the residence use district than is permitted, for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 17, 1956, at 10 A. M. for decision; premises having been previously inspected.

73-55-BZ

APPLICANT—Henry Nordheim, for Rubenstein and Tutanauer, owners.

SUBJECT—Application February 3, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, and office and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1680 Gun Hill road, and 1674 Allerton avenue, intersection of Gun Hill road, Allerton avenue and Lodovick avenue, Block 4539, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: Theresa M. Enright.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 15, 1956, at 10 A. M. at request of objector; hearing previously closed.

110-55-BZ

APPLICANT—Philip Freshman and Joseph Platzker, for Harry Field, owner.

SUBJECT—Application February 11, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—635-637 East 12th street, north side, 183 ft. west of Avenue C, Block 395, Lots 43 and 44, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Platzker and Philip Freshman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 17, 1956, at 10 A.M. to obtain information as to parking on lots 46 and 47; hearing previously closed.

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances with curb cuts nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over, to be placed on the reserve calendar, pending more definite information as to construction of the bridge and the thruway; hearing previously closed.

410-55-BZ

APPLICANT—Burke, Green and Groh, for Kono Fuel Oil Corp., owner.

SUBJECT—Application May 20, 1955—(decision of the borough superintendent) under sections 7f, 7i, and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, ground sign, auto washing, lubritorium, office and accessory sales and minor repairs with hand tools only.

PREMISES AFFECTED—152-10 Rockaway boulevard, southwest corner of Baisley boulevard, Block 12125, Lot 11, Baisley Park, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Stanley Komoski.

For Opposition: Edward Hoffman, Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 17, 1956, at 10 A. M. for applicant to investigate the situation as to the park and possibility of Section 21A being involved.

453-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Francis Formica, owner.

SUBJECT—Application June 6, 1955—re (decision of the borough superintendent) under section 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, sales

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and storage room, parking and storage of motor vehicles with proposed curb cuts and show windows closer to the residence use district than is permitted.

PREMISES AFFECTED—1003-1013 Utica avenue and 5001-5009 Tilden avenue, northeast corner, Block 4722, Lots 40, 43 and 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy and Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dept. of Buildings.

ACTION OF BOARD—Laid over to April 17, 1956, at 10 A.M. for information as to lease of library; hearing previously closed.

465-55-BZ

APPLICANT—Lama, Proskauer and Prober, for 325 North Macquesten Parkway Corp., owner.

SUBJECT—Application May 23, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed change in occupancy from gasoline station, public garage, parking lot for more than 5 cars and auto laundry, to boiler room, gasoline station, public garage, parking lot for more than 5 motor vehicles, auto laundry, auto repairs, painting and spraying, body and fender repairs, welding, wheel alignment, brake testing, recapping and vulcanizing of tires, sale and storage of car washing, supplies.

PREMISES AFFECTED—486-496 Coney Island avenue, west side, 80 ft. 2½ in. north of Turner place and 820-826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Burton Russell.

For Opposition: Oscar J. Bloom, R. G. Lehnau, Anthony McGee, Joseph B. Cohen, Angela I. Lombardo, Bert L. Deng, Thomas Farrington, G. Lavarino, Vincent Russo, Mary Castelli, Vivian Watterson, Hideko T. Deng, Rose Leonette, Grace Savasta, Irene A. Gorman, Eugenie L. Lehnau and Katherine E. Cunningham.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 1, 1956, at 10 A.M., for inspection and decision; hearing closed.

466-55-A

APPLICANT—Lama, Proskauer, and Prober, for 325 North Macquesten Parkway, Corp., owner.

SUBJECT—Application May 23, 1955—Appeal from a decision of the borough superintendent—re frame building—factory use, etc.

PREMISES AFFECTED—486-496 Coney Island avenue, west side, 80 ft. 2½ in. north of Turner place and 820-826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Burton Russell.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—LAID over to May 1, 1956, at 10 A.M., for inspection and decision in conjunction with Cal. No. 465-55-BZ; hearing closed.

500-55-BZ

APPLICANT—Rudolph C. P. Boehler, for Webb and Knapp Inc., owner.

SUBJECT—Application June 17, 1955—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, a drive-in restaurant, kitchen service area, storage room and parking of more than 5 motor vehicles.

PREMISES AFFECTED—80-11 Parsons boulevard, southeast corner of Union turnpike, Block 6853, Lot 20, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Oscar A. Bloustein.

For Opposition: Knut Gigstad, D. Gigstad and John E. Murphy.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 24, 1956, at 10 A.M. for applicant to file revised plans, showing portion of plot in residence district planted and arranged for protection of adjoining residential owners, with an alternate plan showing partial use and balance planted, with no curb cuts opposite the church; hearing previously closed.

662-55-BZ

APPLICANT—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the extension of a non-conforming use (residence and stores).

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and Vito Savino.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 8, 1956, at 10 A.M. for inspection and decision; hearing closed.

663-55-A

APPLICANT—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—Appeal from a decision of the borough superintendent—re frame building—business use.

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and Vito Savino.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 8, 1956, at 10 A.M., for inspection and decision in conjunction with Cal. 662-55-BZ; hearing closed.

706-55-BZ

APPLICANT—Charles M. Spindler, for Michael Bove, owner.

SUBJECT—Application September 9, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the proposed use of gasoline service station, auto safety inspection station, minor repairs (hand tools only), lubrication, auto washing, storage, office, and sales, and storage of more than 5 motor vehicles.

PREMISES AFFECTED—8825-8911 5th avenue, east side, 108 ft. 7 in. north of 90th street, Block 6067, Lots 7 and 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to April 24, 1956, at 10 A.M. at request of the applicant, because of new owner; hearing previously closed.

734-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 19, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution to permit in a retail use district the proposed use of premises for high speed auto laundry, office, waiting area and simonizing, with ground signs closer to residence use district than is permitted.

PREMISES AFFECTED—14-59 150th place, east side, 44.66 ft. north of Cross Island parkway, and 14-54 Clinton-

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ville street, Block 4697, Lot 8, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, A. E. Orlan, E. F. Hosinger and H. P. Gallo.

For Opposition: Walter V. Bouquet, Nicholas F. Goobic, Walter V. Chanas, Constance Vieira, Helen K. Chanas, Anna Zedlovich, Gilda Carlozzi, Margaret Leonard, Rudolph Terracino, Frances Gioia, Frank Gioia, Lou Baer, Eric L. Baer, Gladys Mallin, Elizabeth Doubiago and William Zedlovich.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 1, 1956, at 10 A.M. for inspection and decision; hearing closed.

746-55-BZ

APPLICANT—Paul Friedman, for Queens Beer Sales, Inc., owner.

SUBJECT—Application September 22, 1955—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, non-automatic auto laundry, office, storage and sale of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—259-02 to 259-16 Hillside avenue and 84-01 to 84-09 259th street, southeast corner, Block 8789, Lot 31, Floral, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Gilbert Redleaf.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 17, 1956, at 10 A.M. at request of the applicant, to submit revised plans; hearing previously closed.

747-55-BZ

APPLICANT—August and Concetta LoBue, owners.

SUBJECT—Application September 22, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the use of the premises as a 2-family dwelling, with side yards less than the required 5 feet.

PREMISES AFFECTED—29-20 Bell boulevard, west side, 186 ft. south of 29th avenue, Block 6053, Lot 31, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: August LoBue.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 17, 1956, at 10 A.M. for inspection and decision; hearing closed.

752-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 22, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, office, storage, lubricatorium, minor auto repairs, car washing and parking of motor vehicles awaiting service.

PREMISES AFFECTED—14-43 to 14-47 (14-45 official) Clintonville street, east side, 63.99 ft. south of 14th road, 151-20 to 152-20 14th road and 153-15 to 153-91 Cross Island parkway, Block 4717, Lot 16, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, F. F. Hosinger, H. P. Gallo and A. E. Orlan.

For Opposition: Walter V. Bouquet, Siegfried A. Ramer, Frank Gioia, Constance Vieira, Gilda Carlozzi, Anna Angione, Margaret Leonard, Elizabeth Doubiago, Helen K. Chanas, Frances Gioia, Nicholas F. Goobic, Lore Baer, Gladys Mallin, John Forster, Eric L. Baer, Ru-

dolph Terracino, Rev. Alexander Lobanow, Anna Zedlovich and Walter V. Chanas.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 1, 1956, at 10 A. M. for inspection and decision; hearing closed.

814-55-BZ

APPLICANT—Fred C. Dahlem, for Estate of Newbold Morris, Bank of New York, trustee, owner (Martin Gollubier, lessee).

SUBJECT—Application October 18, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of use of parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—1034-1040 College avenue, east side, 100 ft. north of East 165th street, Block 2433, Lots 1 and 6, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem and Martin Gollubier.

For Opposition: Lucius C. Butts, Gladys Quashie, Hilda McCleod, Clarice Henriques, Winfield Taylor and Robert Wenzel.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 8, 1956, at 10 A. M. for inspection and decision; hearing closed.

930-55-BZ

APPLICANT—Fred C. Dahlem, for Valentine Galcik, owner.

SUBJECT—Application November 21, 1955—(decision of the borough superintendent) under sections 7c, 7i, 7a and 21 of the zoning resolution, to permit in a retail use, D area district, the use of a building for motor vehicle repairs and garage for more than 5 motor vehicles and extension of subject building to occupy 100% of the area of the lot.

PREMISES AFFECTED—424-426 East 10th street, south side, 306 ft. west of Avenue D, Block 379, Lot 21, Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem and Val Galcik.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings. John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to May 8, 1956, at 10 A.M. for inspection and decision; hearing closed.

576-23-BZ—Vol. III

APPLICANT—Henry C. Brucker, for Louis Schneider, owner (Central Garage and Service Station, lessee).

SUBJECT—Application reopened May 25, 1954 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district, the change in use of an existing non conforming use as garage, motor vehicle repair shop, auto laundry, sale and display of used cars, welding, painting and spraying, to include additional uses of baling and storage of old clothes for export and storage of 7,000 gals of lubricating oil.

PREMISES AFFECTED—64-01 to 64-25 Central avenue and 64-02 to 64-24 Otto road, northeast corner, Block 3641, Lot 1, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Henry Kroll.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

The VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on May 25, 1954 subject to regular procedure, to consider proposed alteration; and

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WHEREAS, a public hearing was held on this application on February 28, 1956 after due notice by publication in the Bulletin; laid over to April 10, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Otto road are in business and unrestricted use, C area, class 1 height districts; Central avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 3, 1955 acting on Alt. Applic. 2637-53 reads:

"1. The change in use of an existing non-conforming use as garage, motor vehicle repair shop, auto laundry, sale & display of used cars, welding, spraying and painting to include additional use of baling and storing of old clothes for exporting and storage of 7,000 gals. of lub. oil is contrary to Art. II, Sec. 4 of the Zoning Resolution.

2. Proposed alteration is contrary to B.S.A. Cal. 576-23 Vol. II BZ and should be referred to the Board for consideration."

and

WHEREAS, the applicant states that the premises consist of a plot, 270.16 ft. frontage by 202.55 ft. and 337.66 ft. in depth, triangular, on which is located a gasoline service station, lubritorium, auto laundry, public garage, office, showroom, motor vehicle repair shop, welding, painting, spraying, sale and display of used cars; that it is proposed to maintain existing uses and add uses of baling and storage of old clothes and storage of lubricating oil; and

WHEREAS, the applicant states that the alteration consists of demolishing the existing gasoline service station office, toilet, store room, lubritorium and bring these uses, with a boiler room, within the garage building; that the new front will be of porcelain enamel with aluminum trim and will face Cypress Hills street, Central avenue and Otto road intersection; that proper dividing walls meeting the building code requirements are to be provided; and

WHEREAS, the applicant contends that the proposed alteration was not shown on the plans when approved under Cal. No. 576-23-BZ, Vol. II for the reason that at that time Mr. Sam Iofrese, the lessee, did not have the commitment from the Tidewater Oil association as to the financial arrangement concerning the cost of the alteration; that the proposed alteration actually reduces the area of the garage, motor vehicle repair shop, welding, auto laundry and used car room space, as shown on revised plans of proposed conditions as approved by the Board, and reduces said area of the building on the lot from approximately 25,720 sq. ft. to 24,394 sq. ft.; that this alteration also increases the open available space for cars purchasing gasoline from the service station, thereby getting them off the city sidewalk and onto private property; that there will be no change from the provisions of the resolution and no change in occupancy, as approved, except in the area No. 64-21 Central avenue which was formerly occupied by the Elmhurst Bus company for storage and repairs to their buses, whose lease expired and have since moved; that this area has now been leased to the Institution Export corporation and is used for storage and repair of their trucks and for baling and storage of old clothes for exporting purposes; and

WHEREAS, the applicant states that the present owner has held title to the property since June 10, 1946; that the assessed valuation of land is \$56,000 and of the building \$79,000 making a total of \$135,000; that the building was erected in 1923; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 8, 1924, as thereafter amended by resolution adopted on February 10, 1953, by adding thereto:

"that in the event the owner desires to rearrange the premises by enlarging the open area of the gasoline station and reconstructing the building for the uses as proposed and to use a portion of the premises within the

unrestricted use district for the storage of oil and to change a portion of the premises partly in the unrestricted zone for the baling and storage of old clothes for export, such changes may be permitted as proposed and as indicated on revised plans marked "Received April 7, 1954," 5 sheets, and "April 3, 1956," 2 sheets, on condition that the gasoline selling area shall be reconstructed as proposed and shown thereon, except that the exterior walls shall be of face brick; that the space to be used for the storage and baling of clothes for export shall have its receiving and delivery only from Otto road within the unrestricted district; that the walls separating the section at the east proposed to be used for the storage of oil and drums from the balance of the building shall be unpierced at not less than 8 in. thick; that the building shall not be increased in height or area and in all other respects shall comply with the requirements of the Zoning Resolution; that such fire-fighting equipment shall be maintained as the fire commissioner shall direct; that gasoline dispensing pumps shall be not nearer than 15 feet to the street building line of either street; that curb cuts may be as indicated on revised plan marked "Received April 3, 1956"; that the number of gasoline storage tanks shall not exceed six 550 gallon approved tanks; that the new walls constructed shall be in accordance with the requirements of the Building Code therefor; that in all other respects the building and occupancies shall comply with all laws and rules applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

221-28-BZ—Vol. II

APPLICANT—Charles M. Spindler, for GAF Service Station, Inc., owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a retail use district, the additional use of motor vehicle repair shop to existing gasoline service station, lubritorium, auto wash, storage and sale of accessories and office.

PREMISES AFFECTED—120-12 to 120-28 Merrick boulevard and 174-11 to 174-17 Baisley boulevard, southwest corner, Block 12392, Lot 43, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 21, 1954 subject to regular procedure, to consider an additional use; and

WHEREAS, a public hearing was held on this application on June 28, 1955 after due notice by publication in the Bulletin; laid over, date to be set—applicant to send notices to affected owners; then set for hearing on April 10, 1956; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Baisley boulevard are in a retail use, D area, class ½ height district; Merrick boulevard is in residence and retail use, D area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated July 27, 1954 acting on Alt. Applic. 1308-54, reads:

"1. Proposal to include motor vehicle repair shop on premises used as a gasoline service station & to occupy premises as gasoline service station, office & sales of auto accessories, auto-washing, lubrication & motor vehicle repair shop in a retail use district is contrary to Art. II Sec. 4A of the Z.R. Proposal is also contrary

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to conditional variance granted by B.S. & A. under Cal. #221-28-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 150.29 ft. frontage by 83.45 ft. in depth, irregular, on which is located a gasoline service station erected under a variance granted by the Board under Cal. No. 221-28-BZ; that certificate of occupancy No. Q89135 is now in force covering these premises, a copy of which is filed with this application; that the present gas station building contains three grease pits and a five car garage, a portion of which is used for auto washing; that it is proposed to eliminate this garage use and to use the garage portion of the building as a motor vehicle repair shop; that no physical change of any kind is proposed in the building or the gas station area; that this proposed repair shop area has an unpierced masonry rear and side wall, which will minimize sound transmission to adjacent property; and

WHEREAS, the applicant contends that there are gas stations on two of the other three corners of this intersection; that the lots immediately south of the property along Baisley boulevard are vacant and the lot adjoining the property to the west along Merrick boulevard is also vacant; that the motor vehicle repair shop use will be confined entirely to the interior of the building; that since there will be no physical change in the building or the plot, it is felt that this additional use will have no adverse effect on the surrounding area; that the use zoning of the site was changed from business to retail on January 21, 1949 and the height zoning was changed from 1 to 1/2 on June 3, 1952; and

WHEREAS, the applicant states that the present owner has held title to the property since March 19, 1952; that the assessed valuation of land is \$22,000 and of the building \$7,000 making a total of \$29,000; that the building was erected in 1930.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 11, 1930 as thereafter amended by resolution adopted May 12, 1931 by adding thereto:

"that in the event the owner desires to install motor vehicle repairing, as now proposed, and as indicated on plans filed with this application marked, 'Received August 17, 1954' (4 sheets) and 'March 27, 1956' (one sheet) such additional use may be permitted and carried on in the space as proposed and as shown on such revised plans *on condition* that such repairing shall be mainly with hand tools for adjustments and shall be maintained solely within the accessory building as proposed; that in all other respects the requirements of the resolution above cited shall be complied with; and that all permits, including a new Certificate of Occupancy, shall be obtained and all work completed within six months from the date of this amended resolution."

739-39-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Cromwell Avenue Garage Corp., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto repairs, car washing, storage, offices, parking and storage of motor vehicles upon un-built upon portion of the plot.

PREMISES AFFECTED—1722-1730 Lexington avenue and 128-130 East 108th street, southwest corner, Block 1635, Lot 56, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly..... 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on December 6, 1955 subject to regular procedure, for rehearing; whereas the Board found that changes in plan and reduction in area to remove gasoline station plot the legal distance required from a place of public assembly could be considered as substantial new facts to justify a rehearing; and

WHEREAS, a public hearing was held on this application on February 28, 1956 after due notice by publication in the Bulletin; laid over to April 10, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 108th street and Lexington avenue are in a business use, B area, class 1 1/2 height district; and

WHEREAS, the decision of the borough superintendent, dated May 3, 1955 acting on N.B. Applic. 52-55, reads:

"1. Proposed use as 'Gasoline Service Station, Lubritorium, Auto Repairs, Car Washing, Storage, Office & Sales, Parking & Storage of Motor Vehicles,' in a business use district, is contrary to Art. II, Sec. 4(a) (29) & (46) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 75 ft. in depth, now occupied as a parking lot for more than five motor vehicles; that it is proposed to secure a variance for a term of 15 years in order to erect and maintain a modern auto showroom and gasoline service station; that the building will contain the auto showroom and conjunctive uses of lubritorium, car wash, auto repairs, storage and office and will have a frontage of 70 ft., a depth of 34 ft., one story in height of class 3 construction; that the gas station will consists of ten 550 gallon gas tanks and four dispensing pumps; that part of the open area will be reserved for the parking and storage of motor vehicles; that the most southerly part of the site, having a frontage of 20 ft. on Lexington avenue, will be separated from the auto showroom and gas station part of the site by a fence and will be used exclusively for the open storage and parking of motor vehicles, which will help alleviate the critical parking problem in this area; and

WHEREAS, the applicant states that the use district show that the premises are located in a business use district, class B area district and class 1 1/2 height district; that the premises are now being used for the open air parking and storage of motor vehicles installed under Alt. Applic. 1555-52 and certificate of occupancy No. 40272 was issued for this use; and

WHEREAS, the applicant contends that the proposed development will be of modern design and the cleaning up of the site will remove the unsightly condition and improve the appearance of the entire area; that Lexington avenue is a main auto lane leading across Manhattan and as such the proposed auto showroom and gas station is entirely in keeping at this point; that the large population in the area, with no other gas stations within the affected area, also makes the proposal a required service; that the land is high in assessed value and the present stores in the affected area are generally run down, have a very poor rental and occupancy as is evidenced by their appearance so that the erection of additional stores would only aggravate the rental situation and therefore be an unfeasible development from an investment standpoint; and

WHEREAS, the applicant states that the present owner has held title to the property since August 4, 1952 and that the assessed valuation of land is \$34,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the premises to be occupied as a gasoline service station and accessory uses substantially as

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proposed and as indicated on plans filed with this application marked "Received June 2, 1955" (4 sheets) and "February 27, 1956" (one sheet) *on condition* that all buildings and uses on the premises shall be removed; that the premises shall be constructed and arranged as indicated on such plans, total length along Lexington Avenue of 80 feet and length along East 108th Street of 75 feet; that the accessory building shall be of the design and arrangement and size as indicated on such plans; that the accessory building shall be faced with face brick on the side where exposed, Lexington Avenue and East 108th Street; that the accessory building shall have no cellar below; that it shall be arranged as proposed; that there shall be no windows opening to the adjoining plot to the west or to the 20 ft. plot to be excluded from the gasoline service station area to the south; that pumps shall not be nearer than fifteen feet to Lexington Avenue and shall be of a low approved type; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that there shall be constructed and maintained in line with the southerly wall of the accessory building to Lexington Avenue a masonry wall not less than two feet in height with a steel picket fence above to a total height of not less than 5 ft. 6 in.; that in such wall there may be a gate not over 3 ft. in width for access to the 20 ft. portion of the plot to the south which shall be paved and used only for parking and storage of motor vehicles; that curb cuts shall be restricted to two curb cuts each 30 ft. in width to Lexington Avenue, where shown, and one curb cut 10 ft. in width to the 20 ft. portion of the plot to be used for parking only, and one curb cut 30 ft. in width, where shown, to East 108th Street; that sidewalks and curbing around the premises shall be restored or reconstructed to the satisfaction of the Borough President; that under Section 7i there may be minor repairing within the accessory building for adjustments with hand tools only; that the balance of the premises where not occupied by accessory building and pumps shall be paved with concrete or asphaltic pavement; that signs shall be restricted to permanent signs attached to the front facade of the building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the intersection of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

311-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, owner.

SUBJECT—Application reopened July 12, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the extension of existing gasoline service station, lubritorium, auto laundry, minor repairs, office and sale of accessories and boiler room, to include gasoline service station, lubritorium, auto laundry, minor repairs, office and sale of accessories, boiler room, dealers' training room, storage, heater room and parking as accessory to training room.

PREMISES AFFECTED—165-01 to 165-09 Hillside avenue and 87-45 to 87-55 165th street, northeast corner, Block 9837, Lot 13, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-

ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on July 12, 1955 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on February 28, 1956 after due notice by publication in the Bulletin; laid over to April 10, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 165th street are in business and residence use, C and F area, class 1½ and class 1 height districts; Hillside avenue is in a business use, C and F area, class 1½ and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 28, 1955 acting on Alt. Applic. 825-55, reads:

"1. The proposed extension of existing gasoline service station, lubritorium, auto laundry, minor repairs, office & sales of accessories and boiler room to gasoline service station, lubritorium, auto laundry, minor repairs, office & sales of accessories, boiler room, dealers training room, storage, heater room and parking as accessory to training room in a business district extending into residence district is contrary to Art. II Sec. 3 & 4 of Zoning Res. and to action under Cal. 311-46-BZ. by Bd. of Stand. & Appeals."

and

WHEREAS, the applicant states that the premises consist of a plot, 120.39 ft. frontage by 100.40 ft. in depth, irregular, on which is now located a gasoline service station; that it is proposed to maintain the present legal gasoline service station, utility and storage room, office and sales of accessories, lubritorium, minor auto repairs and car washing and erect a new extension having a frontage of 43 ft. 11 in. and a depth of 34 ft. 5 in., one story in height, of class 3 construction, and use said extension as a dealers training room, storage space and heater room; that this dealers training room will be used to train men on the spot in gasoline service operation and maintenance so that the company's stations will be run in an efficient manner and be a credit to the communities they operate in; and

WHEREAS, the applicant states that the use district maps show that the part of the premises within 100 ft. of Hillside avenue is in a business use, C area, class 1 height district; that the balance of the site is in a residence use, F area, class 1 and class ½ height district; that as of July 25, 1916 that part of the site more than 100 ft. distance to Hillside avenue was in a class E area district and received its present area designation on May 11, 1923; and

WHEREAS, the applicant states that the premises are presently developed and used as a gasoline service station consisting of three buried 1,500 gallon gasoline storage tanks and four dispensing pumps; that the present accessory building has a frontage of 65 ft. 9 in., a depth of 29 ft. 9 in., one story in height, of class 3 construction and contains the conjunctive uses of utility and storage room, office and sales of accessories, lubritorium, minor auto repairs and car washing; that the gas station and its uses and the size of the site were finally established under a variance granted by the Board under Cal. No. 311-46-BZ and N.B. Applic. 321 of 1946; that certificate of occupancy No. Q75848 was issued for these uses; and

WHEREAS, the applicant contends that the proposed additional use of the training room is a legal use in a business use district, and by itself, could be erected without the present request of a variance before the Board; and

WHEREAS, the applicant states that the present owner has held title to the property since October 31, 1944; that the assessed valuation of land is \$60,000 and of the building \$25,000 making a total of \$85,000; that the building was erected in 1951; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 26, 1950, by adding thereto:

"that in the event the owner desires to extend the accessory building by erecting a new addition of masonry construction, one story in height, for use as service men's school, such addition may be constructed substantially as proposed and indicated on revised plans marked 'Received June 29, 1955', 6 sheets and 'Febru-

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ary 27, 1956', 1 sheet, *on condition* that such addition shall be used only for the purpose proposed; that in all other respects, where not inconsistent with this amendment, the requirements of the resolution above cited shall be complied with; that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

910-49-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Irene Meehan, Anita Pederson and Anne E. Loewer, owners (White Castle System, Inc., lessee).

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail and residence use district, the proposed extension of the parking area into the residence use district.

PREMISES AFFECTED—972 Castle Hill avenue and 2200 Bruckner boulevard, southeast corner and 2201 Houghton avenue, Block 3695, Lots 1 and 9, Borough of The Bronx.

APPEARANCES—

For Applicant: M. Martin Elkind, Eduard F. Legg and Francis R. Neff.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Chairman Murdock and Deputy Chief Connolly 2

Negative: Commissioner Kleinert and Commissioner Keating 2

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 28, 1955 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on April 3, 1956 after due notice by publication in the Bulletin; laid over to April 10, 1956, at 10 A. M. at request of attorney for objectors; applicant concurring; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Bruckner boulevard, Houghton avenue and Castle Hill avenue are in retail and residence use, E area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 24, 1955 acting on Alt. Applic. 305-55, reads:

1. The proposed extension of the parking area into a Residence use district is contrary to Sect. 3 of the Zon. Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 79.15 ft. frontage by 129.28 ft. in depth, on which is presently located a restaurant, patrons' parking for more than 5 cars, and restaurant service to patrons in cars; that it is proposed to extend the parking area an additional 30 ft.; that the added area will be surfaced to match the present material and the lot line fences will be altered to include the new area; and

WHEREAS, the applicant states that the subject property of this application consists in part of an existing restaurant with parking area, and in part of vacant land; that the improved portion contains a one story and cellar metal restaurant building of porcelain metal exterior, characteristic of the White Castle chain; that the parking area is paved with macadam, enclosed in part by metal and wood fencing and serviced by two curb cuts; and

WHEREAS, the applicant contends that the reason for proposing to increase the parking area is not only to provide for additional off street parking for patrons, but also to provide greater ease of maneuvering for the parked cars and reduce the bottleneck conditions which now prevail very frequently; that at present there is a tendency for patrons to prefer to park on the street rather than use the parking area because the appearance of crowding is a deterrent; that very often a patron has to undergo annoying maneuvering in order to get out from a parked space; that any detri-

mental effect caused by the encroachment of the proposed parking into the residential area would be negligible because the present curb cuts would not be disturbed and there would be no entrance or exit in the residential portion, and conversely it would benefit the immediate vicinity if the amount of off street parking were increased; that the additional parking area and subsequently roomier conditions would contribute to a reduction in commotion and horn blowing, would permit the establishment of marked off car spaces and would be conducive to more orderly maintenance; that to this extent there would be benefit to adjacent property as well as to the operators of the premises; and

WHEREAS, the applicant states that the present owner has held title to the property since July 7, 1954; that the assessed valuation of land is \$30,400 and of the building \$5,200 making a total of \$35,600; that the building was erected January 2, 1948; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 305-55, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

882-54-BZ

APPLICANT—Gustave Goldman, for John D'Emic, owner.

SUBJECT—Application November 23, 1954—(decision of the borough superintendent) under sections 7e, 7i and 7c of the zoning resolution, to permit in a business and residence use district, the proposed change in occupancy from parking lot to automobile testing room, cleaning of cars and storing of equipment, and minor repairs with hand tools only.

PREMISES AFFECTED—867-873 4th avenue and 168-190A 32nd street, southeast corner, Block 681, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .. 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 28, 1956 after due notice by publication in the Bulletin; laid over to April 10, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 32nd street are in residence and business use, B area, class 1½ height district; 4th avenue is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated December 19, 1955 acting on N.B. Applic. No. 743-54, reads:

"1. Automobile testing room, cleaning of cars, storing of equipment & minor repairs with hand tools, in a Residential use district, is contrary to Art. II Sect. 3 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. 2 in. frontage by 280 ft. in depth, on which is located a used car sales lot and a parking lot and office, for which certificate of occupancy No. 122685-48 has been filed; that the present use of the premises is sale and storage of cars and parking, and the proposed use is automobile testing room, cleaning of cars and storing of equipment and minor repairs with hand tools and sale and storage of cars and parking; and

WHEREAS, the applicant contends that the owner has been in possession of these premises for 13 years and operates a used car and parking lot; that in January of 1949 plans were approved by the building department for the erection of a

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one story building but due to lack of funds the work was never carried out; that at the time of the approval in 1949 the parcel was located entirely in a business use district; that since that date the use district has been changed to business use 100 ft. on Fourth avenue only, and the remaining portion of the lot has been classified as residential, zoning changed May 27, 1953; that recently section C26-254 of the Administrative Code has been changed to include testing and cleaning of cars and the owner has recently filed an application with the State to be a certified testing agency; that this building is located in the residential portion of the lot because the display of cars is on Fourth avenue which is the main thoroughfare and best location for sales and display; that three driveways will be installed on 32nd street for the proposed building; that permission is requested to erect this building in the residence portion of the lot as originally approved by the building department; and

WHEREAS, the applicant states that the present owner has held title to the property since December 20, 1941; that the assessed valuation of land is \$47,500 and of the building \$500 making a total of \$48,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivisions e, i and c of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. App. 743/54, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

287-55-BZ

APPLICANT—Reuben Rappaport, Lorbeer Juvenile Furniture Manufacturing Co., Inc., owner.

SUBJECT—Application April 11, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the extension of a factory and cabaret, from a business use district, into a residence use district.

PREMISES AFFECTED—866-870 Hewitt place and 878-886 Westchester avenue, southeast corner, Block 2696, Lot 24, Borough of The Bronx.

APPEARANCES—

For Applicant: Reuben Rappaport.

For Opposition: Henry Lindeman.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 10, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Hewitt place and Stebbins avenue are in business and residence use, B area, class 1½ height districts; Westchester avenue is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated February 24, 1956 acting on Alt. Applic. 1048-53, reads:

“3. Extension of factory #2 and cabaret into residence portion of the premises is contrary to Art. 2, Sec. 3 of the Z.R.”

and

WHEREAS, the applicant states that the premises consist of a plot, 114.67 ft. frontage on Westchester avenue and 98 ft. on Hewitt place on which is a one story and cellar building 114.67 ft. and 98 ft. front by 100 ft. in depth, of class 3 construction, erected in 1921 as stores on the 1st story, the cellar to be used with the stores; that it is proposed to rent

the store space designated as factory #2 on plan for factory use; and

WHEREAS, the applicant states that the building was continuously used and occupied as stores on the 1st floor until 1945, at which time the nature of the environment of the neighborhood changed and that the demand for store use diminished; that the owner found himself in a condition of hardship, with nobody wanting to rent the stores for ordinary store use and was compelled to rent the store space designated as factory #2 on the plan for factory use; that violation No. 1363-53 was placed against 866 Hewitt place (factory #2); and

WHEREAS, the applicant contends that plans were filed to legalize the store for factory use, also to correct the violation, under Alt. No. 1048-53; that plans indicate the 2nd means of egress and the required number of water closets; that these plans were approved; that while the work indicated on the approved plans was being done, the adjoining store became vacant and this space was rented for a factory (see factory #3); that an amendment to Alt. No. 1048-53 was filed to legalize factory #3, at which time the proposed factory #2, whose small rear portion is in a residence use district was found and the plan disapproved; that consideration is requested for a variance of the very small area in the rear of store used as a factory, which is zoned for residence, on account of hardship; and

WHEREAS, the applicant states that the present owner has held title to the property since 1945; that the assessed valuation of land is \$44,000 and of the building \$36,000 making a total of \$80,000, and that the building was erected in 1921; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the extension of the existing factory and restaurant in the existing building into the residence district, substantially as proposed and as indicated on plans filed with this application, marked “Received April 11, 1955”, 1 sheet, “February 27, 1956”, 3 sheets and “April 4, 1956”, 1 sheet, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable to the building and occupancy; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

292-55-BZ

APPLICANT—Burke, Green and Groh, for Karl Schneider, owner.

SUBJECT—Application April 15, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office, accessory sales, and minor repairs (hand tools only).

PREMISES AFFECTED—239-11 to 239-19 Jamaica avenue, northwest corner of 240th street, Block 8001, Lot 1, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 28, 1956 after due notice by publication in the Bulletin; laid over to April 10, 1956, for inspection and decision; hearing closed; and

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WHEREAS, the district maps accompanying the zoning resolution show that the site and Jamaica avenue are in a retail use, D area, class ½ height district; 240th street and 93rd road are in retail and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 4, 1955 acting on N.B. Applic. 997-55, reads:

"1. Proposed use of gas service station, auto washing, lubrication, office & accessory sales, and minor repair with hand tools only in a retail district is contrary to Art. II Sec. 4A of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 101.98 ft. frontage by 97.99 ft. in depth, irregular, presently vacant, except for a billboard; that it is proposed to develop the site with a modern gasoline service station; that the accessory building will have a peaked roof and will be faced with face brick; that gasoline pumps will be installed only along the Jamaica avenue frontage; that a 5 ft. 6 in. high brick fence wall will be erected along the 93rd road building line and also along a portion of the 240th street building line; that a 4 ft. 6 in. high iron picket fence on a 12 in. high concrete base will be provided along the interior lot line, as per plan; that shrubbery and planting protected by a 6 in. high concrete curb will be provided along all of the above fencing; that the entire site, where not occupied by the accessory building or devoted to shrubbery and planting will be paved with concrete or bituminous paving; that two 30 ft. wide curb cuts will be installed along the Jamaica avenue frontage and only one 30 ft. wide curb cut will be installed along 240th street; that no entrances or exits to the site will be provided from 93rd road; that the entire site (and block) are located in a retail use district; and

WHEREAS, the applicant contends that the locality is presently developed with retail business along Jamaica avenue; that on the northeast corner of 240th street and Jamaica avenue there is a vegetable and fruit stand, further down the block is a beer depot, directly opposite on the south side of Jamaica avenue, there is a DeSoto Plymouth agency with a Sunoco gas station located at the southwest corner of 239th street and Jamaica avenue; that on the southeast corner of 240th street and Jamaica avenue there is a used car lot; that in view of the general character of the development on Jamaica avenue in this particular section, and due to the increased traffic along said thoroughfare, the owner feels that the site could be developed favorably with a gas station on the north side of Jamaica avenue at this point; and

WHEREAS, the applicant states that the property referred to is presently zoned as a retail use, ½ height, D area district; that as of July 25, 1916 the property in question was in a one times height district and the present height district designation became effective on June 30, 1952; that on January 21, 1947 the use district was changed from business to retail, it having been a business district since July 25, 1916; that on June 30, 1952 the area district was changed from C to D, it having been a C district since July 25, 1916; and

WHEREAS, the applicant states that the present owner has held title to the property since September 7, 1954 and that the assessed valuation of land is \$10,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the premises to be occupied as proposed as a gasoline service station and accessory uses, substantially as proposed and indicated on plans filed with this application, marked "Received April 15, 1955" 4 sheets, "December 14, 1955", 1 sheet, and "March 27, 1956", 1 sheet, *on condition* that all structures and uses on the premises shall be removed and the site leveled to the grade of the abutting streets and constructed and arranged as indicated on such plans, including revised plan marked "Received

March 27, 1956"; that the exterior of the accessory building shall be of face brick, shall have no cellar and shall be of the design and arrangement indicated on such plans but shall be moved southerly so as to be not nearer than 5 ft. to the street building line of 93d road or to the side lot line to the west; that there shall be no cellar under such building and in all other respects shall comply with the requirements of the Building Code; that toilet rooms in such building shall be re-arranged so that doors shall not be contiguous; that a fence shall be erected on the lot line to the west continuously from Jamaica avenue to 93rd road, with a masonry base not less than 2 ft. high and steel pickets above to a total height of 5 ft. 6 in. with substantial terminating posts; that planting areas shall be maintained as indicated along the westerly lot line, the northerly lot line along 93d road and the easterly lot line along 240th street; that such planting areas shall be protected with concrete curbing not less than 8 in. in height and 6 in. wide and maintained with suitable planting material; that a similar fence to that herein required on the lot line to the west shall be maintained along the lot lines of 240th street and 93d road; that curb cuts shall be solely to Jamaica avenue, consisting of two, each not over 30 ft. in width and with no portion of any curb cut nearer than 5 feet to a lot line as prolonged; that at the intersection of Jamaica avenue and 240th street there shall be erected a block of concrete 12 inches in height, extending for 5 feet along each street; that pumps shall be of a low approved type, erected not less than 15 feet from their base to the street building line; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that the balance of the premises where not occupied by accessory building, planting and pumps shall be paved with concrete or asphaltic paving; that sidewalks and curbing abutting the premises on all streets shall be constructed, restored or repaired to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that under section 7i for a similar term there may be minor repairs with hand tools only for adjustments maintained solely within the accessory building; that signs shall be restricted to permanent signs on the facade of the accessory building, and the illuminated globes of the pumps, excluding all roof signs and temporary signs and all signs on the rear and sides of the accessory building, but permitting the erection at the intersection of 93d road and Jamaica avenue of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and which sign may extend beyond the building line for a distance of not over 4 feet; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

421-55-BZ

APPLICANT—Robert Gottlieb, for David Berman, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sale of accessories and parts, motor vehicle repairs (hand tools only), parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—547 Westchester avenue and 618 Hegney place, northeast corner, Block 2358, Lots 1 and 5, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: Harry Fogel.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 15, 1956 after due notice by publication in the

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Bulletin; laid over to March 20, 1956, for inspection and decision; hearing closed; then to April 10, 1956, for decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Hegney place are in business and unrestricted use, B area, class 1½ height districts; Westchester avenue is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 4, 1955 acting on N.B. Applic. 719-55, reads:

"1. On the business portion of the premises which is partly in business and partly in unrestricted area the proposed 'gasoline service station, lubritorium, car washing, office, sales of accessory parts, motor vehicle repair shop (hand tools only) & parking & storage of more than 5 motor vehicles' is contrary to Section 4 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 65.22 ft. frontage by 119 ft. in depth, presently vacant; that it is proposed to erect a modern service station to be used as a gas station, lubritorium, car wash, minor motor vehicle repairs with hand tools, used car sales, storage and parking of more than 5 motor vehicles; and

WHEREAS, the applicant contends that the owners recently bought this plot from the City of New York with the idea of improving it with a gas station as they feel the neighborhood needs a modern station to take care of the many factories and commercial buildings in the vicinity; that the character of the street is such that the erection of stores would not be feasible; that many of the buildings erected as stores are now used as factories, the I.R.T. elevated structure faces the property and to use the property solely as a parking lot will not be sufficient to obtain a fair return on the investment; that the proposed gas station would improve the appearance of the neighborhood as the site is below grade and enclosed by a rickety wood fence; that Westchester avenue at this location is a main auto highway and the proposed gas station is in keeping at this point as there are no gas stations in the immediate vicinity; that about 18% of the land is in an unrestricted zone and the tracks of the New York central are across the street to the west; that the proposed station would fill a genuine need in this locale; and

WHEREAS, the applicant states that the present owner has held title to the property since April 15, 1955 and that the assessed valuation of land is \$23,700; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of 15 years to permit the use of the premises in the business district as proposed to be extended into the unrestricted district as a gasoline service station and accessory uses substantially as proposed and as indicated on plans filed with this application marked "Received May 25, 1955" (3 sheets) and "January 10, 1956" (one sheet) *on condition* that all buildings and uses on the premises shall be removed and the premises shall be filled and levelled substantially to the grade of Westchester Avenue and shall be constructed and arranged as indicated on such plans; that there shall be erected along the lot line of the premises to the north a masonry wall not less than 5 ft. 6 in. in height where walls of adjoining buildings do not occur and a similar wall shall be erected along the lot line to the east, where walls of buildings do not occur on the lot line; that curb cuts shall be restricted to two curb cuts to Westchester Avenue, located where shown, not over 20 ft. in width and two curb cuts to Hegney Place, one 26 ft. in width and one 30 ft. in width, where shown; that the accessory building shall be of a design and arrangement as proposed and located where

indicated; that there shall be no cellar under such accessory building; that there shall be no windows opening to the lot line to the east; that doors to the toilet rooms shall be rearranged so as to be not contiguous; that at the rear of the premises there may be parking and storage of motor vehicles, where shown; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that pumps shall be of a low approved type and erected not nearer than 15 ft. to the street building line of Westchester Avenue; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that sidewalks and curbing abutting the premises shall be repaired or reconstructed to the satisfaction of the Borough President; that signs shall be restricted to permanent signs attached to the front facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line of not more than 4 ft.; that at such intersection there shall be a block of concrete maintained extending for a distance of not less than 5 ft. along either building line and not less than 12 ins. in height; that under Section 7i, for a similar term, there may be minor repairing within the accessory building with hand tools only for adjustments; that under Section 7h, for a similar term, there may be parking and storage of cars on the premises provided such parking and storage does not interfere with the servicing of the station; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

561-55-BZ

APPLICANT—Herman E. Horwood, for Mary Francomano, owner.

SUBJECT—Application July 8, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection of a 2 family dwelling with less than the 10 ft. setback required on each street front.

PREMISES AFFECTED—2894 Roebling avenue, southwest corner of Edison avenue, Block 5388, Lot 27, Borough of The Bronx.

APPEARANCES—

For Applicant: H. E. Horwood.

For Opposition: Louis M. Fribourg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 21, 1956 after due notice by publication in the Bulletin; laid over to April 3, 1956, for inspection and decision; hearing closed; then to April 10, 1956, for applicant to file revised plans showing compliance with the requirements for front yard; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Roebling avenue are in a residence use, E area, class 1 height district; Edison avenue is in residence and business use, E area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 9, 1955 acting on N.B. Applic. 1041-55, reads:

"1. In an E district, any portion of a building erected nearer than 10 ft. to any street is contrary to Art. IV Sect. 15(d) of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 20 ft. frontage by 95 ft. in depth, now vacant; that it is proposed to erect a two family, class 3 dwelling and two car garage on the lot line of Edison avenue with 6 ft. setback on Roebling avenue; that the proposed dwelling

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will not occupy more than 45% of the lot as permitted in an E zone; and

WHEREAS, the applicant further states that the property under appeal is a lot 20 ft. by 95 ft. at the southwest corner of Edison and Roebling avenues and was in a business use, C area and 1¼ height district until November 28, 1938 when it was rezoned to E area, residence use and 1 times height, and there is no petition pending for any change at this time; that the owner of this lot took title on September 25, 1945 and was not aware of any zone change; that he has lived on this block for many years and has seen the erection of most of the buildings and it did not ever occur to him that he could not legally erect a building on his lot similar to the others in the same neighborhood; that he has been saving for many years for the purpose of erecting a small two family house on this lot for himself in one apartment and his married daughter in the other; that the proposed dwelling will not occupy more than 45% of the lot as permitted in an E zone; and

WHEREAS, the applicant contends that most of the buildings on Roebling avenue are on or near the lot line and the premises immediately adjoining to the west extends out to the building line, but it is proposed to set this new dwelling back 6 ft. from the building line of Roebling avenue; that the building on the northwest corner of Roebling and Edison avenues directly opposite in block 5389, lot 31, and the building directly behind the premises under appeal on the northwest corner of Edison and Zulette avenues in block 5388, lot 35, are both close, if not directly on the lot line of Edison avenue; that under the setback requirements of an E zone calling for setback of 10 ft. on each street front, it would be practically impossible to erect any legal building, as its width would be limited to 10 ft. and this owner would lose his original investment plus the taxes he has paid for the last 10 years; that this request therefore is for permission to erect the proposed two family dwelling and two car garage on the lot line of Edison avenue with a 6 ft. setback on Roebling avenue, which is at least if not more than the adjoining buildings on this front; and

WHEREAS, the applicant states that the present owner has held title to the property since September 25, 1945 and that the assessed valuation of land is \$2,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and at the suggestion of the Board revised plans have been filed so as to show the building back in accordance with the requirements of the zoning resolution from Roebling Avenue even though the adjoining building is not so set back, and in the opinion of the committee there is hardship in requiring the side yard along Edison avenue as if such side yard was required the width remaining would be unusable for a residential building and the committee recommends that the application should be granted on condition; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 as to reduction of area to permit the building to occupy the portion of the lot as proposed and as indicated on plans filed with this application marked "Received July 8, 1955" (4 sheets) and "February 14, 1956" (one sheet) and "April 6, 1956" (3 sheets) *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building may be located under this resolution where shown on such revised plans marked "Received April 6, 1956"; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 3:00 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 10, 1956, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

314-50-SM

APPLICANT—Timber Structures, Inc., owner-manufacturer (M. Matrisciani, agent).

SUBJECT—Glued Laminated Timbers (building material), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 314-50-SM

Subject: Glued Laminated Timbers.

Timber Structures, Inc., New York filed April 20, 1950 an application with the Board of Standards and Appeals for approval of the material known as Glued Laminated Timbers under the provisions of C26-370.0, C26-370.1, C26-370.2, C26-370.3, C26-370.4, C26-370.5 and C26-370-6 Administrative Building Code.

Purpose

The material is to be used in timber construction.

Description

Glued laminated timbers, not solid as grown by nature, are assembled of laminations, glued up and put under pressure to form structural beams, columns and arches.

In the process manufacturing the lumber is examined for defects such as knots, checks, etc. and soundest pieces are set aside for using in the upper and lower faces of the beam. The lumber having knots etc. are placed at or near the neutral axis of the section. When necessary to form a long beam, smaller planks are glued together, using a scarf joint (1 to 15) to form a continuous plank of the length desired.

The planks, joined together by means of the scarfed joints, where necessary, are then ready for the laminating process.

The plank which is to be used in the extreme face of the section is glued on one side only and then placed in the pressure rig. Each succeeding plank is then glued on both faces and placed one on top of the other, above the first plank. The last plank used gives the desired depth to the section is glued on one face only and placed on its proper position. When the planks are correctly positioned, pressure is applied to the section by means of stay bolts; these bolts are tightened in a certain specified manner, periodically for the first three hours that the section is in the pressure rig; then removed and the section is allowed to cure for 1 week.

The glue used by the manufacturer in the process is known as Casein Type Monsanto 888-P and in the process of laminating, temperature and time are closely related so that it is necessary for the manufacturer to adhere to the time schedule specified for the temperature in the room or space where the beam is being laminated.

Inspection and Test

It was decided to test a beam, column and an arch.

The beam was of Douglas fir, 0'-8.85" wide, 2'-11¾" deep and 50'-0" long and was built up of 22 laminations.

The column was of Douglas fir 0'-6" by 0'-8" by 12'-0" feet and was built up of 5 laminations.

The arch was of Douglas fir, chord length 36'-0" offset 6'-0" and the cross section was 0'-7" by 1'-3".

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The sections were tested at M.I.T. in the presence of Comm. E. W. Kleinert Committee on Test on January 19 to 21, 1955.

The load was applied so as to develop stresses of under the provisions of C26-370.0 Administrative Building Code.

The stress developed in the beam was 7550 psi at which load the beam failed in tension, there was no failures of the glue lines.

The column did not fail under axial load of 300,000 lbs. which was the capacity of the testing equipment.

The arch developed fiber stresses of 6560 psi at which load the arch failed, there was no failure of the glue lines.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant and the fact that the specimens were composite sections composed of Douglas fir coast region select structural and dense No. 1, the Committee on Tests recommends the approval of the materials known as Glued Laminated Timbers as manufactured by the Timber Structures Inc., for the use in beams, stringers, posts, joints and arched under the provisions of C26-370.1, 2, 3, 4, 5 and 6 Administrative Building Code under the following conditions: (1) that the two outer laminations shall be Douglas fir coast region select structural and the inner laminations may be either Douglas fir coast region selected structural or Douglas fir dense No. 1. (2) that the extreme fibre stress in bending shall be 1800 psi in beams and 1600 psi in bending arch design and that the stresses in horizontal shear and stresses perpendicular and parallel to the grain shall be as specified in the table under C26-370.3 Administrative Building Code. (3) that the glue used shall be as herein described and all glueing shall be done in accordance with the glue manufacturers' specification (4) that top and bottom laminations shall not have scarf joints located nearer to the center than $\frac{1}{4}$ of the beam length from the ends. (5) that the maximum size of the beams recommended for approval shall not exceed 3'-0" in depth by 50'-0" in clear span and that the center 50% of the laminations may be scarfed with finger joints.

The Committee further recommends that all invoices, bills of lading or bills of material shall be marked or stamped as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 314-50-SM

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

34-51-SA

APPLICANT—The Thermodyne Corporation, owner.

SUBJECT—Application reopened February 15, 1956 as to amendment to resolution as to include the Model 26H Carrier Icemaker—re Carrier 26B5 Automatic Ice Cube Maker; previously approved.

APPEARANCES—

For Applicant: W. J. Linderman.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 34-51-SA

Subject: Amendment to resolution as to include the Model 26H Carrier Icemaker.

The Thermodyne Corp., New York requested by letter dated January 12, 1956 that the resolution adopted March 29, 1955 under Cal. No. 34-51-SA be amended to include the model 26H Carrier Icemaker. The application was reopened by a vote of the Board February 15, 1956.

Description

The model 26H Carrier Icemaker is identical to the Model 26B previously approved by the Board March 29, 1955 under Cal. No. 34-51-SA.

Recommendation

The Committee on Test recommends that the resolution adopted March 29, 1955 under Cal. No. 34-51-SA be amended so as to include the Model 26H Carrier Icemaker on condition that the requirements of the resolution adopted March 29, 1955 under Cal. No. 34-51-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman
JOHN A. DARTS,
Asst. Engr.
GEORGE F. SKLENARIK,
Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 29, 1955 in accordance with the above report.

14-52-SM

APPLICANT—Mineral Mix Products Corp., owner.

SUBJECT—Fly Ash (admixture for concrete or mortar), approval of.

APPEARANCES—

For Applicant: T. R. Galloway and A. S. Pearson.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.. 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 14-52-SM

Subject: Fly Ash (admixture for concrete).

Mineral Mix Corp., New York City filed January 2, 1952 an application with the Board of Standards and Appeals for approval of the material known as Fly Ash under the provisions of C26-73.1 and C26-315.0.d Administrative Building Co.

Purpose

The material is used in controlled concrete as an admixture to add greater workability.

Description

Fly Ash as defined under C26-73.1 Administrative Building Code is the residue from burning pulverized coal in suspension which is separated and collected from the gases of combustion after they leave the furnace.

The fly ash used by the Mineral Mix Corp. is obtained from the Sherman Creek, Waterside and East River Generating Stations of the Consolidated Edison Company of New York, Inc.

The following tabulations shows the chemical and physical properties of the fly ash as compared to the requirements of C26-315.0.d Administrative Building Code.

Chemical Properties % by Weight	C26-315.0.d Administrative Building Code	Waterside Plant	East River Plant	Sherman Creek Plant
Silicon Dioxide	35.0 Min.	40.5	38.1	38.7
Aluminum Oxide	15.0 Min.	35.9	25.7	27.9
Magnesium Oxide	3.0 Max.	0.9	0.7	0.7
Sulphur Trioxide	3.0 Max.	1.2	1.3	0.9
Carbon	12.0 Max.	4.2	4.7	5.7
Specific Surface	3000 Min.	3264	3646	4292

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Inspection and Test

Samples of the material were tested at the New York Testing Laboratory, Inc., in the following manner in the presence of Asst. Engr. J. A. Darts Committee on Test.

The Chemical analysis of the Fly Ash used in the test showed as follows:

Silicon Dioxide	38.2%
Aluminum Oxide	23.04%
Magnesium Oxide	1.19%
Sulphur Trioxide	1.31%
Carbon	6.27%

Design mixes were made of various strength concretes ranging from 2000 to 45000 psi in 500 psi increments.

Control mixes were set in each design mix and companion mixes with 10% and 20% admixture of fly ash (% of weight of cement) was added. For example in the 2000 lbs. design mix the amount of cement in the control mix and the companion mix was 376 lbs. and in the companion mix was added 75 lbs. of fly ash.

The cylinders were tested in compression on the 2nd, 3rd, 4th, 5th, 7th, 10th, 14th and 28th days and curves were plotted so as to see if the addition of the fly ash to the concrete caused a weakening of the concrete in the early stages.

The full report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Fly Ash as described and as produced in the plants herein described for voluntary use in New York City as an admixture only and not as a replacement of either the cement or aggregate in concrete under the provisions of C26-315.0.d Administrative Building Code on condition that the weight of the fly ash added as an admixture shall not exceed 20% of the weight of the cement in the design mix and for example: If the design mix specifies 500 lbs. of cement, fly ash to the extent of 100 lbs. may be added without any reduction in cement and/or aggregate and such addition shall produce the allowable stresses as provided under Chapter 26, Article 8, Sub-article 4, Group 3 of the Administrative Building Code and further that each container or bag in which the material is marketed shall be stamped or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 14-52-SM", and the additional wording, "Admixture Only".

(Sgd.) HARRIS H. MURDOCK,
Chairman
JOHN A. DARTS,
Asst. Engr.
GEORGE F. SKLENARIK,
Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

605-51-SA

APPLICANT—Prentiss Wabers Products Co., manufacturer.

SUBJECT—Preway Floor Furnace, Models 46810-B and 50810, approval of.

APPEARANCES—

For Opposition: None.

ACTION OF BOARD—Application disapproved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative 0
Negative: Chairman Murdock, Commissioner Kleinert,
Commissioner Keating and Deputy Chief Connolly... 4

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 605-51-SA

Subject: Preway Floor Furnace, Models 46810-B and 50810.

Prentiss Wabers Products, Inc., Wisconsin Rapids, Wis., filed August 3, 1951 an application with the Board of Standards and Appeals for approval of the appliance known as Preway Floor Furnace, Models 46810-B and 50810 under the provisions of the Oil Burner Rules of the Board and Article 12, Chapter 26, Administrative Building Code.

Purpose

The appliance is an oil fired floor furnace for domestic and commercial installation.

Description

The appliance consists of a furnace equipped with a manually or automatically operated mechanical draft oil burner of the vaporizing pot type, operating with gravity oil feed supply fed to the burner from a constant level valve with anti-flooding device supplied as a part of each furnace. The furnace consists essentially of a casing, floor register, inner liner, combustion chamber, limit control, fire pot, constant level valve and draft regulator.

Inspection and Test

Details of construction and method of installation were examined by Asst. Engr. J. A. Darts Committee on Test. The appliance has been approved by the Underwriters Laboratory under Misc. Petroleum 1513.

Recommendation

The Committee on Test is of the opinion that as the installation of this appliance is of necessity contrary to the requirements C26-693.0 Administrative Building Code and accordingly recommends the application be either disapproved or withdrawn.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *disapprove* this appliance in accordance with the above report.

383-54-SM

APPLICANT—Rock-Crete Corporation, owner.

SUBJECT—Application reopened December 13, 1955 as to amendment to resolution as to change of corporations name—re Rock-Crete Standard and Jumbo Size Cinder Concrete; previously approved.

APPEARANCES—

For Applicant: N. C. Castronova.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 383-54-SM

Subject: Amendment to resolution as to change of corporations name.

Rock-Crete Products, Inc., requested by letter dated January 7, 1955 that the resolution adopted December 14, 1954 under Cal. No. 383-54-SM be amended as to change the corporations name. The application was reopened by a vote of the Board December 13, 1955.

Recommendation

The Committee on Test recommends that the resolution adopted December 14, 1954 under Cal. No. 383-54-SM be amended as to change in corporate name from Rock-Crete Corp. to Rock-Crete Products, Inc., on condition that the

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requirements of the resolution adopted December 14, 1954 under Cal. No. 383-54-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 14, 1954 in accordance with the above report.

668-54-SM

APPLICANT—Sheldon H. Cady for National Gypsum Company, owner.

SUBJECT—Application July 30, 1954—Gold Bond Holostud (prefabricated steel stud), approval of.

APPEARANCES—

For Applicant: James J. Larkin.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Ca. 668-54-SM

Subject: Gold Bond Holostud (prefabricated steel stud), approval of.

Sheldon H. Cady for National Gypsum Co., Buffalo, New York filed July 30, 1954 an application with the Board of Standards for approval of the material known as Gold Bond Holostuds (prefabricated steel studs) under the provisions of C26-88.0, C26-178, C26-191.0 and C26-460.0 of the Administrative Building Code.

Purpose

This material is an incombustible stud for attaching plaster bases for furring and hollow partitions. It may be used as a stud to which gypsum or insulation board may be screwed, clipped or tied.

Description

The stud is in the form of a truss. The flange consists of a 16 gauge angle; the web member consists of one No. 7 gauge wire (0.177" diameter) bent to form symmetrical diagonals with panel points 8" apart. The flange angles are contact welded to the diagonal struts with two welds at each junction. The stud depths are 2½", 3¼", 4" and 2.

Inspection and Test

Partitions constructed of Holostuds, lath and plaster were tested in accordance with the requirements of C26-591.0 and C26-592.0 Administrative Building Code, at Ohio State University in the presence of Asst. Engr. J. A. Darts Committee on Test and S. H. Cady and others representing the applicant.

Three partitions were fire tested for 1½ hour resistive ratings and one hour rating. The test specimens for the 1½ hour rating are designated as Panels 1, 2 and 3. Construction was basically the same. Perforated gypsum lath and ½" of plaster mixed in the proportions of 2 parts of sand to 1 part of gypsum cement plaster by weight.

Panel 1 2½" holostuds, spaced 16" o.c.; Lath attached with starter clips, WireTite Field Clips, finished clips and end joint connector clips.

Panel 2 Identical to Panel 1 except the studs were 3¼".

Panel 3 2½" Holostuds spaced 16" o.c. Lath attached with starter clips, HS-1 field clips, finished clips, and end joint connector clips.

Panel 4 The one hour partition was constructed of 2½" Holostuds, spaced 16" o.c.; plain gypsum lath attached

with starter clips, finished clips, HS-1 field clips and End Joint Connector clips; and ½" of Gypsolite mill-mixed gypsum-perlite plaster mixed in the proportions of 100 lbs. of gypsum to 2½ cu. ft. of perlite. The mixture of perlite and gypsum was verified by Pittsburgh Testing Laboratory who also certified that the perlite complied with ASTM Designation C-35.

Result of test as follows:

Panel 1 failed at 90 minutes and 18 seconds, Panel 2 failed at 96 minutes and 12 seconds, and Panel 3 failed at 91 minutes and 24 seconds. The three panels successfully passed the hose stream test.

In Panel 4, the one hour partitions failed at 80 minutes and 2 seconds and also successfully passed the hose stream test.

Impact tests were conducted on a partition constructed with Holostuds and the maximum deflection was 1.0156" and the set was .0937."

The complete reports are on file with and are a part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Gold Bond Holostud in depth of 2½" to 6" for use in New York City as an incombustible stud for furring and hollow partitions when used with its supplementary approved accessories, namely floor and ceiling runners, attachment shoes and clips, under the provisions of C26-636.0 for use under C26-239.0 and C26-460.0 Administrative Building Code on Condition that all plans submitted to the Department of Housing and Buildings showed the proposed use of this stud in a fireproof partition as herein described shall be stamped or marked as follows. "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 668-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer.
GEORGE F. SKLENARIK
Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

145-55-SM

APPLICANT—Tacoa Tank Corporation of America, Inc., owner.

SUBJECT—February 14, 1955—Tacoa Tank Corporation of America, Inc., 275 Gallon Fuel Oil Storage Tank, Approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 145-55-SM

Subject: Tacoa Tank Corporation of America, Inc., 275 Gallon Fuel Oil Storage Tank.

The Tacoa Tank Corp. of America, Inc., filed February 14, 1955 an application with the Board of Standards and Appeals for approval of their 275 Gallon Fuel Oil Storage Tank under the provisions of the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

A 275 gallon fuel oil storage tank.

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Description

The material throughout for both shell and heads is No. 10 gauge hot rolled open hearth steel. The heads are dished. The dimensions are 66" long, 44" high and 26" wide and weigh 375 lbs. with plugs and legs. The tanks are provided with four 2¼" diameter hole at top for 2" flanged steel forge threads to receive pipe connections and a ½" feed coupling welded into the head at the bottom. The tanks are also equipped with four steel pipe lugs tapped to receive the legs. The tanks can be set either vertical or horizontal.

Inspection and Test

A sample tank was inspected and tested by the Committee on Test at Willets Point Blvd., Corona, Queens. Present at the test were Chief Engr. L. V. Huber of the Committee on Test and representatives of the applicant. The tanks were subject to tests and successfully met the requirements of Rule 10.3.1 of the Oil Burner Rules.

Recommendation

On the basis of the inspection and test the Committee on Test recommends that the Tacoa Tank Corporation of America, Inc., 275 Gallon Fuel Oil Storage Tank be approved for use in Fuel Oil Installations in New York when constructed in conformity with the details of this report and drawings filed with this application but nothing herein shall be deemed to waive any requirements of the Oil Burner Rules of the Board. It is further recommended that all welding conform to the Fusion Welding and Gas Cutting Rules of the Board and that the permanent affixed plate required by Rule 5.3.2 of the Oil Burner Rules in addition to the wording, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 145-55-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

566-55-SA

APPLICANT—Florlift Co., Agent, for Essex Conveyors, Inc., owner.

SUBJECT—Application June 21, 1955—Florlift, Models A and B, approval of.

APPEARANCES—

For Applicant: A. J. Portugal.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 566-55-SA

Subject: Florlift Models A and B.

Florlift Company for Essex Conveyors, Inc., Nutley, New Jersey filed June 21, 1955 an application with the Board of Standards and Appeals for approval of the appliance known as Florlift, Models A and B under provisions of C26-191.0 Administrative Building Code.

Purpose

The appliance is a one story lift used in funeral homes to raise and lower caskets from one floor level to another.

Description

The appliance is a telescoping, hydraulic lift that is designed exclusively for mortuary use and is so arranged that

the material is raised through a trap door that is automatically opened and closed by action of the florlift.

The lift is designed for a capacity of 750 lbs. and has an overload relief valve in the hydraulic circuit which prevents the operation of the lift in the event that the load is in excess of the rated capacity of 750 lbs. The lift also has mechanical stops that prevent the platform from rising above predetermined levels.

The hydraulic system is so interlocked that in the event of electrical power failure the platform will remain in the position it was in prior to the failure and will only move, on the resumption of power, when the up or down button is pushed to start operation.

The speed of the lift is 8'-0" per minute.

Inspection and Test

The appliance was inspected and tested by Asst. Engr. J. A. Darts Committee on Test at 243 Ridgewood Avenue, Brooklyn, New York. The appliance operated as designed and the controls functioned as required under simulated breakdown conditions.

Recommendation

On the basis of the inspection and test and the data filed by the applicant and the statement by the American Standard Safety Code for Elevatory that the "provisions of American Standard Elevator Safety Code does not apply to one story lifts exclusively operated in funeral homes," The Committee on Test recommends the approval of the appliance known as the Florlift for voluntary use in New York City on condition that the appliance shall be used exclusively in funeral homes for the lifting of caskets only from one floor level to another, that the lift shall not carry any personnel and shall bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 566-55-SA" and further that the lift shall not exceed 15'-0" and bear a label reading, "No passengers."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer.
GEORGE F. SKLENARIK,
Assistant Engineer.

Resolved that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

612-55-SA

APPLICANT—J. B. Slattery & Brother, Inc., owner.

SUBJECT—Application reopened February 15, 1956 as to amendment to resolution as to additional model (44) gas range—re Slattery Gas (built-in type) Models 5556 and 22; previously approved.

APPEARANCES—

For Applicant: J. W. Slattery.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 612-55-SA

Subject: Amendment to resolution as to additional model (44) Gas Range.

J. B. Slattery & Bro. Inc., requested by letter dated January 18, 1956 that the resolution adopted December 20, 1955 under Cal. No. 612-55-SA be amended so as to include Model 44 Gas Range. The application was reopened by a vote of the board February 15, 1956.

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Purpose

The appliance is a gas fired range used for cooking purposes.

Description

The model 44 consists of two model 22 (approved by the Board December 20, 1955 under Cal. No. 612-55-SA) joined together. The model 44 has been approved by the American Gas Association under Cert. No. 1-1069.001.

Recommendation

The Committee on Test recommends that the resolution adopted December 20, 1955 under Cal. No. 612-55-SA be amended so as to induce the model 44 Gas Range on condition that the requirements of the resolution adopted December 20, 1955 under Cal. No. 612-55-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 20, 1955 in accordance with the above report.

615-55-SA

APPLICANT—General Electric Appliance, Co. of New York, for General Electric Co., owner.

SUBJECT—Application July 14, 1955—General Electric Built-in Range Models 1J501W and 1J551W, approval of.

APPEARANCES—

For Applicant: William Hatters.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 615-55-SA

Subject: General Electric Built-In Range, Models 1J501W and 1J551W.

The General Electric Appliance Company, New York distributor, filed for General Electric Company, Louisville, Kentucky, manufacturer on July 14, 1955 an application with the Board of Standards and Appeals for approval of the General Electric Built-In Range, models 1J501W and 1J551W under the provisions of Article 12 of the Administrative Building Code.

Purpose

An electric oven and a surface range for domestic use.

Description

The model 1J501W is a cabinet type oven designed for installation in a suitable wall recess.

OVEN OPERATION—for baking 2500 watts bottom heat and 750 watts top heat are available. For broiling 3000 watts by top heat only. Enclosed calrod heating elements are used. For automatic operation a combination oven timer and electric minute timer are provided.

Maximum load is 3.3 kilowatts for 115/230, 120/240 volts, three wire 60 cycle, ac.

The model 1J551W is a four "burner" surface range designed for recessed installation in a counter top.

Calrod heating elements are used for the surface units.

Maximum load is 7 kilowatts from a 115/230, 120/240 volt or 120/208 volt, three wire 60 cycle ac current.

Inspection and Test

On the basis of the data submitted and Underwriters Laboratory report application 55C3197 dated October 4, 1955 ac-

cepting these appliances, the Committee on Test recommends the approval of the General Electric Built-In Range, Models 1J501W and 1J551W for use in New York City provided they will be installed in accordance with the Electrical Code of the City of New York and in accordance with Section C26-695.2 of the Administrative Building Code and provided further that they will bear a label, permanently affixed as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 615-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

616-55-SM

APPLICANT—Dennison Manufacturing Co., owner.

SUBJECT—Application July 15, 1955—Dennison Crepe Paper (flameproof), approval of.

APPEARANCES—

For Applicant: R. A. Maish, Jr.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: 616-55-SM

Subject: Dennison Crepe Paper (flameproofed).

Dennison Manufacturing Company filed July 15, 1955 an application with the Board of Standards and Appeals for approval of the material known as Dennison Crepe Paper (flameproofed) under the provisions of the Flameproofing Rules of the Board.

Purpose

The material is a flameproofed paper used in places of public assembly.

Description

The material is a crepe paper which is basically a tissue paper to which a uniform process of creping has been applied.

The paper is flameproofed with ammonium sulphate which is known as Dennison 88 and is then creped.

Inspection and Test

The material was tested at the Better Fabrics Testing Bureau in the presence of Asst. Engr. J. A. Darts Committee on Test and R. K. Johnson and G. Gately representing the applicant. Various colors were tested and in all tests there was no flashing, flaming or glow. The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test concludes that the material, Dennison Crepe Paper (flameproofed) possesses inherent flameproofing properties and accordingly recommends its approval.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a laboratory approved by him, in accordance with the requirements of the Flameproofing Rules of the Board.

The Committee further recommends that each container or carton in which this material is marketed shall be labeled or marked as follows: "Approved by the Board of Stand-

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ards and Appeals for use in New York City under Cal. No. 616-55-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

684-55-SM

APPLICANT—Etna Pozzolana Corporation, owner.

SUBJECT—Application August 15, 1955—Etnalon (plasticizer in concrete), approval of.

APPEARANCES—

For Applicant: David Tiersten.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 684-55-SM

Subject: Etnalon (plasticizer in concrete).

Etna Pozzolana Corp., Oceanside, New York filed August 15, 1955 an application with the Board of Standards and Appeals for approval of the material known as Etnalon (plasticizer in concrete) under the provisions of C26-191.0 Administrative Building Code.

Purpose

The material is used as an admixture to concrete to act as a plasticizer.

Description

The material is a dispersal agent that is basically a montmorillinate puzzalan that is added to concrete. The addition is figured on the basis of 3 ozs. per sack of cement.

Inspection and Test

Comparative tests were conducted at the Pittsburgh Testing Laboratory in the presence of Asst. Engr. J. A. Darts Committee on Test.

A standard mix of 5 bags of cement was set up as a pilot mix and a comparative admixture of 3 ozs. of Etnalon per sack of cement was also made under the same conditions. Comparative compressions were made on the 3rd, 7th, 14th and 28th days.

Results were as follows:

	STANDARD	ETNALON
3rd day	1928 psi	2389 psi
7th day	2175 "	2600 "
14th day	2388 "	2896 "
28th day	2880 "	3537 "

The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material Etnalon for voluntary use in New York City under the provisions of C26-191.0 Administrative Building Code on an admixture only in concrete on condition that the admixture Etnalon shall not exceed 3 ozs. per sack of cement and further that each bag or container in which the material is marketed shall be tagged, stamped or labeled as follows: "Approved by the Board of Stand-

ards and Appeals for use in New York City under Cal. No. 684-55-SM" and the additional wording, "Admixture Only."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

970-55-SM

APPLICANT—Lawrence Lavagetto, for Queens Tank and Boiler Corp., owner.

SUBJECT—Application November 29, 1955—Queens Tank and Boiler Corp., 275 Gallon Fuel Oil Storage Tank (with flanged and dished heads), approval of.

APPEARANCES—

For Applicant: Lawrence Lavagetto.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 970-55-SM

Subject: Queens Tank and Boiler Corp., 275 Gallon Storage Tank (with flanged and dished heads).

Lawrence Lavagetto, Pres., Queens Tank and Boiler Corp., filed November 29, 1955 an application with the Board of Standards and Appeals for approval of the Queens Tank and Boiler Corp., 275 Gallon Fuel Oil Storage Tank under the provisions of the Oil Burner Rules of the Board.

Purpose

A 275 Gallon Fuel Oil Storage Tank.

Description

These tanks are of welded construction throughout using 10" gauge (.134) commercial grade hot rolled steel. The tank has one lateral weld with 1" lap minimum. The heads are dished offset with 1½" flange. The dimensions are 63" long, 26" wide and 44" high. The tank will weight approximately 375 lbs. without lugs and 2" flanges.

The tank will be provided with 4-2" threaded forged flanges to receive 2" pipe connections with 4 leg lugs to accommodate 1¼" pipe legs. A ¾" coupling will be welded at the base for gravity feed or drainage.

The tank can be used either vertically or horizontally.

Inspection and Test

A sample tank was inspected and tested at the applicant's plant at 126-42 37th Avenue, Corona, L. I., New York. The tank was subjected to a hydrostatic test of 100 lbs. per square inch.

The tank successfully met the requirements of Rule 10.3.1 of the Oil Burner Rules. Details of construction, workmanship and protection of steel were found to comply with the Rules of the Board.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Queens Tank and Boiler Corp. 275 Gallon Fuel Oil Storage Tank for use in New York City, provided the tank has a label permanently affixed reading as

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follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 970-55-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

430-49-SA

APPLICANT—Square Manufacturing Company, owner.
SUBJECT—Application for consideration—reopening as to amendment as to additional flavors—re Square Manufacturing Company Carbonated Beverage Dispenser, Model 5008; previously approved.

APPEARANCES—

For Applicant: Joseph Marcus.

ACTION OF BOARD—Application reopened for amendment as to additional flavors.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

360-50-SA

APPLICANT—ABC Oil Burners.

SUBJECT—Application for consideration—reopening as for report as to model numbers assigned to Carrier Company—re Burnham Oil Burner, Model 55; Home Oil Burner, Model 55; Comfortzone Oil Burner, Model 55; Norge Heat Oil Burner, Model FOB-55; Radiation Oil Burner, Model 55; Richmond Oil Burner, Models P10A, P11A, and P12A; Rybolt Oil Burner Model 55, Certified Oil Burner, Model 55; Solar Flame Oil Burner, Model 55; Weil McLain Oil Burner, Model 55; Cities Service Oil Burner, Model CS-55; Kleen-Heet Oil Burner, Model 80 and Fitzgibbons Oil Burner, previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to model burners assigned to Carrier Company.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

Negative 0

772-52-SM—Vol. II

APPLICANT—Tomkins Brothers, for Bickerstaff Clay Products Company, owner.

SUBJECT—Application for consideration—reopening as Vol. II as for test and approve additional size of blocks—re Bickerstaff Clay Products Co. ASTM specifications C62-60 SW Brick 3½ in. x 11½ in. and other sizes; previously approved.

APPEARANCES—

For Applicant: John D. Carswell.

ACTION OF BOARD—Application reopened as Vol. II for test and report as to additional size of blocks.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4

Negative: 0

774-52-SA

APPLICANT—Automatic Products Company, owner.

SUBJECT—Application for consideration—reopening as for report as to additional outlet—re Sodashoppe-6 Drink (dispenser-soft drinks); previously approved.

APPEARANCES—

For Applicant: Walter Sherman.

ACTION OF BOARD—Application reopened for report as to additional outlets.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

19-52-SA

APPLICANT—Temco Inc., owner (Irving T. Hecht, agent).

SUBJECT—Temco Gas Floor Furnace, Models 256-1, 256-2, 356-1, 356-2, 506-1, 506-2, 706-1 and 706-2, approval of.

APPEARANCES—

For Applicant: George R. Darche.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

Negative: 0

561-38-SA

APPLICANT—The Clayton Manufacturing Company, owner.

SUBJECT—Application reopened January 10, 1956 as to amendment to resolution as to Clayton-Kerrick Steam Cleaner, Models C, LH and LHR—re Kerrick Kleaner, Models J and L; previously approved.

APPEARANCES—

For Applicant: B. Burroughs.

ACTION OF BOARD—Laid over to April 17, 1956, at 2 P.M. for further consideration and decision.

382-43-A—Vol. VI

APPLICANT—Henry Z. Harrison, for Caton Nursing Home (Pearl Horowitz, owner).

SUBJECT—Application reopened January 10, 1956 as Vol. VI—re Appeal from a decision of the borough superintendent—relating to the rearrangement of kitchen etc. in a nursing home.

PREMISES AFFECTED—150 Ocean parkway, west side, 395 ft. south of Caton avenue, Block 5328, Lot 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry Z. Harrison and Irving Langner.
For Administration: Samuel L. Becker, Dep't of Build-
ings and Joseph A. Sweeney, Dep't of Hospitals.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 15, 1955, on Alt. App. 3377/54 reads:

"1. Proposed additional rooms in the cellar and other changes are contrary to the terms of conditional variance granted under Cal. 382-43-A, Vol. V. granted by the Bd. of Standards and Appeals."

and

WHEREAS, the applicant states that the building is 2 and 3 stories, 22 and 35 ft. in height, 35 ft. front by 115 ft. in depth, of Class one and Class four construction, erected in 1902, and subsequently extended, located in a residence use, C area, Class one height district, and used and occupied as follows: existing front building: Cellar—boiler room, storage and mortuary; 1st floor—nursing home, office and lounge; 40 persons; 2nd floor—nursing home, 39 persons; 3rd floor—nursing home, 12 persons; existing rear fireproof building: Cellar—kitchen; 1st floor—nursing home, 40 persons; 2nd floor—nursing home, 39 persons; and

WHEREAS, Certificate of Occupancy No. 129295, issued April 24, 1951 permits the following use and occupancy; front building: Cellar—boiler room and storage; 1st floor—nursing home and office, 16 persons; 2nd floor—nursing

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home, 15 persons; 3rd floor—nursing home, 12 persons; rear building; 1st floor—enclosed ramp, nurses quarters, kitchen and boiler room (nursing home); 2nd floor—nurses quarters and office, 7 persons; and

WHEREAS, the rear building covered by said Certificate of Occupancy has been demolished pursuant to a variance granted by the Board February 15, 1955, and a new fireproof 2 story extension erected as permitted under such variance; and

WHEREAS, the applicant now requests permission to remove the kitchen from the front frame building in the cellar to the cellar of the rear fireproof building, to add modern equipment, hood over ranges, metal ducts, fireproofed, and a rear flue for vent ducts, and to relocate dumbwaiter shaft, to add masonry enclosure from third floor to roof, and add a ramp and door to the fireproof building roof, with iron railings around the portion of the roof of the rear building used for sun and open air rest for the wheelchair patients; it is also proposed to relocate the mortuary in the front building cellar and rearrange the stairs of cellar to court, add new stair enclosure, that the rear fireproof building has been completed and is waiting approval and issuance of Certificate of Occupancy subject to the amendments herein proposed; and

WHEREAS, the applicant requests that the Board amend the resolution adopted by it February 15, 1955 so as to permit the rearrangement of the building as indicated on revised plans filed with this appeal; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 19, 1943, as thereafter amended by resolutions adopted through February 15, 1955, by adding thereto:

"that in the event the applicant requests amendment to the resolution as last adopted February 15, 1955, so as to permit rearrangement of the building, as indicated on revised plans marked 'Received April 6, 1956,' such changes may be permitted as shown on such plans provided the arrangement of beds meets the requirements of the Department of Hospitals as expressed in their letter of April 9, 1956, giving the total number of beds in both existing and new buildings as 75, arranged as now shown on such plans marked 'Received April 6, 1956,' (5 sheets), *on condition* that in all other respects where not inconsistent with this *amended* resolution, the resolutions above cited shall be complied with."

29-55-A

APPLICANT—Kahn and Jacobs, for The Mount Sinai Hospital, owner.

SUBJECT—Application January 12, 1955—re Appeal from a decision re an order of the fire commissioner—refrigeration system.

PREMISES AFFECTED—1190 5th avenue, southeast corner of East 100th street, Block 1604, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: D. D. Ehresman.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, Order #6488-4 issued by the Fire Commissioner November 3, 1954, and repeated in his decision of December 27, 1954, (Acct. No. 185744) reads:

"1. Discontinue the maintenance of refrigerating systems in the alcoves of the 1, 2, 3, 4, 5, 6, 7 and 8 floors. Rule 5 of Regulations relating to Freon Refrigerants.

NOTE: These units may only be maintained in rooms cut off from the rest of the building by tight-fitting,

self-closing doors and provided with a window or windows to the outside air."

and

WHEREAS, the applicant states the building is 7 stories and penthouse, 103 ft. 3 in. in height, 200 ft. 10 in. by 74 ft. 4 in. in area, of fireproof construction, erect in 1922 in a residential use, B area, Class 1½ height district; used and occupied since 1922: Subcellar—storage; Cellar—xray, kitchen, dining room, lockers, storage, 50 persons; mezzanine—locker rooms, 50 persons; 1st to 7th floors, inclusive, hospital, 37 persons per floor; penthouse—nurses' quarters and solarium 10 persons. The building is provided with approved standpipe and interior fire alarm systems; there are two 3 ft. 8 in. wide iron stairs, fireproof enclosed, equipped with kalamine self-closing doors, leading to roof bulkhead and to lobby and thence to street; and

WHEREAS, the applicant states the refrigerating system referred to consists of small ice cube making machines, model 26 D Carrier Corp. using 3¾ lb. of Freon-12 refrigerant in a hermetically sealed unit and 7 cu. ft. domestic refrigerators using 3 lbs. Freon 12 refrigerant in a hermetically sealed unit; that one ice cube maker and one refrigerator are located in an alcove on each floor, measuring 5 ft. 6 in. by 5 ft. 6 in. which opens on a lobby separated from the main corridor leading to the patients' room by self-closing metal doors glazed with wire glass; that the alcove on the 1st floor connected with a small ante room ventilating to the outer air; that the alcoves on the 2nd to 6th floors open at each floor on an open porch, which is provided with screens but no windows; the alcove on the 7th floor communicates with the fan room which is provided with a window; that the 8th floor is not provided with any ice-making machine; and

WHEREAS, the applicant contends that the hermetically sealed refrigerating units are not serviced or repaired on the premises; that the amount of refrigerant used will not exceed 3¾ lbs. per unit; that the denial of this appeal would constitute a hardship; and

WHEREAS, the applicant contends that the alcoves on the 1st and 7th floors are mechanically ventilated; and that no certificate of occupancy was issued for the building although it was signed off as completed on March 9, 1922, under N.B. 53/20.

Resolved, that the decision of the Fire Commissioner, as expressed in Order #6488-4 be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the refrigerating devices as described and located as shown on plans filed with this appeal, marked "Received March 21, 1956", (3 sheets), *on condition* that every room in which a refrigerator occurs shall have either a window open to the outer air or shall be mechanically ventilated and equipped with closure doors so as to separate each such room from other parts of the building; that such refrigerating devices shall be maintained to the satisfaction of the Fire Commissioner; and that a certificate of occupancy shall be obtained.

277-54-A—Vol. III

APPLICANT—The Procter and Gamble Manufacturing Co., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. II—re Appeal from a decision of the fire commissioner—hydrogen system.

PREMISES AFFECTED—Richmond terrace, south side, 1620 ft. east of Western avenue, Block 1338, Lot 1, Mariners Harbor, Borough of Richmond.

APPEARANCES—

For Applicant: S. W. Blackett.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

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THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated October 5, 1955, reads:

"This will acknowledge your letter of September 28, 1955, relative to the proposed extension to existing Hydrogen system.

Any changes in said Hydrogen system would have to conform to the resolutions of the Board of Standards and Appeals granted under various dates."

and

WHEREAS, the applicant states the premises consist of 135 acres located in an unrestricted use district, used for the manufacture of edible oil; and

WHEREAS, the applicant states that hydrogen gas has been manufactured and used on the premises since 1923 pursuant to a variance granted by the Board under Cal. No. 306-23-A; that there have been several changes in the process, the latest of which was an extension by the Board to the Hydrolyzer building under date of July 6, 1955, under Vol. II of Cal. No. 277-54-A; that the extension of the hydrogen system now proposed will be almost identical to the last extension permitted by the Board and no change is requested in the capacity of the hydrogen generating plant or in the storage capacity for hydrogen; and

WHEREAS, the applicant contends that the present process for hardening edible oils is the batch process, where hydrogen gas is bubbled through heated oil in the presence of metallic catalyst. It is now proposed for quality reasons to substitute a continuous hydrogen process for part of the existing batch process; that the hydrogen will be supplied over the existing hydrogen line and raised to the desired pressure by a new compressor to be located out doors. The compressor will be equipped with excess pressure protection devices and with an automatic shut down switch should be suction pressure fall below atmospheric; that all electric equipment used in the vicinity of the hydrogen equipment will be the explosion-proof type; that a nitrogen system will be provided for purging the hydrogen system prior to the introduction of hydrogen gas or when shutting down for maintenance or inspection; and

WHEREAS, the applicant contends that similar continuous hardening units have been designed and used at other plants and been in successful operation for a period of years; that the proposed installation is therefore in no way experimental or subject to unknown hazards but has been well standardized through continuous operation, and it is therefore requested that this appeal be granted to permit the extension of the existing hydrogen system as indicated on plans filed with this appeal; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 6, 1955, under Cal. No. 306-23-A, as *amended* by resolution adopted May 25, 1954, by adding thereto:

"that the changes now proposed enlarging the hydrogen system, as shown on plans filed with this appeal, marked 'Received October 27, 1955,' (6 sheets), and 'March 29, 1956,' (4 sheets), as proposed and shown thereon may be permitted *on condition* that in all other respects, where not inconsistent with this resolution, the resolutions above cited shall be complied with."

9-55-A

APPLICANT—Samuel Rosenblum, for 56 Realty Corp., owner.

SUBJECT—Application January 6, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—56 West 22nd street, south side, 95 ft. east of Avenue of the Americas (6th), Block 823, Lot 73, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Milton G. Haver.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated December 20, 1954, on Alt. App. 1927/54, reads:

"1. Provide two (2) legal means of egress for all tenants all floors including cellar and leading directly to the street as required under Sect. 271 L.L.

"Note: A fire escape is not acceptable as a legal means of egress for a factory over 5 stories high."

and

WHEREAS, the applicant states the building is 12 stories, 150 ft. in height, 47 ft. by 98 ft. 9 in. in area at street level, 47 ft. by 90 ft. in area at typical floor level, of fireproof construction, erected 1907, located on a lot 47 ft. front by 98 ft. 9 in. in depth, now in a manufacturing use district, B area, and Class 1½ height district and used and occupied since 1907 as follows:

Floor	Actual Present Use	Present No. of Occupants
Cellar	Storage & Boiler Room.....	2
1	Storage of cardboard.....	5
2	Letter Shop	17
3	Shoe manufacturing	12
4	Manufacturing clothing	10
5	" shoes	12
6	" coated paper products.....	5
7	Knitting Mills	15
8	Manufacturing clothing	68
9	" braid	2
10	Knitting & Mfg. clothing.....	41
11	Manufacturing aprons	61
12	" clothing	42

and proposed to be occupied throughout for factory use with 55 persons per floor. The building is equipped with an approved standpipe system, and an approved two-source sprinkler system throughout with central station connection; there is one interior 3 ft. 5 in wide fireproof stairs, fireproof enclosed, equipped with fireproof self-closing doors and extending from roof bulkhead direct to street, and one fire escape extending to roof by ladder and to yard by stair with egress to street through fireproof passageway at first floor level; doors and windows on the course of the fire escape are fireproof self-closing; and

WHEREAS, Violation #2859 was issued by the Borough Superintendent April 28, 1954 for violation of Section 271 of the Labor Law in that two exits do not exist on each floor, including cellar, as required by Section 271 of the Labor Law; and

WHEREAS, the applicant states the building was erected in 1907 as a 12 story fireproof building, occupied as a tenant-factory; that pursuant to a violation served relative to exits alteration application 1927 of 1954 was filed indicating the existing exits and the objection which is the subject of this appeal was issued by the Borough Superintendent; and

WHEREAS, the applicant contends that in addition to the existing interior fireproof enclosed stairway, there is an exterior stairway which is considered a fire escape by the Department of Buildings; that this fire escape is actually an outside stair 3 ft. wide with 8 in. treads and 8¾ in. risers, with fireproof openings on its course and access thereto is by fireproof doors at floor level; that it is also provided with fireproof passageway at the first story leading direct to the main entrance hall and the street; that the cellar is used for storage of cardboard, there is no one regularly employed in the cellar; that as occasion rises one or two employees may go to the cellar to obtain stock; that there is a fireproof stair at the rear enclosed in fireproof partitions at cellar level and an iron ladder from the machine room to the trap door in the hall above and an additional iron ladder from the boiler room to the trap door above; that inasmuch as the exterior exit has fireproof doors and is at floor level and was erected at the time of the erection of the building and

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is substantially constructed and as there are only two employees in the cellar and as the building is protected throughout by a two-source automatic sprinkler system, it is requested that the Board accept the exits as they now exist; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 1927/54, Objection No. 1, and that the appeal be and it hereby is *granted*, to permit the continuation of the means of exit as proposed and shown on plans filed with this appeal, marked "Received January 6, 1955", (4 sheets), *on condition* that such exits shall be maintained to the satisfaction of the administrative official and that there shall be not more than one tenant per floor, including the present use of the 10th floor, provided that on such floor there shall be an opening without closure, to permit free access to all parts of the building and access two means of exit for each tenant; that this variance as to said 10th floor shall continue only during the term of the present lease, expiring February 1, 1958, and *on condition* that the building shall not be increased in height or area and in all other respects shall comply with the requirements therefor; that the sprinkler system stated to be two-course and with connection to fire headquarters through an approved central station shall be maintained in accordance with the requirements therefor and to the satisfaction of the Fire Commissioner.

571-55-A

APPLICANT—Samuel Rosenblum, for Aldorn Garage, Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Appeal from a decision of the borough superintendent—exits and fire wall; previously granted on condition.

PREMISES AFFECTED—43-35 39th street, east side, 200.02 ft. north of 47th avenue, Block 195, Lot 13, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Rosenblum and Bernard Freeman.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 31, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 31, 1956, by adding thereto:

"that there shall be a vestibule constructed at the rear of the premises, as indicated on revised plan marked 'Received April 2, 1956,' with doors thereto from the tenants' quarters on either side of the subdividing cinder block wall, which doors shall be open at all times so as to permit a second means of exit for either tenant when necessary to exit to the space at the rear belonging to other owners within the residence use district; that in all other respects the resolution above cited shall be complied with; that the wording in the resolution adopted on January 31, 1956, shall be eliminated in view of the above." (Alt. 321/55)

2-54-A

APPLICANT—Elias K. Herzog, for Maseral Realty Corp., owner.

SUBJECT—Application January 4, 1954—re Appeal from an order of the fire commissioner and a decision of the borough superintendent—egress.

PREMISES AFFECTED—422-426 East 89th street, south side 256 ft. east of 1st avenue, Block 1568, Lot 37, Borough of Manhattan.

APPEARANCES—

For Applicant: Elias K. Herzog.

For Administration: Samuel L. Becker, Dep't of Buildings and Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over without date; applicant to notify the Board when housekeeping conditions of premises have been corrected so that Board may reinspect the premises.

952-55-A

APPLICANT—Leonard F. Rothkrug, for 1601 Kings Highway Realty Corp., owner (Healy's Bar and Grill, lessee).

SUBJECT—Application December 2, 1955—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—1601-1623 Kings highway and 1637-1645 East 16th street, northeast corner, Block 6779, Lot 22, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 1, 1956 at 2 P.M. for inspection and decision; hearing closed.

410-31-BZ—Vol.II

APPLICANT—Michael Levine, for Rose De Vito, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting partly in a business and partly in a residence use district, the alteration and maintenance of a gasoline service station, for a term of years.

PREMISES AFFECTED—175-14 Horace Harding boulevard, south side, 117.71 ft. west of Utopia parkway and 83-78 ft. east of 175th street, Block 2661, Lot 26, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Michael Levine and Louise E. De Vito.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. 11, on May 24, 1938, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on February 15, 1939 and June 25, 1940; and

WHEREAS, the term of variance was extended from time to time and last extended on April 24, 1951; and

WHEREAS, the resolution was amended from time to time and last amended on January 20, 1953; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 29, 1932 as thereafter *amended* by resolution adopted April 24, 1951 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision f for a term of 15 years from the date of this *amended* resolution to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution from the date of this *amended*

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resolution." (Alt. App. 274/39, Misc. App. 1781/51, (N.B. App. 4258/31.)

535-37-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Nost-Mont Garage, Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under section 7c, 7i, 7h and 7e of the zoning resolution, permitting in a business and residence use district, the proposed change of use from a public garage for more than five cars, parking of not more than thirty cars, to gasoline service station, public garage, motor vehicle repairs, lubricatorium, automatic auto laundry, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—958-980 Nostrand avenue and 412-416 Montgomery street southwest corner and 291-301 Sullivan place, Block 1305, Lot 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. IV, on March 6, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 6, 1956 only as to recording the frontage of that part of the lot in which the existing garage has existed and as filed in accordance with the requirements of the resolution above cited. (Alt. 2791/55)

35-44-BZ

APPLICANT—Irving Ditchik, for Esther Ditchik, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, for a term of years, the conversion of occupancy of an existing building to a motor vehicle repair shop for a term of years.

PREMISES AFFECTED—8230 18th avenue, west side, 46 ft. 6 in. north of 84th street, Block 6314, Lot 75, Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving Ditchik.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 20, 1944, on certain conditions; and

WHEREAS, the resolution was amended on July 1, 1947; and

WHEREAS, the term of variance was extended from time to time and last extended on April 20, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

"... *granted* under Section 7, subdivision i for a term of two years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respect; and a new certificate of occupancy shall be obtained." (Alt. 2976/44)

83-44-BZ

APPLICANT—Anna Paul, for Willy and Anna Paul, owners.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the conversion of occupancy of a building from one family residence to a beauty parlor and one family residence (beauty parlor operated by owner of premises).

PREMISES AFFECTED—2176 East 4th street, west side, 140 ft. south of Avenue U, Block 7130, Lot 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Anna Paul.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 16, 1944, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on April 20, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 16, 1944 as thereafter *amended* by resolution adopted through April 20, 1954, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision e for a term of two years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 334/43.)

522-44-BZ

APPLICANT—Irving Ditchik, for Jack Ditchik, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change of occupancy from automobile accessories store, to motor vehicle repair shop, for a term of years.

PREMISES AFFECTED—8232 18th avenue, west side, 23 ft. north of 84th street, Block 6314, Lot 76, Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving Ditchik.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on June 25, 1946, on certain conditions; and

WHEREAS, the resolution was amended on July 1, 1947; and

WHEREAS, the terms of variance was extended from time to time and last extended on April 20, 1954; and

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WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 22, 1952, as thereafter *amended* by resolution adopted through April 20, 1954, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision i for a term of two years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; that the premises will be occupied and maintained in conjunction with the adjoining premises under the same management for which variance was granted under Cal. No. 35-44-BZ and that all permits, including a new certificate of occupancy, shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 560/46)

962-46-BZ—Vol. I

APPLICANT—William S. Worrall, for Cord Meyer Development Company, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance and amendments—re Application (decision of the borough superintendent); previously granted on condition, under sections 7h and 21 of the zoning resolution, permitting in a residence use E area district the parking and storage of more than five motor vehicles and the erection of a business building within 10 ft. of the building line.

PREMISES AFFECTED—73-07 to 73-19 112th street, 72-76 to 72-90 113th street and 112-01 to 112-31 75th avenue, north side, from 112th street to 113th street, Block 2252, part of Lot 2, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: William S. Worrall, Jr.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 29, 1947, on certain conditions; and

WHEREAS, the term of variance was extended on April 26, 1949 and April 24, 1951; and

WHEREAS, the applicant requested an amendment of the resolution and an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 29, 1947 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; that such parking lot shall be maintained in accordance with the *amended* plot plan marked "Received March 23, 1956, as passed on by the Borough Superintendent under N.B. App. 9583/46, and as covered by Certificate of Occupancy Q75011 in effect to April 24, 1956; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 9583/46)

962-46-BZ—Vol. II

APPLICANT—William S. Worrall, for Cord Meyer Development Co., owner.

SUBJECT—Application reopened March 10, 1953, as Vol. II—re new proposal—re Application (decision of the

borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, the proposed use of premises for 13 Tennis Courts, Office and parking.

PREMISES AFFECTED—72-75 112th street, northeast corner of 72nd drive (Block 2252, Lot 2), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: William S. Worrall, Jr.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn as to Volume II.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

87-52-BZ

APPLICANT—Paul Gordon, for Ida Shapiro, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of five years, the parking and storage of motor vehicles.

PREMISES AFFECTED—2840-2842 West 22nd street, west side, 315 ft. south of Neptune avenue, Block 7016, Lot 25, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Gordon.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 1, 1952, on certain conditions; and

WHEREAS, the term of variance was extended on April 20, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 1, 1952, as thereafter *amended* by resolution adopted April 20, 1954 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 3823/51.)

703-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Company, owner.

SUBJECT—Application for consideration—reopening as to amendment as extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a local retail use district, the re-erection and maintenance of a former gasoline service station, car wash, lubritorium, motor vehicle repairs, storage and sale of accessories and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—139-39 Merrick boulevard and 127-34 to 128-42 Farmers boulevard, northwest corner, Block 12494, Lot 1, Springfield, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Application reopened and resolution amended and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 20, 1954, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 26, 1955; and

WHEREAS, the applicant requested an amendment of the resolution and an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 20, 1954, as thereafter *amended* by resolution adopted through April 26, 1954 by adding thereto:

"that in the event owner desires to change the size of the building to 28 ft. by 58 ft. and to relocate such accessory building on the plot in the position as indicated on revised plans marked 'Received April 3, 1956' (2 sheets) and to rearrange the interior layout of the building and to add a chimney and to install four pumps, in lieu of six previously permitted, such changes may be permitted *on condition* that the resolution above cited shall be complied with in all other respects and that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution." (N.B. App. 3621/53).

779-54-BZ

APPLICANT—Jack Z. Cohen, for Richard Stritch and Abraham L. Jaffe, owners.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, motor vehicle repairs and office and permitting the parking of motor vehicles.

PREMISES AFFECTED—10202-10224 Flatlands avenue, 901-911 East 102nd street and 902-912 East 103rd street, southeast corner and southwest corner, Block 8210, Lot 37, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jack Z. Cohen.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 29, 1955, on certain conditions; and

WHEREAS, plans submitted as being in substantial compliance with the Board's resolution, were approved on July 19, 1955; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 29, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A

of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 503/54.)

992-54-BZ

APPLICANT—Samuel Rosenblum, for R and K Corp. and 1050 Sixth Avenue Corp., owners.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 21 and 19A(j) of the zoning resolution, permitting in a retail use, B area, class 2 height district, the erection and maintenance of an extension to existing twenty-three story structure (lot 1) on adjoining portion of plot (lot 91), without the required setbacks and without the required off-street loading berths.

PREMISES AFFECTED—59-65 West 39th street and 1040-1052 Avenue of the Americas, northeast corner, Block 841, Lot 1 and 91, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 19, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 19, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings and permits have been issued and work is now in progress, and all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 1453/54)

386-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fire-O-Matic Corp., owner.

SUBJECT—Application for consideration—reopening as to amendment as to term—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, minor vehicle repairs, oil burner repairs, storage, office and sales, showroom for oil burners.

PREMISES AFFECTED—925-931 McDonald avenue, east side, 139 ft. 10½ in. north of 18th avenue, Block 5408, Lots 55-58, inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 15, 1956, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 15, 1956,

MINUTES

only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision f for a term of 15 years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects." (N.B. 536/55)

324-25-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Roosevelt Corona Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under 7b of the zoning resolution, permitting in a residence district extending from a business district, the erection and maintenance of a building to be used as a motion picture theatre.

PREMISES AFFECTED—95-45-A Roosevelt avenue, west side, 99 ft. 8½ in. north of 37-71 to 37-75 Warren street and 37-78 to 37-80 Junction boulevard, Block 1484, Lot 44, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dept. of Buildings.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure to consider a new use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

688-45-BZ

APPLICANT—Carl H. Salminen, for Emil Krupprat, owner.

SUBJECT—Application for consideration—re opening as to extension of term of variance which expired March 26, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the change of occupancy from office and marble storage

to permit cutting, polishing and lettering of stone and monuments in addition to office and marble storage.

PREMISES AFFECTED—162-34 Pidgeon Meadow road, west side, 289.54 ft. south of 46th avenue, Block 5461, Lot 40, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and set for hearing on May 15, 1956 subject to the regular procedure waiving all requirements except a new decision of the borough superintendent and notice by publication in two copies of the Bulletin and also by publication to the owners in the area by regular mail.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

Adjourned: 4:25 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

SPECIAL MEETING

FRIDAY MORNING, April 13, 1956, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

835-38-SR

SUBJECT—Proposed Amendments to the Rules Relative to Submerged Inlets and Protective Methods to be Applied to Prevent Contamination of Water Supply.

APPEARANCES—George Samber, Dept. of Health, Division of Hospitals and Institutions Inspections; Morris Appelboom, Chief, Division of Water Control, Dept. of Health; George Hauser and James P. Finnerty, Dept. of Water Supply, Gas and Electricity; Irving L. Slater; and Harold J. Kearns, Plumbing Industry Board.

ACTION OF BOARD—Laid over May 4, 1956, at 10 A.M. for further consideration; hearing closed.

Adjourned: 10:50 A.M.

JOSEPH J. DOYLE, *Chief Clerk.*

PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES FOR ARC AND GAS WELDING AND OXYGEN CUTTING, COVERING THE SPECIFICATIONS FOR DESIGN, FABRICATION AND INSPECTION OF ARC AND GAS WELDED STRUCTURES AND THE QUALIFICATIONS OF WELDERS AND SUPERVISORS

(CAL. NO. 1-38-SR—VOL. II)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday morning, May 4 1956*, at 10 A.M. in Room 1013, Municipal Building, Manhattan, on the following Proposed amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, Covering the Specifications for Design, Fabrication and Inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors. ADOPTED BY THE BOARD OF STANDARDS AND APPEALS FEBRUARY 25, 1938.

EFFECTIVE MARCH 21, 1938. AMENDED MAY 17, 1940, EFFECTIVE JUNE 10, 1940; AND SEPTEMBER 17, 1954, EFFECTIVE OCTOBER 18, 1954.

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, of the Charter

of the City of New York and C26-514.0 of the Administrative Code (8.6.2.2).

These Proposed Amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, as printed herein in *italics*, Rules 1.2, 9.1 and 11.1, are as suggested by the Allied Building Metal Industries, as to welding of light structural steel such as fire-escapes railings, gratings, door-bucks, etc., which are generally shop welded. Amendments to Rules 5.4.1 and 5.4.2 are requested by the City Administrator and concurred in by the American Welding Society.

Old matter, in brackets [], to be deleted; new matter in *italics*.

PUBLIC HEARING

Rule 1. Application for Permits.

1.2 [The commencement of any structural welding work is forbidden until an application for a permit to perform such work is filed with and approved by the Borough Superintendent. The Borough Superintendent shall be notified in writing at least 48 hours prior to the date when the structural welding work is to commence.]

Structural welding work shall be performed only by approved contractors employing certified welders.

Rule 5. Qualification Test for Welders.

5.4 QUALIFICATION REQUIREMENTS

5.4.1—For qualification to make groove welds in material up to and including $\frac{3}{4}$ inch thick, the welder shall be required to make a test weld in material $\frac{3}{8}$ inch thick as shown in Figure 1(a). (Figure 1(b) may be used for oxyacetylene welding). *A welder who has been qualified to make groove welds in all positions (horizontal, vertical and overhead) under this Rule 5.4.1. shall also be qualified to make fillet welds in all positions without further qualification tests. All primary stressed joints of any type shall be welded by welders who have been qualified under this Rule 5.4.1.*

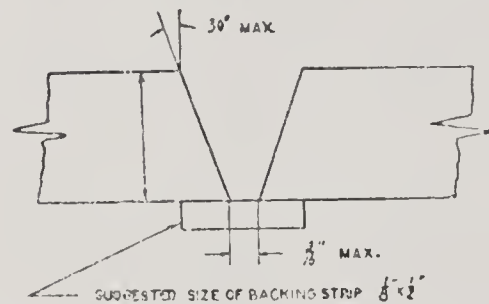


Fig. 1(a)—Butt Joint for Plate $\frac{3}{8}$ In. Thick.

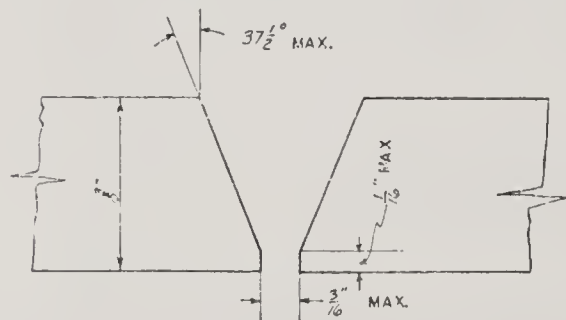


Fig. 1(b)—Alternate Butt Joint for Plate $\frac{3}{8}$ In. Thick (May be Used for the Oxyacetylene Process Only)

For qualification to make groove welds in material over $\frac{3}{4}$ inch thick, the welder shall be required to make a test weld in material 1 inch thick as shown in Figure 2(a). (Fig. 2(b) may be used for oxyacetylene welding.)

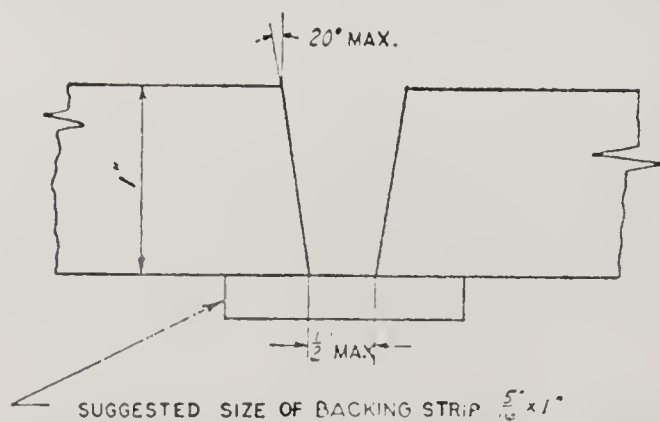


Fig. 2(a)—Butt Joint for Plate 1 in. Thick.

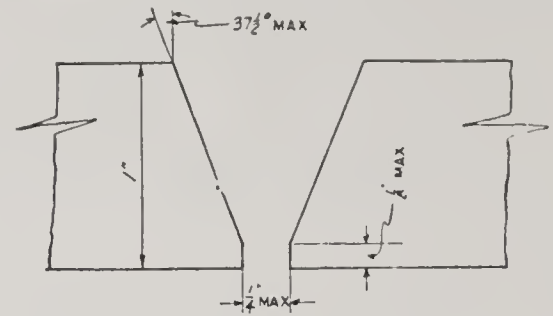


Fig. 2(b)—Alternate Butt Joint for Plate 1 In. Thick (May be Used for the Oxyacetylene Process Only)

If a test weld is made in the one inch thickness, no test need be made in the $\frac{3}{8}$ inch thickness. The prescribed test weld shall be made in the horizontal, vertical and overhead positions by all welders except those welders who are to be permitted to make groove welds only in the flat position in the shop; such welders shall be required to make a test weld in the flat position only.

5.4.2—For qualification to make fillet welds, a test weld as shown in Figure 3 shall be made in the vertical and overhead positions by each welder except those welders who are to be permitted to make fillet welds only in the flat and horizontal positions in the shop; such welders shall be required to make a test weld in the horizontal position only. *A welder who has been qualified under this Rule 5.4.2. shall be qualified to make fillet welds only.*

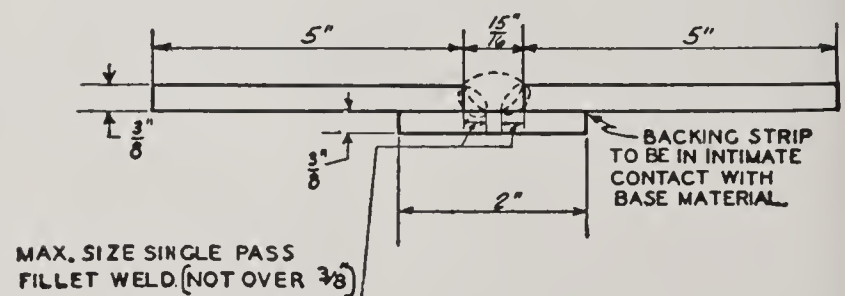
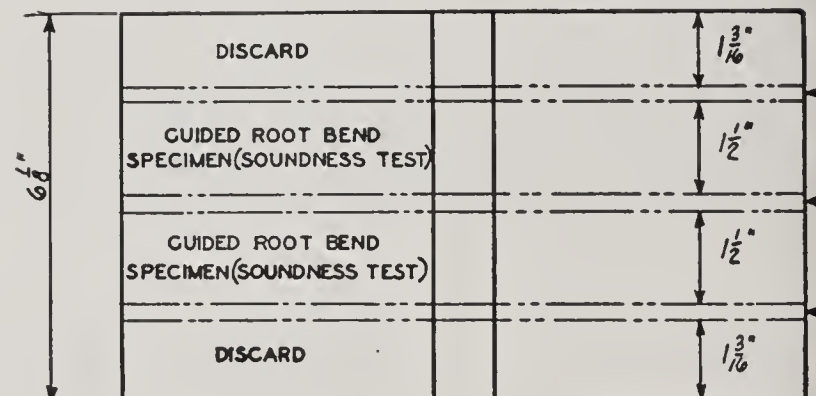


Fig. 3—Test Weld for Soundness Tests.

Rule 9. Supervision and Inspection.

9.1 [Any welding to be done on a structure or any part thereof shall be performed under the supervision of a representative of a standard testing agency or an inspection agency responsible to the owner or licensed architect or licensed engineer. Such agency shall be acceptable to the Borough Superintendent.]

Any welding to be done on a structure or any part thereof, in the field, excluding bar joists, shall be per-

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formed under the supervision of a representative of the Department of Buildings, or a representative of a standard testing agency or an inspection agency responsible to the owner or licensed architect, or licensed engineer. Such agency shall be acceptable to the Borough Superintendent. Shop welding on structural steel performed by approved contractors shall be the responsibility of the approved contractor, and shall not require supervision or inspection, except such parts as are designed to carry calculated stress under requirements of the Code.

Rule 11. Metal Chimneys, Tanks, Stairs and Fire-Escapes.

- 11.1 [Stairs and fire-escapes shall be considered as light structural steel and where shop welded, shall have attached thereto a tag or label, affixed by the standard Testing Agency, to the effect that these Rules have been complied with.]
Stairs, fire-escapes, railings, gratings, door-bucks and other miscellaneous and ornamental metal, whether ferrous or non-ferrous work, shall not be considered as structural steel and therefore when welded need not be inspected by a standard testing agency.

PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES FOR ERECTION, ALTERATION, REPAIR, EXCAVATION FOR AND DEMOLITION OF BUILDINGS

Adopted by The Board of Standards and Appeals,
October 26, 1943, Effective December 13, 1943.

Amended Oct. 14, 1955, Effective Nov. 10, 1955.

(Cal. No. 784-41-SR)

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Board of Standards and Appeals on Friday, May 4, 1956, at 10 A.M. in Room 1013 Municipal Building, Manhattan, on the following Proposed Amendments to the Rules for Erection, Alteration, Repair, Excavation for and Demolition of Buildings.

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, (3) and (4) of The New York City Charter; Sections C26-189.0, C26-191.0, C26-504.0(a), and C26-689.0 of the Administrative Code.

Proposed Amendments:

It is proposed to amend the Rules above cited by substituting a new Rule 7.8.1 for the present Rule 7.8.1. The present Rule 7.8.1 was based on the wording of a proposed Local Law, Introductory 439, introduced July 12, 1955 and still pending. The wording of Rule 7.8.1 herein submitted for public hearing follows the wording of proposed Local Law Introductory 498, print 604, now pending in the Council.

Note: New matter in *italics*; old matter in brackets [] to be omitted.

[7.8.1. Design of Forms:

7.8.1.1. Forms shall conform to the shape, lines and dimensions as called for on the plans.

7.8.1.2 All form work supported by shores and used for the construction of walls, floors, beams and girders shall be designed by a Registered Architect or a Licensed Professional Engineer, who shall furnish the Borough Superintendent with a complete set of design drawings and, before concrete is poured, file an affidavit with the Borough Superintendent that the form work was built in accordance with such plans.

7.8.1.3 It shall be unlawful for anyone to pour concrete in any portion of such form work before such portion has been duly inspected and certified to the Borough Superintendent by the designing Architect or Engineer who designed the form work as required in Rule 7.8.1.2.

7.8.1.4 Forms shall be substantial and sufficiently tight to prevent leakage of mortar; and shall be properly

braced or tied together so as to maintain position and shape and insure safety to workmen and passerby.

7.8.1.5 Temporary openings shall be provided where necessary, to facilitate cleaning and inspection immediately before depositing concrete.

7.8.1.6 Whenever in the opinion of the Borough Superintendent the scope of the work is of a minor nature and does not require strict compliance with these rules, he may waive the requirements hereof in an individual case under such conditions as he may prescribe or may require an alternate method.]

7.8.1 Design and Construction of Forms. The design and construction of forms shall conform to the following requirements:

7.8.1.1 Forms shall conform to the shape, lines, and dimensions of the member as called for on the plans. Forms shall be substantial and sufficiently tight to prevent leakage of mortar; and shall be properly braced or tied together so as to maintain position and shape and insure safety to workmen and passerby. Temporary openings shall be provided where necessary to facilitate cleaning and inspection immediately before depositing concrete.

7.8.1.2 Where the height of the shores exceeds ten feet, adequate diagonal bracing shall be provided in both longitudinal and transverse directions. In addition, adequate diagonal braces shall be provided at the ends of the framework. Diagonal bracing shall extend from the top to bottom of shores.

7.8.1.3 The unbraced length of shores supporting forms shall not exceed fifty times the least dimension. Shores shall be adequately secured at the top and shall be properly wedged at top or bottom, if required.

7.8.1.4 Where shores rest upon the ground, adequate mud sills, or other bases, shall be provided to support the shores adequately.

7.8.1.5 Qualified workmen shall be detailed constantly during the placing of concrete to insure that there is no movement of shores, braces or other supports. The name of the foreman in charge of the formwork shall be posted in the field office of the contractor.

7.8.1.6 The individual, firm or corporation who does the concrete work shall be responsible for the adequate design and construction of all forms used in the construction of the building. Wherever the shore height exceeds fourteen feet, or the load on the forms exceeds one hundred fifty pounds per square foot, or power

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buggies are used, or two stage shores are used, the individual, firm or corporation who does the concrete work shall certify to the department that the form design has been checked and approved as adequate by a licensed professional engineer who has had at least five years of experience as a structural engineer, and that the

forms have been constructed in conformance with the design which was checked and approved by the said engineer. The contractor shall certify that the formwork was constructed in accordance with the design within ten days after the structural concrete work has been completed on a building.

PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES RELATIVE TO SUBMERGED INLETS AND PROTECTIVE METHODS TO BE APPLIED TO PREVENT CONTAMINATION OF WATER SUPPLY

Adopted by the Board of Standards and Appeals February 3, 1939, effective in accordance with Section 666, Paragraph 2, of the New York City Charter, February 27, 1939, as amended December 4, 1942, effective December 28, 1942, as amended September 10, 1946, effective October 7, 1946 and as amended on February 10, 1948, effective March 8, 1948.

(Cal. No. 835-38-SR)

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2 of the New York City Charter pertaining to Sections C-26-1268.0,c,4 and C26-1277.0h. of the Administrative Building Code.

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Board of Standards and Appeals on Friday, May 4, 1956 at 10 A.M. in Room 1013 Municipal Building, Manhattan, on the following Proposed Amendments to the Rules Relative to Submerged Inlets and Protective Methods to be Applied to Prevent Contamination of Water Supply.

Note: It is proposed to amend Rule 1 as indicated. New matter appears in *Italics*; old matter to be deleted appears in brackets [].

Rule 1. Vacuum Breakers.

All vacuum breakers prescribed under these rules shall be set at least four inches above the flood level rim of fixtures or as otherwise specifically provided for in these rules. Each fixture with submerged inlets shall be independently controlled by an approved vacuum breaker or breakers the full size of supply pipe, as set forth in these rules. All hose coupling outlets and serrated tip outlets for hose connections [within buildings] are deemed to be submerged inlets, and shall be independently protected with an approved vacuum breaker. [Outside hose coupling outlets for garden or sidewalk use, drain] *Drain* cocks for hot water and steam boilers and hose connections on fire fighting equipment are excepted. *Vacuum breakers for outside hose bibs shall be placed 24 inches above the surface of the ground near the hose bib and at least 12 inches above the top of the highest submerged lawn sprinkler.*

Rule 2. Submerged Inlets.

Water supply inlets to fixtures shall be located at least one inch above the flood level rim of the fixture, except when submerged inlets are absolutely essential for the proper functioning of a fixture, or as otherwise provided for in these rules.

Water supply lines to water preheating apparatus utilizing waste water shall be equipped with an approved vacuum breaker located at least four feet above the highest elevation of the preheating apparatus or coil with a check valve between the vacuum breaker and the preheating apparatus. Any hot water boiler supplied through such preheating device and having an independent cold water supply line shall have the cold water

supply line equipped with a vacuum breaker and check valve located at least four inches above the highest elevation of the boiler.

Rule 3. Flush-Valve Fixtures.

Flush-valve controlled fixtures, with submerged inlets supplied directly or indirectly from the City Water Supply System, shall be equipped with an approved vacuum breaker in the supply line not less than four inches above the flood level rim of the fixture.

Rule 4. Ballcocks.

All flush tanks operated by ballcocks shall have an approved vacuum breaker located not less than three-quarter inch above the overflow outlet of the flush tank.

Ballcocks controlling water supply to suction, roof or other intermediate tanks shall be located at least one inch above the flood level rim of the tank excepting that in roof tanks equipped with an overflow of a size at least one commercial diameter larger than the water supply pipe, the ballcock may be located two inches above the highest elevation of the overflow pipe. The overflow and emptying pipes of roof, suction and intermediate tanks shall not be directly connected to a drainage system, notwithstanding the permissive provisions of Section C26-1273.0,d of the Administrative Building Code for connection to a leader.

Rule 5. Sterilizers.

Direct water supply connections to all sterilizers are prohibited, except such equipment as is approved by the Board. When approved sterilizers are used, the waste piping from sterilizers shall not connect directly with any drainage system.

Rule 6. Aspirators—Water Siphons.

Direct water supply connections to aspirators, water siphons or similar apparatus is prohibited except when approved by the Board. The waste pipe for this type of apparatus shall not connect directly with any drainage system.

Rule 7. Bidets—Bed Pan Washers.

Direct water supply connections to a bidet is prohibited. Water supply connection to bed pan washers or similar apparatus shall be equipped with an approved vacuum breaker and check valve, the latter located between the fixture and the vacuum breaker. Water supply to bed pan washers equipped with an approved flush valve shall be governed by Rule 3.

Bed pan washers may be equipped with steam connections only when such equipment has been approved by the Board.

Rule 8. Sump or Well Pumps.

Direct water supply connections for priming purposes to sump, well or similar type pumps when permitted by the Department of Water Supply, Gas and Electricity

PUBLIC HEARING

shall be connected to the inlet side of the pump and be equipped with an approved vacuum breaker and check valve, the check valve to be located between the pump and the vacuum breaker.

Rule 9. Condensers.

Direct water connections to refrigeration unit for cooling purposes shall be equipped with an approved check valve to prevent possible back flow of ammonia or other refrigerant from defective condenser coils or jackets, except in such installations where the water supply piping is entirely outside of the piping or tank containing the refrigerant and two independent wall thicknesses of metal separate the refrigerant from the city water supply. Refrigeration units containing more than twenty pounds of refrigerant shall be provided with an additional safeguard in the form of an approved relief valve installed at the outlet side of the check valve, such relief valve being set at five pounds above the maximum water pressure at the point of installation. Direct water connection is prohibited under Section C26-1223.0 Administrative Building Code.

Rule 10. Mortuary, Dissection, Operating and Embalming Tables or Equipment.

Mortuary, dissection, operating and embalming tables or equipment shall have no direct water supply connection. Hose used with such equipment shall terminate at least 12 inches at any point from the table or attachments.

Rule 11. Dishwashing and Laundry Machines.

Direct water supply to dishwashing and laundry machines shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker, and the fixture. The vacuum breaker shall be located at least 4" above the highest elevation of the machine.

Rule 12. Chemical Solution Tanks or Apparatus

Direct water supply connections, when permitted by the Department of Water Supply, Gas and Electricity, to any tank or apparatus containing any chemical shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker and the tank or apparatus.

Rule 13. Steam Tables.

Steam tables used exclusively for the warming of food stuffs and provided with a water supply inlet elevation at least one inch above the overflow outlet, the area of which is at least four times that of the water supply piping, shall be equipped with an approved horizontal swing check valve in the water supply piping.

Where elevation of the water supply piping inlet is less than one inch above the overflow outlet, or when the area of the overflow outlet is less than four times that of water supply piping, the water supply piping shall be equipped with an approved vacuum breaker located at least four inches above the maximum overflow level of the fixture.

NOTICE

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description, the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority CHAPTER 508 OF 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts; or
- (4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight,

and such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

Periodical Division
University of Illinois Library
Urbana, Ill.

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this

permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fireresisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;
(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

2.05
NEW

BULLETIN
OF THE
BOARD OF STANDARDS AND APPEALS
CITY OF NEW YORK

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No. 17

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF P. JOSEPH CONNOLLY
JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.
TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.
OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.
Address all communications to the Chairman

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Methods to be Applied to Prevent Contamination of
Water Supply.

PETITION AND ORDER OF CERTIORARI
SERVED ON THE BOARD OF
STANDARDS AND APPEALS.

On April 5, 1956, the Board was served with a Copy of Petition
and Order of Certiorari by Mr. Manuel Tancer, attorney for Omaha
Estates, Inc., objecting property owner, seeking a review of the Board's
determination on February 28, 1956, granting a variance under Section
7, subdivisions e, h and i of the Zoning Resolution, permitting in a
residence use district the erection and maintenance of a gasoline service
station, lubritorium, car washing, office, motor repairs, storage and
parking of motor vehicles; Cal. No. 575-55-BZ; Premises Block bounded
by South Side of Gun Hill Road, from Tryon Avenue to Wayne Avenue,
Borough of The Bronx.

PUBLIC HEARINGS
Tuesdays at 10 a.m. to 2 p.m.
Special meetings as published in this Bulletin.
All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION
10 A.M. to 1 P.M.
Any person desiring to consult the chairman or the engi-
neers, pertaining to the work of the board, will be seen only
between the hours of ten in the morning and one in the
afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS
No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.
Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.
Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.
At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.
Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.
Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.
HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

New Cases filed up to April 17, 1956

Cal. No. Dept. Premises Affected

226-56-SA—Stromes Systems Inc. Direct Gas-fired Forced Air Recirculating Oven, Models SFGD and SFGS, manufactured by Stromes Systems, Inc., Appliance.

227-56-SM—Cloud Ceramics Face Brick, manufactured by Cloud Ceramics, Material.

228-56-SM—Haslett Chute and Conveyor Co. Top-Kinged Discharge Doors for Aluminum Laundry Chutes, manufactured by Haslett Chute and Conveyor Co., Material.

229-56-SA—Webster Series R, Gas and Oil Burner, Model RD-19W-GOS Open Register Model, manufactured by The Webster Engineering Co., Appliance.

230-56-SA—Mueller Climatrol Gas-fired Forced Air Heater, Models 117-110E, 117-150, 119-110E and 119-150, manufactured by Mueller Climatrol, Appliance.

231-56-A—B.Q.—147-28 to 147-46 Jamaica avenue, south side, from 147th place to 148th street, Block 9995, Lot 1 and 7, Jamaica, Borough of Queens, Alt. 223-56—re non-fireproof construction; wood partitions; exits, width of stairs.

232-56-SM—All-Weather Crete Insulation (lightweight insulating concrete fill applied on structural bases), manufactured by Certified Industrial Products Inc., Material.

233-56-SM—Permalite Acoustical Plaster, manufactured by Certified Industrial Products, Inc., Material.

234-56-BZ—B.Q.—10-02 to 10-06 Clintonville street and 150-52 to 150-60 10th avenue, southwest corner, Block 4515, Lot 29, Whitestone, Borough of Queens, N.B. 642-56—re gasoline service station, auto washing, lubrication, minor repairs; entrances—business use district.

235-56-BZ—B.Bx.—3001-3047 White Plains road and 690-698 Lester street, southwest corner and 695-699 Adece avenue, Block 4545, Lot 14, Borough of The Bronx, N.B. 595-56—re gasoline service station, auto washing, lubrication, office, parking of cars, etc.—business and residence use district.

236-56-BZ—B.R.—455 Forest avenue and 489 Hoyt avenue, northeast corner, Block 135, Lot 1, West New Brighton, Borough of Richmond, N.B. 163-56—re gasoline service station, lubritorium, car washing, parking, etc.—retail use district.

237-56-A—F.D.—Transportation, storage and sale of combustible mixture known as "Vulcan Sa-Fuel" in sealed containers (containers not in accordance with Administrative Code requirements).

238-56-SM—Picone Colorama Soldier Block, manufactured by Picone Brothers of Suffolk, Inc., Material.

239-56-SM—Semco Stormtite Roof Flashing Assemblies, Models 1000, 1010, 1100, 1200 and 1210 with Dash 7 or 8 Cast Iron Counterflashing Sleeve with Vandal proof head,

manufactured by Stoneman Engineering and Manufacturing Co., Material.

240-56-SM—Semco Roof Flashing Assemblies, Models 1000, 1010, 1100, 1200 and 1210 with Dash 2 or 4 Counterflashing Sleeve, manufactured by Stoneman Engineering and Manufacturing Co., Material.

241-56-SM—Rins-O-Matic, Model F (for injecting rinse in dishwashing machines), manufactured my The DuBois Co., Inc., Material.

242-56-SM—Kreolite Flexible Strip End Grain Wood Block, size 1½ in. depth, and Kreolite (creosoted) End Grain Wood Block, Sizes 2, 2½ and 3 in. depth, manufactured by The Jennison-Wright Corp., Material.

243-56-A—B.M.—110 West 14th street, south side, 150 ft. west of Avenue of The Americas, Block 609, Lot 33, Borough of Manhattan, Alt. 1143-55—re egress.

244-56-BZ—B.Q.—113-14 Jamaica avenue, south side, 41.32 ft. west of 114th street and 87-14 114th street, Block 9303 (220), Lot 6, Jamaica, Borough of Queens, Alt. 1444-55—re storage warehouse in a residence use district.

245-56-SM—USG Sheetrock Trussteel, Stud Partition System, manufactured by United States Gypsum Co., Material.

Restored to Docket

319-44-BZ—B.B.—8664-8666 18th avenue, west side, 150 ft. north of Benson avenue, Block 6368, Lot 55, Borough of Brooklyn, Alt. 1173-50—re extension of term of variance—motor vehicle repair shop.

532-46-BZ—Vol. III—B.M.—1300-1306 Avenue of the Americas and 55-67 West 52nd street, northeast corner and 56-64 West 53rd street, Block 1268, Lot 1, 7, 8 and 9, Borough of Manhattan, Alt. 555-55—re parking and storage of more than 5 motor vehicles in a retail and restricted retail use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Oct.	19, 1954.
Carbon Dioxide Liquefier, Rules	Mar.	18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April	12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April	24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept.	15, 1955.
Concrete Rules (Hydrated Lime)	Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules	Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb.	1, 1955.
Exit Rules (Revolving Doors)	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar.	11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb.	22, 1955.

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	Last Publication
Fire Alarm Rules (Interior).....Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill Rules.....Mar.	4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of.....May	26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations.....April	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of.....April	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for.....Jan.	21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules.....April	7, 1925—Vol. 10, No. 14
Hatchway Protection.....June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules.....Mar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems...Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules.....May	25, 1954.
Opening Protective Assemblies, Rules for Inspection of.....May	27, 1954.
Parking and Storage of Motor Vehi- cles—Rules of Commissioner of Housing and Buildings.....Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules.....Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply). April	15, 1952—Vol. 37, No. 16A
Procedure, Rules of.....Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for...Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Var- nishes, Lacquers, etc.....Mar.	22, 1955.
Sprinkler, Rules.....June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules.....June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting...June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...Sept.	3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—\$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

APRIL 24, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 24, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

118-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Paul Keller, owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, parking of cars waiting to be serviced, office and sales, storage.

PREMISES AFFECTED—2269-2281 8th avenue and 301 West 122nd street, northwest corner and 242-252 St. Nicholas avenue, Block 1949, Lot 29, Borough of Manhattan.

Laid over from March 6, 1956, to April 24, 1956, for inspection and decision; hearing closed.

754-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Mary Gianos, Marie Colonna and Theodore Sagliocca, owners.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), car washing (non automatic), office, storage and sale of auto accessories, and parking of cars waiting to be serviced all for a term of 15 years.

PREMISES AFFECTED—76-31 to 76-45 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

Laid over from March 6, 1956, to April 24, 1956, for inspection and decision; hearing closed.

300-54-BZ

APPLICANT—Enzo Gaspari, for Consiglia Aufiero, owner.

SUBJECT—Application April 16, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use, C area district, the extension of existing commercial building, using more than the area permitted, without the required rear yard.

PREMISES AFFECTED—3222 Ely avenue, east side, 170 ft. north of Burke avenue, Block 4755, Lot 50, Borough of The Bronx.

Laid over from March 6, 1956, to April 24, 1956, for inspection and decision; hearing closed.

291-55-BZ

APPLICANT—Herman Kron, for L. B. Oil Co. Inc., owner.

SUBJECT—Application April 13, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit partly in an unrestricted and partly in a business use district the erection and maintenance of a storage garage for more than 5 motor vehicles, auto repairs, and gasoline service station.

PREMISES AFFECTED—335-343 Bowery and 2-4 East 3rd street, southeast corner, Block 458, Lot 6, Borough of Manhattan.

Laid over from March 6, 1956, to April 24, 1956, for inspection and decision; hearing closed.

530-55-BZ

APPLICANT—Abraham N. Horowitz and Herbert Glabman, for Silver Castelli, owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication and accessory sales and minor repairs with hand tools only, with proposed show window less than 75 ft. from the residence use district, all for a term of 15 years.

PREMISES AFFECTED—144-11 to 144-21 Rockaway boulevard and 123-32 to 123-42 145th street, northeast corner, Block 12047, Lot 32, South Ozone Park, Borough of Queens.

Laid over from February 15, 1956, to March 13, 1956, for inspection and decision; hearing closed; then to April 24, 1956, for inspection and decision.

594-29-BZ—Vol. IV

APPLICANT—Kitzler and Nurick, for Jeanne Frischling, owner (Morey Motors, lessee).

SUBJECT—Application reopened June 7, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a business and residence use district the proposed change in occupancy from auto showroom, simonizing, greasing, washing, auto repairs for more than 5 cars (hand tools only), office and dressing room to auto showroom, simonizing, greasing, washing and auto repairs (hand tools only) for more than 5 cars, and gasoline service station.

PREMISES AFFECTED—5810-5824 Bay parkway and 2177-2183 59th street, northwest corner, Block 5508, Lot 44, Borough of Brooklyn.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

550-32-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Anita Albanese, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the proposed change of use from

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office, parking and storage lot for more than 5 motor vehicles and area 20 ft. x 65 ft. to be used for selling used motor vehicles, to gasoline service station, lubricatorium, minor repairs, car washing, office and sales, storage parking, and storage of motor vehicles, with proposed show window and sign less than 75 ft. from residence use district.

PREMISES AFFECTED—9902-9912 4th avenue and 352-360 99th street, southwest corner, Block 6134, Lot 22, Borough of Brooklyn.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

463-50-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Patrick Filomio, owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed erection and maintenance of an auto laundry.

PREMISES AFFECTED—3221-3225 Boston road and 3250-3254 Laconia avenue, northeast corner, Block 4614, Lot 22, Borough of The Bronx.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed; applicant to file more complete plan showing exact location of auto laundry, more adequate reservoir space for incoming and outgoing cars, etc.

162-53-BZ

APPLICANT—The Horn and Hardart Co., owner.

SUBJECT—Application February 10, 1953—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district the maintenance of 2 existing electric signs at right angle to building projecting more than the permitted distance.

PREMISES AFFECTED—451-457 Lexington avenue and 124-130 East 45th street, southeast corner, Block 1299, Lot 51, Borough of Manhattan.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

499-55-BZ

APPLICANT—Robert Gottlieb, for Jacob and Gussie Furman, owners.

SUBJECT—Application June 17, 1955—re (decision of the borough superintendent) under sections 19A and 21 of the zoning resolution, to permit in a business and residence use district the proposed conversion of the existing building from garage to factory use, without the required loading berth, using more than the area permitted.

PREMISES AFFECTED—2927 White Plains road, west side, 125 ft. north of Arnow avenue, Block 4542, Lot 20, Borough of The Bronx.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

514-55-BZ

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application June 22, 1955—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a residence and retail use district, the proposed extension of gasoline service station, auto repairs, accessory store, office and dwelling to be used for gasoline station, motor vehicle repair, shop, car washing, greasing, office, accessory store, boiler room and dwelling, with curb cut closer to residence use district than permitted.

PREMISES AFFECTED—78-08 51st avenue and 51-02 Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

515-55-A

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application June 22, 1955—re Appeal from a decision of the borough superintendent—non-fireproof construction—gasoline service station.

PREMISES AFFECTED—78-08 51st avenue and 51-02 Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

624-55-BZ

APPLICANT—Herman Kron, for Oscar and Ethel Gordon, owners.

SUBJECT—Application July 26, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline station, lubricatorium, office, auto laundry, minor repairs, parking of cars waiting to be serviced, with ground signs, curb cuts and show windows closer to the residence use district than is permitted.

PREMISES AFFECTED—202-15 Northern boulevard and 43-22 to 43-30 203rd street, northwest corner, Block 6263, Lot 17, Bayside, Borough of Queens.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed; applicant to file revised plan showing pumps 15 ft. from building line, etc.

737-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Weinstein and Abraham Saperstein, owners.

SUBJECT—Application September 20, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in an unrestricted and business use district, the proposed change of use from storage of used tires to auto wrecking, buying, selling, processing, sorting and storage of scrap ferrous and non-ferrous metals, metal products, used auto parts, torch, truck scale, storage of motor vehicles in open area and one gasoline pump and tank (for accessory use).

PREMISES AFFECTED—289-309 Dewitt avenue and 814-834 Van Sinderen avenue, northwest corner and 709-747 Bank street, Block 3872, Lots 1, 46 and 47, Borough of Brooklyn.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

812-55-BZ

APPLICANT—Ingram S. Carner, for LMJ Realty Corp., owner (Shell Oil Company, proposed lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs (hand tools only), auto washing (non automatic), office, sales and storage of auto accessories, parking of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—4011-4029 New Utrecht avenue and 4002-4024 10th avenue, northeast corner, and 972-982 40th street, Block 5586, Lots 70, 71, 72, 73 and 75, Borough of Brooklyn.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed.

448-55-BZ

APPLICANT—Patrick D. Concagh, for Beretta Realty Corp., owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, F area district the proposed structure to be occupied as stores, with setback less than 15 ft. from the street line, with coverage in excess of that permitted.

PREMISES AFFECTED—5600-5610B Riverdale avenue,

CALENDAR

northeast corner of West 256th street, Block 3423, Lots 91 and 95, Borough of The Bronx.

Laid over from February 15, 1956 to March 20, 1956, for inspection and decision; hearing closed; then to April 24, 1956, at request of the applicant, who stated the owner is considering offers to purchase the property.

406-55-BZ

APPLICANT—Gabriel Nathan, for Edwin and Edna Hernly, owners.

SUBJECT—Application May 13, 1955—re (decision of the Commissioner Marine and Aviation) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the construction of a timber bulkhead wall along the property, and the use of the property for boat landing and parking of patrons cars.

PREMISES AFFECTED—225-229 Beach 3rd street, west side, 240 ft. north of Seagirt avenue and 224-230 Beach 4th street, Block 103, Lot 14, Far Rockaway, Borough of Queens.

Laid over from January 24, 1956 to February 21, 1956, for inspection and decision; hearing closed; applicant to file plan showing pierhead and bulkhead lines and small scale plan showing distance to boats and where they are moored; then to March 20, 1956, for inspection and decision; then to April 24, 1956, for inspection and decision.

418-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Vincenzo Delia, owner.

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7c, 7A and 7i of the zoning resolution, to permit in a business use district the proposed reconstruction and rearrangement of an existing gasoline service station, lubritorium, minor auto repairs, car washing, with proposed business entrance, sign and show window closer to the residence use district than is permitted.

PREMISES AFFECTED—1318-1324 Avenue X and 2402-2412 East 14th street, southwest corner, Block 7415, Lot 6, Borough of Brooklyn.

Laid over from March 20, 1956, to April 24, 1956, for inspection and decision; hearing closed; applicant to file more detailed plan.

753-55-BZ

APPLICANT—Fred C. Dahlem, for All Estates, Inc., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the use of premises for the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—112-114 Bennett avenue, west side, 108.64 ft. north of West 186th street, Block 2180, Lot 196, Borough of Manhattan.

Laid over from March 20, 1956, to April 24, 1956, for inspection and decision; hearing closed; applicant to submit to the Board a statement as to the tenants in the immediate area who desire parking accommodations on the subject lot.

871-55-BZ

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (United Cerebral Palsy of Queens, Inc., contract vendee).

SUBJECT—Application November 4, 1955—re (decision of the borough superintendent) under sections 7e and 21 of zoning resolution, to permit in a residence use, E area district, the erection and maintenance of a building for therapy, vocational rehabilitation (to include instruction on machines, recreation, administration), the building to exceed permissible coverage.

PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

Laid over from March 20, 1956, to April 24, 1956, for inspection and for any additional new statements by objectors;

also for applicant to submit arguments in substantiation of section 21 of the Zoning Resolution, practical difficulty and unnecessary hardship.

61-56-A

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (United Cerebral Palsy of Queens, Inc., contract vendee).

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—stairways.

PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

Laid over from May 3, 1955 to June 7, 1955, to permit the applicant to obtain a decision from the Building Department as to structural conditions to comply with the Labor Law and to permit the filing of a companion administrative appeal to be heard with the zoning application on the laid over date; laid over, date to be set for hearing when companion "A" appeal has been examined and set for hearing; the "A" and "BZ" cases to be heard on the same date; then set for hearing January 10, 1956; then February 15, 1956, for inspection and decision; hearing closed; then to February 28, 1956, for applicant to file revised plan; then laid over to March 20, 1956, for further inspection and decision; then to April 3, 1956, for applicant to furnish consent of adjoining owner for use of property as means of egress from foot of fire escape; then to April 24, 1956, at request of the applicant, to obtain a consent of the adjoining owner for exit across his property.

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

500-55-BZ

APPLICANT—Rudolph C. P. Boehler, for Webb and Knapp Inc., owner.

SUBJECT—Application June 17, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, a drive-in restaurant, kitchen service area, storage room and parking of more than 5 motor vehicles.

PREMISES AFFECTED—80-11 Parsons boulevard, southeast corner of Union turnpike, Block 6853, Lot 20, Jamaica, Borough of Queens.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed; then to April 24, 1956, for applicant to file revised plans, showing portion of plot in residence district planted and arranged for protection of adjoining residential owners, with an alternate plan showing partial use and balance planted, with no curb cuts opposite the church.

706-55-BZ

APPLICANT—Charles M. Spindler, for Michael Bove, owner.

SUBJECT—Application September 9, 1955—re (decision of the borough superintendent) under sections 7f and 7i of

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the zoning resolution, to permit in a business use district the proposed use of gasoline service station, auto safety inspection station, minor repairs (hand tools only), lubrication, auto washing, storage, office and sales, and storage of more than 5 motor vehicles.

PREMISES AFFECTED—8825-8911 5th avenue, east side, 108 ft. 7 in. north of 90th street, Block 6067, Lots 7 and 10, Borough of Brooklyn.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed; then to April 24, 1956, at request of the applicant, because of new owner.

94-47-BZ—Vol. II

APPLICANT—Siegel and Green, for Dolford Realty Corp., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, accessory building for sales room, lubritorium, auto repairs and automatic auto laundry.

PREMISES AFFECTED—2318-2332 Jerome avenue, east side, 197.03 ft. north of East 183rd street, Block 3187, Lot 9, Borough of The Bronx.

Laid over from April 10, 1956 to April 24, 1956, for further inspection, if necessary, and for decision; hearing closed.

480-55-BZ

APPLICANT—George W. Swiller, for Tivoli Realty Corp., owner.

SUBJECT—Application June 15, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed alteration of existing 4 apartments, with a total of 11 rooms, into stores at the first story of the 4 story class A multiple dwelling, new law tenement, the extension from 2 stores and 5 apartments to 7 stores and 1 apartment.

PREMISES AFFECTED—1090-1098 Croes avenue and 1700-1712 Watson avenue, southeast corner, Block 3723, Lot 48, Borough of The Bronx.

Laid over from February 21, 1956, to March 6, 1956, for applicant to file proof of service of notice to affected property owners; then to April 17, 1956, for inspection and decision; hearing closed; then to April 24, 1956, in view of the non-appearance of the applicant; hearing previously closed.

233-54-BZ—Vol. II

APPLICANT—Arthur S. Hirsch, for Joseph Lubin and Joseph Eisner, owners (Car Wholesalers, Inc., lessee).

SUBJECT—Application reopened November 15, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, the proposed extension in use and area of an existing parking lot for more than 5 motor vehicles and the erection of a 10 ft. x 10 ft. attendant's shelter on a plot presently occupied as parking lot, gasoline service station and garage.

PREMISES AFFECTED—Franklin D. Roosevelt drive, west side, from East 48th to East 49th street, 403-435 East 48th street and 410-430 East 49th street, Block 1360, Lots 1, 2, 3, 4, 5, 6, 8, 11, 14, 15, 16, 26, 34, 35, 37, 38 and 50, Borough of Manhattan.

Laid over from March 20, 1956 to April 17, 1956, for applicant to file revised plans of existing conditions showing permitted uses of all lots and plan of proposed use indicating manner of protection of view towards United Nations; hearing continued; then to April 24, 1956, for applicant to file additional statement and revised plans of additional fences and hedges; hearing closed.

60-55-BZ

APPLICANT—Charles M. Spindler, for Morris Winick, owner.

SUBJECT—Application reopened March 6, 1955 and restored to docket—previously withdrawn—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

Laid over from April 10, 1956, to April 17, 1956 for decision; premises having been previously inspected; then to April 24, 1956 for further consideration by Board; hearing closed.

410-55-BZ

APPLICANT—Burke, Green and Groh, for Kono Fuel Oil Corp., owner.

SUBJECT—Application May 20, 1955—re (decision of the borough superintendent) under section 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, ground sign, auto washing, lubritorium, office and accessory sales and minor repairs with hand tools only.

PREMISES AFFECTED—152-10 Rockaway boulevard, southwest corner of Baisley boulevard, Block 12125, Lot 11, Baisley Park, Borough of Queens.

Laid over from April 10, 1956, to April 17, 1956, for applicant to investigate the situation as to the park and possibility of Section 21A being involved; then to April 24, 1956, at the request of the applicant to investigate as to the park and the application of Section 21A.

747-55-BZ

APPLICANT—August and Concetta LoBue, owners.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the use of the premises as a 2 family dwelling, with side yards less than the required 5 feet.

PREMISES AFFECTED—29-20 Bell boulevard, west side, 186 ft. south of 29th avenue, Block 6053, Lot 31, Bayside, Borough of Queens.

Laid over from April 10, 1956, to April 17, 1956, for inspection and decision; hearing closed; then to April 24, 1956 in view of the non-appearance of the applicant; hearing previously closed.

250-55-BZ

APPLICANT—Albert Melniker, for Anthony Pietracatella, owner.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under sections 7c, 7f, 7i and 21 of the zoning resolution, to permit in the business use district portion of plot located in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, for a term of 15 years.

PREMISES AFFECTED—1605 Hylan boulevard and 320 Raritan avenue, southwest corner, Block 3336, Lot 26, Dongan Hills, Borough of Richmond.

Laid over from April 17, 1956 to April 24, 1956, at the request of applicant to file revised plans; hearing previously closed.

530-42-BZ—Vol. III

APPLICANT—Robert Teichman, for Samuel Rudin and Jacob Schif, owners (Waverly Parking Place, lessee).

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SUBJECT—Application reopened March 13, 1956 to consider amendment as to additional entrances and exits—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a local retail use district, the parking and storage of more than five motor vehicles for a term of three years.

PREMISES AFFECTED—358-374 Avenue of the Americas, east side, from Washington place to Waverly place, 126-130 Waverly place and 87 Washington place, Block 552, Lot 37, Borough of Manhattan.

957-54-BZ

APPLICANT—Herman Horowitz, for Senville 35th Street Realty Corp., owner.

SUBJECT—Application March 16, 1956 for further consideration—re (decision of the borough superintendent), previously granted by the Board, on certain conditions, under section 21 of the zoning resolution, permitting in a business use, B area district, the extension on first story of proposed structure, using more than the area permitted.

PREMISES AFFECTED—524-532 3rd avenue and 163-167 East 35th street, northwest corner, Block 891, Lots 38, 39, 41, 42 and 43, Borough of Manhattan.

304-52-BZ—Vol. II

APPLICANT—Henry Nordheim, for Pappy's Motors, Inc., owner.

SUBJECT—Application reopened March 20, 1956 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition under sections 7i and 7h of the zoning resolution, permitting in the retail use district portion of plot, the erection and maintenance of a motor vehicle repair shop in conjunction with used car lot (previously granted by the Board—never built), and in the residence use district portion the parking and storage of motor vehicles, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—1489 Bruckner boulevard and 1000 Evergreen avenue, northeast corner, Block 3712, Lot 7, Borough of The Bronx.

437-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company and Katie Bakal, owners.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed demolition and reconstruction of the existing gas station, stores, motor vehicle repair shop and offices; change of occupancy to gasoline service station, parking and storage of motor vehicles, lubritorium, minor auto repairs, utility room, stores and car washing.

PREMISES AFFECTED—1387 Boston road and 680-686 East 170th street, southwest corner, Block 2937, Lots 14 and 17, Borough of The Bronx.

433-29-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug, for Alexander Ratner, Paul Glasser and Ben Shames, d/b/a Fit-Rite Auto Glass and Collision Service Corp., owners.

SUBJECT—Application reopened July 6, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the proposed change of occupancy from auto repair shop, wheel alignment, greasing, to auto repair shop, painting, spraying and open space for parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—807-817 East New York avenue, north side, 280 ft. 6¾ in. west of Schenectady avenue, Block 1429, Lots 56, 59, 60 and 61, Borough of Brooklyn.

146-52-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Fred Schumacher, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, ground sign, auto washing, lubrication, office, accessory sales, minor repairs, and auto safety inspection station.

PREMISES AFFECTED—271-01 to 271-15 Union turnpike, northeast corner of 271st street, Block 8555, Lot 75, Bellerose, Borough of Queens.

279-55-BZ

APPLICANT—Herman Kron, for Angeline Peglia, owner.

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection of a building to be used as automobile showroom, gas station, lubritorium, offices, auto laundry, minor repairs, parking of cars waiting to be serviced, without the required rear yard.

PREMISES AFFECTED—2027 Bruckner boulevard, north side, 190 ft. east of Pugsley avenue, Block 3797, Lot 74, Borough of The Bronx.

337-55-BZ

APPLICANT—Ingram S. Carner, for Fasolino Monuments Inc., owner.

SUBJECT—Application April 19, 1955—re (decision of the borough superintendent) under sections 7e, 7A and 21 of the zoning resolution, to permit in a residence use district, the use of said premises for business and the erection of a business sign on the property.

PREMISES AFFECTED—48-30 54th avenue and 54-06 50th street, southwest corner, Block 2556, Lot 30, Maspeth, Borough of Queens.

381-55-BZ

APPLICANT—Julius Komissaroff, for David Rosen, owner (Rudan Electric Supply Co., lessee).

SUBJECT—Application April 28, 1955—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a residence use district the proposed extension of curb cut in a retail use district extending into the residence use district; proposed use of driveway in retail district, extending into residence district, proposed location of a curb cut within 75 ft. of residence use district.

PREMISES AFFECTED—80-02 Surrey place, southside, 7.83 ft. west of Union turnpike, Flushing, Borough of Queens.

550-55-BZ

APPLICANT—Patrick D. Concagh, for Clareve Corp., owner.

SUBJECT—Application July 5, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, office for sale of accessories, auto repairs, storage of auto accessories, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—640-666 Conduit boulevard and 600-608 Grant avenue, entire block bounded by Grant Belmont, Sheridan avenues and Conduit boulevard, Block 4239, Lot 1, Borough of Brooklyn.

558-55-BZ

APPLICANT—Leonard F. Rothkrug, for Carmine Sirico (doing business as Sirico's Restaurant), owner.

SUBJECT—Application July 6, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business, D area district, the erection of a restaurant and catering hall, using more than the area permitted.

PREMISES AFFECTED—8021-8023 13th avenue and 1301-1311 81st street, northeast corner, Block 6280, Lot 1, Borough of Brooklyn.

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576-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Automobile Club of New York, Inc., owner.

SUBJECT—Application July 14, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and retail use, E-1 and D area district, the proposed parking of employees and members' cars and business entrances within the residence portion of the plot; the proposed structure using more than the area permitted.

PREMISES AFFECTED—186-06 Hillside avenue and 88-01 to 88-09 186th street, southeast corner, Block 9934, Lot 20, Hollis, Borough of Queens.

813-55-BZ

APPLICANT—Paul Friedman, for Jack Lurio, owner (Lindell's Corner Food Shop, Inc., lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use, D area district, the extension of an existing commercial building into the residence district portion of the plot, using more than the area permitted.

PREMISES AFFECTED—1521-1523 Avenue U, northwest corner of East 16th street, Block 7320, Lot 40, Borough of Brooklyn.

861-55-BZ

APPLICANT—Charles M. Spindler, for Elizabeth Lipshitz, owner.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs, with hand tools only.

PREMISES AFFECTED—39-47 Neptune avenue, north side, 95.50 ft. west of East 13th street, Block 7486, Lot 48, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

APRIL 24, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, April 24, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

28-55-A

APPLICANT—Continental Baking Co., owner.

SUBJECT—Application January 11, 1955—Appeal from an order and a decision of the fire commissioner—re direct method of refrigeration.

PREMISES AFFECTED—87-105 Heyward street, north side, 100 ft. east of Bedford avenue and 128 Rutledge street, Block 2225, Lot 10, Borough of Brooklyn.

217-55-A

APPLICANT—Jacob W. Sherman, for Barbara Parente, owner.

SUBJECT—Application March 17, 1955—re Appeal from a decision of the borough superintendent—frame building—business use.

PREMISES AFFECTED—679 DeKalb avenue, north side, 100 ft. west of Marcy avenue, Block 1774, Lot 55, Borough of Brooklyn.

96-55-A

APPLICANT—Leonard F. Rothkrug, for I. J. Stein Co., owner.

SUBJECT—Application February 9, 1955—re Appeal from a decision of the borough superintendent—frame building—factory

PREMISES AFFECTED—137 Manhattan avenue, west side, 75 ft. north of Montrose avenue, Block 3051, Lot 20, Borough of Brooklyn.

132-55-A

APPLICANT—Leonard F. Rothkrug, for Max Forman, owner (Gibraltar Fabrics, lessee).

SUBJECT—Application February 16, 1955—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—2236-2238 Pitkin avenue, south side, 75 ft. west of Hendrix street, Block 4010, Lots 21 and 23, Borough of Brooklyn.

244-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Beth Sholom Peoples Temple, Inc., owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—exits and protection of fire wall openings.

PREMISES AFFECTED—8686-8696 Bay parkway and 2164-2180 Benson avenue, southwest corner, Block 6414, Lot 42, Borough of Brooklyn.

422-55-A

APPLICANT—Leonard F. Rothkrug, for Mario Bencivenza, owner.

SUBJECT—Application May 25, 1955—re Appeal from a decision of the borough superintendent—frame building—business use.

PREMISES AFFECTED—639 Lorimer street, east side, 25 ft. south of Jackson street, Block 2747, Lot 7, Borough of Brooklyn.

431-55-A

APPLICANT—Leonard F. Rothkrug, for Irving M. Young and Jack Jacobson, owner (d/b/a I. D. J. Decorators Co.).

SUBJECT—Application May 19, 1955—re Appeal from a decision of the borough superintendent—exits, live load, etc.

PREMISES AFFECTED—783-785 Coney Island avenue, east side, 299 ft. 8 1/8 in. north of Dorchester road, Block 5153, Lots 55 and 56, Borough of Brooklyn.

661-55-A

APPLICANT—Leonard F. Rothkrug, for Ida Shiffman, owner.

SUBJECT—Application August 10, 1955—re Appeal from a decision of the borough superintendent—frame extension, exits, stairs.

PREMISES AFFECTED—266 Ainslie street, south side, 150 ft. east of Graham avenue, Block 2777, Lot 13, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MAY 1, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 1, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

846-26-BZ—Vol. II

APPLICANT—Joseph Schafran, for Grace Battaglino and Angela Modello, owners.

SUBJECT—Application reopened May 24, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the extension of existing gasoline service station and the relocation of gasoline pumps, and to include lubritorium and motor vehicle repairs.

PREMISES AFFECTED—3156 Boston road, southwest corner of Burke avenue, Block 4579, Lot 35, Borough of The Bronx.

Laid over from March 20, 1956 to May 1, 1956, for inspection and decision; hearing closed.

417-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Lucky Star Realty Corp., owner.

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SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, office, auto repair shop, restaurant and kitchen, and parking for more than 5 cars.

PREMISES AFFECTED—183-02 to 183-20 (183-10 official) South Conduit avenue, 144-01 to 144-13 183rd street, southeast corner and 144-02 to 144-18 184th street, southwest corner of South Conduit avenue, Block 13326, Lot 16, Springfield Gardens, Borough of Queens.

Laid over from April 3, 1956, to May 1, 1956, for inspection and decision; hearing closed.

395-55-BZ

APPLICANT—Vincent J. Tortorelli, for Edward Veldor-anlo, owner.

SUBJECT—Application May 18, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking of more than 5 motor vehicles.

PREMISES AFFECTED—329-331 East 150th street, north side, 200 ft. west of Courtlandt avenue, Block 2410, Lot 56, Borough of The Bronx.

Laid over from April 3, 1956, to May 1, 1956, for inspection and decision; hearing closed.

441-55-BZ

APPLICANT—Hurley, Kearney Lane and Mattison, for St. Joseph's Hospital, owner.

SUBJECT—Application June 2, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the use of premises as a parking lot.

PREMISES AFFECTED—330 Beach 19th street, east side, 49.27 ft. south of Brookhaven avenue, Block 131, Lot 34, Far Rockaway, Borough of Queens.

Laid over from April 3, 1956, to May 1, 1956, for inspection and decision; hearing closed.

528-55-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Gaiti, owner.

SUBJECT—Application June 29, 1955—re (decision of the borough superintendent) under sections 7i and 7e of the zoning resolution, to permit in a business and residence use district, proposed building to be used for motor vehicle repair shop.

PREMISES AFFECTED—518 Coney Island avenue, west side, 60 ft. 1¾ in. south of Turner place, Block 5342, Lot 17, Borough of Brooklyn.

Laid over from April 3, 1956, to May 1, 1956, for inspection and decision; hearing closed.

673-55-BZ

APPLICANT—Kitzler and Nurick, for Bertha Sherain, owner (92 car Wash Corp., lessee).

SUBJECT—Application August 2, 1955—re (decision of the borough superintendent) under sections 7c, 7f, 7A and 7i of the zoning resolution, to permit in a business use district automatic auto laundry, gasoline service station, office, lubritorium, motor vehicle repair shop (with hand tools only) and parking cars awaiting service.

PREMISES AFFECTED—5802-5824 Church avenue and 119-129 East 58th street, southeast corner and 74-84 East 59th street, Block 4706, Lot 36, Borough of Brooklyn.

Laid over from April 3, 1956, to May 1, 1956, for inspection and decision; hearing closed.

734-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 19, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in retail use district proposed use of premises for high speed auto laundry,

office, waiting area and simonizing, with ground signs closer to residence use district than is permitted.

PREMISES AFFECTED—14-59 150th place, east side, 44.66 ft. north of Cross Island parkway and 14-54 Clintonville street, Block 4697, Lot 8, Whitestone, Borough of Queens.

Laid over from April 3, 1956, for further consideration after hearing to be held on April 10, 1956, on similar application under Cal. 752-55-BZ, affecting property in the vicinity; hearing to be continued; then to May 1, 1956, for inspection and decision; hearing closed.

752-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, office, storage, lubritorium, minor auto repairs, car washing and parking of motor vehicles awaiting service.

PREMISES AFFECTED—14-43 to 14-47 (14-45 official) Clintonville street, east side, 63.99 ft. south of 14th road, 151-20 to 152-20 14th road and 153-15 to 153-91 Cross Island parkway, Block 4717, Lot 16, Whitestone, Borough of Queens.

Laid over from April 10, 1956, to May 1, 1956, for inspection and decision; hearing closed.

465-55-BZ

APPLICANT—Lama, Proskauer and Prober, for 325 North Macquesten Parkway Corp., owner.

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed change in occupancy from gasoline station, public garage, parking lot for more than 5 cars and auto laundry, to boiler room, gasoline station, public garage, parking lot for more than 5 motor vehicles, auto laundry, auto repairs, painting and spraying, body and fender repairs, welding, wheel alignment, brake testing, recapping and vulcanizing of tires, sale and storage of car washing, supplies.

PREMISES AFFECTED—486-496 Coney Island avenue, west side, 80 ft. 2½ in. north of Turner place and 820-826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

Laid over from April 10, 1956, to May 1, 1956, for inspection and decision; hearing closed.

466-55-A

APPLICANT—Lama, Proskauer and Prober, for 325 North Macquesten Parkway Corp., owner.

SUBJECT—Application May 23, 1955—Appeal from a decision of the borough superintendent—re frame building—factory use, etc.

PREMISES AFFECTED—486-496 Coney Island avenue, west side, 80 ft. 2½ in. north of Turner place and 820-826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

260-55-BZ

APPLICANT—Abraham Grossman, for Leonard J. Swanson, owner.

SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from 4 car private garage on first floor to plumbing shop, office and private garage for 2 cars.

PREMISES AFFECTED—37-39 Perry street, north side, 215 ft. 4 in. west of Waverly place, Block 613, Lot 38, Borough of Manhattan.

Laid over from January 31, 1956, to March 6, 1956, for inspection and decision; hearing closed; then to April 17,

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1956, for inspection and decision; then to May 1, 1956, for further consideration and decision.

423-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Epstein, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, high speed auto laundry, lubritorium, body and fender work, welding, incidental repairs, brake testing, wheel alignment, incidental painting and spraying, office and sales, parking of motor vehicles awaiting service with entrances closer to the residence use district than permitted.

PREMISES AFFECTED—70-11 to 70-19 Northern boulevard, and 32-62 to 32-70 71st street, northwest corner, Block 1166, Lot 37, Woodside, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed; then to April 17, 1956, for inspection and decision; then to May 1, 1956 for applicant to file revised plans to provide adequate reservoir space; hearing previously closed.

263-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Thomas Amari, owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a refreshment building, and parking of patrons cars, no fee to be charged.

PREMISES AFFECTED—2003-2013 Rockaway parkway and 9705-9711 Sea View avenue, northeast corner, Block 8300, Lots 8 and 13, Borough of Brooklyn.

Laid over from March 20, 1956 to April 17, 1956, for inspection and decision; hearing closed; then to May 1, 1956, for inspection and decision.

746-55-BZ

APPLICANT—Paul Friedman, for Queens Beer Sales, Inc., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), office, storage and sale of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—259-02 to 259-16 Hillside avenue and 84-01 to 84-09 259th street, southeast corner, Block 8789, Lot 31, Floral Park, Borough of Queens.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed; the applicant stated that he wished to amend his application to include section 7i and 7h of the zoning resolution as a basis for the application; then to April 17, 1956 at request of the applicant, to submit revision plans; then to May 1, 1956, applicant to file amended plan eliminating curb cut on 259th Street and for Board to obtain additional information as to proposed adjacent occupancy of a bank; hearing previously closed.

21-52-BZ Vol. II

APPLICANT—Paul Friedman, for Minnie Berkowitz, owner.

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto laundry (non-automatic), office, storage and sales of auto accessories, parking for more than 5 cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—379-389 Kings highway and 1753-1763 West 3rd street, northeast corner, Block 6654, Lots 37, 39 and 40, Borough of Brooklyn.

59-21-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 73 Realty Corp., owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed change of use from public garage to motor vehicle repair shop and servicing, lubrication, truck washing, garage, wheel alignment, brake testing, welding, machine shop, parts storage and sales, showroom and office.

PREMISES AFFECTED—73-97 Empire boulevard and 81-103 McKeever place, northeast corner and 56-58 Sullivan place, Block 1306, Lot 28, Borough of Brooklyn.

533-55-A

APPLICANT—Lama, Proskauer and Prober, for 73 Realty Corp., owner.

SUBJECT—Application May 31, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—73-97 Empire boulevard and 81-103 McKeever place, northeast corner and 56-58 Sullivan place, Block 1306, Lot 28, Borough of Brooklyn.

408-44-BZ—Vol. III

APPLICANT—John F. Fitzsimons, for Estate of George H. Storm (A. Gordon Smith, trustee) and Florence F. Storm, owners.

SUBJECT—Application reopened November 15, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the change of occupancy from a garage for more than 5 motor vehicles, office accessory room, loading and storage to garage for more than 5 motor vehicles, offices, access rooms, loading and storage.

PREMISES AFFECTED—525-533 East 71st street, north side, 113 ft. 8¾ in. west of Franklin D. Roosevelt drive and 524-528 East 72nd street, south side, 131 ft. 11 3/8 in. west of Franklin D. Roosevelt drive, Block 1483, Lot 33, Borough of Manhattan.

231-48-BZ—Vol. II

APPLICANT—William B. Lichtner, for Elias and Stella Horowitz, owners.

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the erection of a building encroaching on the required front yard.

PREMISES AFFECTED—745 Cornaga avenue and 747 Annapolis street, southeast corner, Block 65, Lot 3, Far Rockaway, Borough of Queens.

441-51-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Joseph Coscia, owner.

SUBJECT—Application reopened May 3, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the extension and reconstruction of a structure used as a garage for more than 5 motor vehicles for use and storage garage for motor vehicles, lubritorium, minor auto repairs, wheel alignment, brake testing, car washing, office and sales, using more than the area permitted, without the required rear yard.

PREMISES AFFECTED—353-367 91st street, north side, 154 ft. 8 5/8 in. west of 4th avenue, Block 6081, Lots 77, 78 and 79, Borough of Brooklyn.

524-55-BZ

APPLICANT—Hal I. Mirowitz, for Michael Spinelli, owner.

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SUBJECT—Application June 27, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the extension of an existing motor vehicle repair shop.

PREMISES AFFECTED—2894 Atlantic avenue, south side, 50 ft. 4 in. east of Jerome street, Block 3966, Lot 14, Borough of Brooklyn.

755-55-BZ

APPLICANT—Leonard F. Rothkrug, for 66-17 Grand Avenue Corp., owner (Times Square Corp., lessee).

SUBJECT—Application September 23, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a retail and residence use district, the proposed patrons and employees parking of more than 5 motor vehicles.

PREMISES AFFECTED—66-19 Grand avenue, north side, 85.44 ft. east of Hamilton place and 66-02 Perry avenue, southeast corner of 66th street, Block 2724, Lots 8 and 69, Maspeth, Borough of Queens.

784-55-BZ

APPLICANT—Goldwater and Flynn, for Housing Enterprises Inc., owner.

SUBJECT—Application October 4, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor motor vehicles, washing, parking and storage of motor vehicles.

PREMISES AFFECTED—30-11 Francis Lewis boulevard, east side, from 30th avenue to 32nd avenue, Block 6021, Lot 1, Bayside, Borough of Queens.

867-55-BZ

APPLICANT—Paul Friedman, for William Gottfried, owner (conditional vendee; W. L. Associates, Inc.).

SUBJECT—Application November 2, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, for a term of 15 years.

PREMISES AFFECTED—66-11 to 66-33 Queens Midtown expressway, northeast corner of Clinton avenue, Block 2394, Lot 8, Maspeth, Borough of Queens.

1005-55-BZ

APPLICANT—Albert Melniker, for Gertrude Le Blanc, owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, car washing, lubritorium, sale of accessories, minor motor vehicle repairs, with hand tools only, parking for more than 5 motor vehicles, for a term of 15 years.

PREMISES AFFECTED—237 Jewett avenue and 899 Post avenue, northwest corner, Block 1027, Lot 1, West Brighton, Borough of Richmond.

232-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Freya Heintze, (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and local retail use, D and G-1 area, district, the erection and maintenance of a supermarket, with required loading berth on the residence portion of the plot and the parking of more than 5 cars (patrons); proposed area of building is in excess of area permitted, with a side yard of less than 5 ft. in that portion of the lot in the G-1 area district.

PREMISES AFFECTED—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972, Lot 50, Laurelton, Borough of Queens.

233-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Carmine L. Calabro, owner (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h, 7A and 7c of the zoning resolution, to permit in a retail and residence use district, the proposed parking lot for supermarket's patron use, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—133-25 233rd street, east side, 97.25 ft. north of Merrick boulevard, Block 12973, Lots 6 and 9, Laurelton, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MAY 1, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 1, 1956 at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters.

393-52-SM

APPLICANT—Carrier Corporation, owner-manufacturer (Fayette S. Dunn, agent).

SUBJECT—Application March 25, 1952—Evaporative Condenser, Model 9E, approval of.

609-55-SA

APPLICANT—The Stove Works, Inc., owner. (Gas Range Distributing Corp., agent).

SUBJECT—Application June 30, 1955—Wincroft, Model 201, Gas Range, approval of.

53-56-SA

APPLICANT—Acme National Refrigeration Company, Inc., owner.

SUBJECT—Application January 5, 1956—Acme Refrigerator-Range (electric) Models SD51F, SD61F, RE5F, RS4AF and RE\$4AF, approval of.

121-35-SA

APPLICANT—Timken Silent Automatic Division of Timken Detroit Axle Co., owner.

SUBJECT—Application for consideration—reopened February 1, 1955 as to amendment to resolution as to additional models—re Timken Silent Automatic Water Heater, Model 40-A and 50-B; previously approved.

1429-39-SM—Vol. IV

APPLICANT—Rock-Crete Products, Inc., owner.

SUBJECT—Application for consideration—withdrawal December 13, 1955 of Vol. IV as to use of Lelite—reopened December 13, 1955 as Vol. IV for change of corporations name—re Concrete and Cinder Blocks for the Rock-Crete Corp., previously approved.

721-46-SM

APPLICANT—Resistall Paint Mfg. Company, Division of Brytenu Chemical Mfg. Company, owner.

SUBJECT—Application for consideration—reopened March 1, 1955 as to amendment of resolution as to additional trade name—re Wont-Burn Flameproofing material; previously approved.

1144-40-SM

APPLICANT—United States Gypsum Company, owner-manufacturer.

SUBJECT—Application for consideration—reopened October 28, 1952 as to amendment of resolution as to spacing of Zee splines and the addition of a new clip—re Acoustone (Acoustical Tile); previously approved.

746-38-SA—Vol. II

APPLICANT—John Wood Company, Bennett Pump Division, owner.

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SUBJECT—Application reopened October 25, 1955 as Vol. II for report as to additional models of dispensing pumps—re Bennett Pumps for Motor Fuels, Models 748 and 749—re Bennett Pumps for Motor Fuels; previously approved.

863-55-A

APPLICANT—Irving Kudroff, for Eaglet Realty Corp., owner.

SUBJECT—Application October 25, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—382 Lafayette street, west side, 74 ft. south of East 4th street, Block 531, Lot 11, Borough of Manhattan.

22-56-A

APPLICANT—Morris Hannes, for J. L. Spigel and Herman Zeligman, owners.

SUBJECT—Application January 18, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—15 Spruce street, north side, 100 ft. west of William street, Block 102, Lot 18, Borough of Manhattan.

960-47-A—Vol. II

APPLICANT—The Austin Company, for Long Island Press Publishing Co., Inc., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. II—re Appeal from an order of the fire commissioner—approved Interior Fire Alarm System.

PREMISES AFFECTED—92-20 to 92-24 168th street, west side, 204.65 ft. south of Jamaica avenue, Block 10156, Lot 22 (formerly lots 22, 24, 26 and 142), Jamaica, Borough of Queens.

952-55-A

APPLICANT—Leonard F. Rothkrug, for 16001 Kings Highway Realty Corp., owner (Healy's Bar and Grill, lessee).

SUBJECT—Application December 2, 1955—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—1601-1623 Kings highway and 1637-1645 East 16th street, northeast corner, Block 6779, Lot 22, Borough of Brooklyn.

834-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Finkel Umbrella Frame Company, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re Appeal from a decision re an order of the fire commissioner—re dip tank covers, etc.

PREMISES AFFECTED—890-914 Brush avenue, east side, 551.16 ft. south of Bruckner boulevard 2nd floor, Block 5541, Lot 130, Borough of The Bronx.

862-41-A—Vol. IV

APPLICANT—Leonard F. Rothkrug, for Sophia D. and Josephine C. Robb, d/b/a The Hearthside, owners.

SUBJECT—Application reopened June 7, 1955 as Vol. IV—re Appeal from a decision of the borough superintendent—frame building—business use.

PREMISES AFFECTED—168-08 Northern boulevard, southeast corner of 168th street, Block 5399, Lot 5, Flushing, Borough of Queens.

540-32-A—Vol. III

APPLICANT—William H. Byrne, for Board of Higher Education, City of New York, owner.

SUBJECT—Application reopened February 15, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—capacity of fuel oil tanks.

PREMISES AFFECTED—1605 Amsterdam avenue and 475 West 140th street, southeast corner, cellar, Block 2057, Lot 1, Borough of Manhattan.

497-53-A

APPLICANT—Joseph M. Lonergan, for 324 Lafayette Street Corp., owner.

SUBJECT—Application June 18, 1953—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—324-328 Lafayette street, west side, 116 ft. 1¾ in. south of Bleeker street and 159 Crosby street, Block 522, Lot 28, Borough of Manhattan.

49-56-A

APPLICANT—Robert Kaplan, for Arthur C. Stifel, Jr., owner.

SUBJECT—Application January 26, 1956—re Appeal from a decision of the borough superintendent—egress—fire tower.

PREMISES AFFECTED—123-125 East 55th street, north side, 127 ft. 6 in. west of Lexington avenue, Block 1310, Lots 11 and 11½, Borough of Manhattan.

1014-55-A

APPLICANT—Lama, Proskauer and Prober, for 260 West Street Corp., owner

SUBJECT—Application December 23, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—67-73 Vestry street and 260-262 West street, southeast corner, Block 218, Lot 24, Borough of Manhattan.

198-54-A

APPLICANT—Philip Freshman, for Sarah Nehemiah and Moses Leinwand, owners.

SUBJECT—Application March 16, 1954—re Appeal from a decision of the borough superintendent—exits, live load.

PREMISES AFFECTED—146-148 Lawrence street, west side, 110 ft south of Willoughby street, Block 151, Lot 35, Borough of Brooklyn.

231-54-A

APPLICANT—Tobias Goldstone, for Covert Realty Corp., owner (Radio-Picture Frame Corp., lessee).

SUBJECT—Application April 5, 1954—re Appeal from a decision of the borough superintendent—barred windows.

PREMISES AFFECTED—1056 Wyckoff avenue and 1541-1545 Schaeffer street, northwest corner, Block 3540, Lot 42, Long Island City, Borough of Queens.

178-56-A

APPLICANT—Samuel Cohen, for Standard Paper Co., owner.

SUBJECT—Application February 24, 1956—re Appeal from a decision of the borough superintendent—stairs.

PREMISES AFFECTED—13 Frankfort street, south side, 118 ft. east of Nassau street, Block 102, Lot 7, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MAY 4, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Friday morning, May 4, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1-38-SR—Proposed amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, Covering the Specifications for Design, Fabrication and Inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors.

784-41-SR—Proposed Amendments to the Rules for Erection, Alteration, Repair, Excavation for and Demolition of Buildings.

835-38-SR—Proposed Amendments Relative to Submerged Inlets and Protective Methods to Be Applied to Prevent Contamination of Water Supply.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

MAY 8, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 8, 1956, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

662-55-BZ

APPLICANT—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the extension of a non-conforming use (residence and stores).

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

Laid over from April 10, 1956, to May 8, 1956, at 10 A.M. for inspection and decision; hearing closed.

663-55-A

APPLICATION—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—Appeal from a decision of the borough superintendent—re frame building business use.

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

814-55-BZ

APPLICANT—Fred C. Dahlem, for Estate of Newbold Morris, Bank of New York, trustee, owner (Martin Gollubier, lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of use of parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—1034-1040 College avenue, east side 100 ft. north of East 165th street, Block 2433, Lots 1 and 6, Borough of The Bronx.

Laid over from April 10, 1956, to May 8, 1956, for inspection and decision; hearing closed.

930-55-BZ

APPLICANT—Fred C. Dahlem, for Valentine Galcik, owner.

SUBJECT—Application November 21, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7c and 21 of the zoning resolution, to permit in a retail use, D area district, the use of a building for motor vehicle repairs and garage for more than 5 motor vehicles and extension of subject building to occupy 100% of the area of the lot.

PREMISES AFFECTED—424-426 East 10th street, south side, 306 ft. west of avenue D, Block 379, Lot 21, Borough of Manhattan.

Laid over from April 10, 1956, to May 8, 1956, for inspection and decision; hearing closed.

888-54-BZ

APPLICANT—Abraham Grossman, for 87-25 108th Street Corp., owner.

SUBJECT—Application November 24, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from stable, garage and apartment to existing use of refrigerator storage, servicing and testing.

PREMISES AFFECTED—87-25 108th street, east side, 229.17 ft. south of Jamaica avenue, Block 9298, Lot 62, Richmond Hill, Borough of Queens.

Laid over from March 6, 1956, to April 17, 1956, for inspection and decision; hearing closed; then to May 8, 1956, applicant to submit revised plans of unloading and information as to continued operation of premises and state-

ment as to trucks; objector to file photograph of trailer truck unloading; hearing previously closed.

532-46-BZ Vol. III

APPLICANT—Siegel and Green, for Milton C. Rose, trustee/owner (Bertbli Realty Corp., lessee).

SUBJECT—Application reopened April 17, 1956 as Vol III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail and restricted retail use district, the extension in area of an existing parking lot, from the retail into the restricted retail use district.

PREMISES AFFECTED—1300-1306 Avenue of the Americas and 55-67 West 52nd street, northeast corner and 56-64 West 53rd street, Block 1268, Lots 1, 7, 8 and 9, Borough of Manhattan.

621-24-BZ—Vol. III

APPLICANT—Howard H. Snyder, for Terin Garage Corp., owner.

SUBJECT—Application reopened January 31, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7a, 7c and 7f of the zoning resolution, to permit in a business use district an existing three story garage, the additional parking of motor vehicles on the roof.

PREMISES AFFECTED—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan.

252-46-BZ—Vol. II

APPLICANT—Allan Crane and Hoist Corp., lessee., for Electric Hoist and Motor Company, Inc., owner.

SUBJECT—Application reopened April 19, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district, the proposed use of an existing building for a factory, for the manufacture of electric hoists, and office with welding in connection with the manufacture of hoists.

PREMISES AFFECTED—60 Bayard street, south side, 100 ft. east of Lorimer street, Block 2722, Lot 8, Borough of Brooklyn.

658-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Julius Procacci, owner.

SUBJECT—Application reopened October 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, storage room and parking and storage of motor vehicles.

PREMISES AFFECTED—627-637 86th street, north side, 214 ft. 7 in. east of Fort Hamilton parkway, Block 6037, Lots 17, 96, 99, 100 and 101, Borough of Brooklyn.

127-46-BZ—Vol. II

APPLICANT—Paul Friedman, for Interboro Management, Inc., owner.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of auto accessories and parking of more than 5 cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—46-11 to 46-21 Hollis Court boulevard and 46-02 to 46-16 189th street, northwest corner and 188-12 to 188-20 46th avenue, Block 5528, Lot 1, Flushing, Borough of Queens.

815-52-BZ—Vol. II

APPLICANT—Reuben Rappaport, for City Bank Farmers Trust Co. and Florence D'Olier, Trustees under will of Thomas Diamond, owners (N. R. M. Garage Corp., lessee).

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SUBJECT—Application reopened January 10, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and business use district, the proposed combining of both buildings for garage and parking of more than 5 motor vehicles, and the proposal to extend use of garage wherein gasoline and oil is sold.
PREMISES AFFECTED—248-250 West 80th street and 2231-2239 Broadway, southwest corner, Block 1227, part of Lots 54 and 59, Borough of Manhattan.

23-56-A

APPLICANT—Reuben Rappaport, for City Bank Farmers Trust Co. and Florence D'Olier, Trustees under the will of Thomas Diamond, owners (N. R. M. Garage Corp., lessee).

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—non-fireproof construction and exits.

PREMISES AFFECTED—248-250 West 80th street and 2231-2239 Broadway, southwest corner, Block 1227, part of Lots 54 and 59, Borough of Manhattan.

711-54-BZ

APPLICANT—Leonard F. Rothkrug, for Sam Tepperberg, owner (Empire Store Construction Co., Inc., lessee).

SUBJECT—Application August 20, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed use of premises for light manufacturing (store fixtures), involving the use of power saws on wood, thus constituting a saw mill.

PREMISES AFFECTED—334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn.

712-54-A

APPLICANT—Leonard F. Rothkrug, for Sam Tepperberg, owner (Empire Store Construction Co., Inc., lessee).

SUBJECT—Application August 20, 1954—re Appeal from a decision of the borough superintendent—frame building, commercial use.

PREMISES AFFECTED—334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn.

855-52-A

APPLICANT—Benjamin Saltzman, Borough Superintendent.

OWNERS OF RECORD—Annie Tepperberg and Pauline Greenbaum.

SUBJECT—Application November 26, 1952—re Revocation of Certificate of Occupancy #113920.

PREMISES AFFECTED—332-334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn.

187-55-BZ

APPLICANT—Leonard F. Rothkrug, for Anthony D'Angelo, owner.

SUBJECT—Application February 25, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the maintenance of existing extension using more than the area permitted.

PREMISES AFFECTED—356 Evergreen avenue and 29-35 Harmon street, northwest corner, Block 3274, Lot 33, Borough of Brooklyn.

188-55-A

APPLICANT—Leonard F. Rothkrug, for Anthony D'Angelo, owner.

SUBJECT—Application February 25, 1955—re Appeal from a decision of the borough superintendent—use of frame building as factory—exits, etc.

PREMISES AFFECTED—356 Evergreen avenue and 29-

35 Harmon street, northwest corner, Block 3274, Lot 33, Borough of Brooklyn.

450-55-BZ

APPLICANT—Leonard F. Rothkrug, for Thomas Nastasi, owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district occupancy of a class 4, single family residence by 2 families.

PREMISES AFFECTED—157-22 Powell Cove boulevard, south side, 180 ft. east of 157th street, Block 4554, Lot 50, Beechhurst, Borough of Queens.

584-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Charlotte W. Sanders, owner.

SUBJECT—Application July 15, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed demolition, reconstruction and extension of an existing gas station, office and sales, storage, lubritorium, car washing and minor auto repairs.

PREMISES AFFECTED—699 Morris avenue and 266 East 155th street, southwest corner and 3012-3016 Park avenue, Block 2442, Lot 65, Borough of The Bronx.

850-55-BZ

APPLICANT—Burke, Green and Groh, for Samuel Rosenberg, owner.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7e and 7A of the zoning resolution, to permit in a retail and residence use district the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs (hand tools only), with proposed signs, show windows, and curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—4401-4411 Church avenue, northeast corner of Troy avenue, Block 4881, Lots 38, 40 and 41, Borough of Brooklyn.

715-55-BZ

APPLICANT—Herman Wolff, for Samuel, Max, Nathan and Julius Kassover, owners.

SUBJECT—Application September 15, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the erection of a one story, class 3 construction store building with area of 2910 square feet which is in excess of permitted area of 75% or 2182 square feet of lot.

PREMISES AFFECTED—983-985 Flatbush avenue, east side, 95 ft. 3 in. south of Albermarle road, Block 5126, Lot 14, Borough of Brooklyn.

738-55-BZ

APPLICANT—Patrick D. Concagh, for 333 West 46th Street Corp., owner.

SUBJECT—Application September 21, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—333-337 West 46th street, north side, 378 ft. west of 8th avenue, Block 1037, Lots 16, 116 and 117, Borough of Manhattan.

991-55-BZ

APPLICANT—Charles M. Spindler, for Claire-A1 Realty Corp., owner.

SUBJECT—Application November 15, 1955—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district, the proposed extension in area and reconstruction of an existing gasoline service station, and use of premises for a gasoline service station, office and sale of auto accessories, lubrication, washing, minor repairs (with hand tools only), parking and storage of motor

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vehicles, with proposed curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—236-244 Dyckman street, southwest corner of Seaman avenue, Block 2246, Lots 61, 63 and 65, Borough of Manhattan.

621-54-BZ

APPLICANT—Leonard F. Rothkrug, for Soljak Realty Corp., owner (M. H. Murray Supply Corp., lessee).

SUBJECT—Application July 29, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy from public garage to the storage and sale of plumbing supplies.

PREMISES AFFECTED—1565-1567 Bergen street, north side, 225 ft. west of Utica avenue, Block 1348, Lot 62, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

MAY 8, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, May 8, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

137-54-A

APPLICANT—Fred C. Dahlem, for Benjamin Edelman, owner.

SUBJECT—Application February 17, 1954—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—654 Broadway, east side, 58 ft. south of Bond street, Block 529, Lot 6, Borough of Manhattan.

469-45-A Vol. II

APPLICANT—Seymour A. Mitteldorf, for 2370 Hoffman Street Corp., owner (Lindy Heaters, Inc., lessee).

SUBJECT—Application reopened November 9, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—2368-2370 Hoffman street, east side, 269-28 ft. south of East 187th street, Block 3065, Lot 27, Borough of The Bronx.

147-56-A

APPLICANT—R. L. Heeren, for The Brooklyn Union Gas Co., owner.

SUBJECT—Application February 17, 1956—re Appeal from a decision of the borough superintendent—installation of oil storage tank.

PREMISES AFFECTED—170 Lombardy street, southwest corner of Varick avenue, Block 2837, Lot 1, Borough of Brooklyn.

774-53-A

APPLICANT—Kollsman Instrument Corp., owner.

SUBJECT—Application October 26, 1953—re Appeal from a decision of the fire commissioner—smoking.

PREMISES AFFECTED—80-08 45th avenue, south side, 10 ft. east of 80th street, buildings A, B, 7 and D; Block 1533, Lots 36, 45 and 69, Elmhurst, Borough of Queens.

602-54-A

APPLICANT—J. M. Berlinger, for 38-42 Exchange Place Corp., owner.

SUBJECT—Application July 9, 1954—re Appeal from a decision of the borough superintendent—plastic light diffuser in stair hall.

PREMISES AFFECTED—38-42 Exchange place and 25-29 William street, southwest corner, Block 25, Lot 27, Borough of Manhattan.

993-54-A

APPLICANT—Elias K. Herzog, for Postgal Realty Corp., owner.

SUBJECT—Application December 27, 1954—re Appeal from a decision of the borough superintendent—cellar egress.

PREMISES AFFECTED—345-351 West 35th street, north side, 266 ft. 4 in. east of 9th avenue, Block 759, Lot 14, Borough of Manhattan.

186-56-A

APPLICANT—Charles L. Koester, for Cross Bay Builders, Inc., owner.

SUBJECT—Application March 9, 1956—re Appeal from a decision of the borough superintendent—storm or combined sewer and floor level accessory garage.

PREMISES AFFECTED—160-15 96th street, east side, 140 ft. south of 160th avenue, Block 14186, Lot 54, Howard Beach, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

MAY 15, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 15, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

73-55-BZ

APPLICANT—Henry Nordheim, for Rubenstein and Tutanauer, owners.

SUBJECT—Application February 3, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, and office and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1680 Gun Hill road and 1674 Allerton avenue, intersection of Gun Hill road, Allerton avenue and Lodovick avenue, Block 4539, Lot 1, Borough of The Bronx.

Laid over from February 7, 1956, to March 13, 1956, for inspection and decision; hearing closed; then to April 10, 1956, at the request of the applicant to furnish revised plan, then to May 15, 1956, at request of objector.

573-55-BZ

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application July 13, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto wrecking (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

Laid over for inspection and decision; hearing closed; date to be set, awaiting information as to action of Board of Education and the Board of Estimate as to proposed adjacent school; then set for January 17, 1956; then to February 15, 1956, for information from the Board of Education; then to March 13, 1956; then to March 16, 1956; then to April 17 1956, for further consideration after selection by Board of Estimate of school site; publication of Board's action of March 13, 1956 withheld; then to May 15, 1956, to await the selection by the Board of Estimate of a school site.

1044-55-A

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application December 27, 1955—filed pursuant to section 35, General City Law re part of premises located in bed of mapped street—Clintonville street.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner, and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

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56-40-BZ—Vol. IV

APPLICANT—Charles C. Weinstein, for 4747 Bronx Boulevard Corp., owner.

SUBJECT—Application reopened February 1, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district the proposed use of premises for the manufacture of aerosol products and the storage and fabrication of foam rubber products.

PREMISES AFFECTED—4745-4755 Bronx boulevard and 550 East 242nd street, southwest corner, Block 5102, Lot 27, Borough of The Bronx.

Laid over from April 17, 1956 to May 15, 1956, for inspection and decision; hearing closed.

171-55-A

APPLICANT—Charles G. Weinstein, for 4747 Bronx Boulevard Corp., owner (G. Barr and Co., lessee).

SUBJECT—Application March 2, 1955—re Appeal from a decision re an order of the fire commissioner and a decision of the borough superintendent—storage of refrigerated liquid under pressure.

PREMISES AFFECTED—4747-4755 Bronx boulevard and 550 East 242nd street, southwest corner, Block 5102, Lot 27, Borough of The Bronx.

929-53-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application reopened November 9, 1955 and restored to docket, previously withdrawn—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years, the erection and maintenance of a gasoline service station, auto wash, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—10504-10524 Flatlands avenue, south side, from East 105th to East 106th streets, 901-911 East 105th street and 902-912 East 106th street, Block 8213, Lots 37, 40, 41, 42 and 43, Borough of Brooklyn.

Laid over from April 17, 1956, to May 15, 1956, for inspection and decision; hearing closed.

367-55-BZ

APPLICANT—Jack Z. Cohen, for Angelina Pellegrino, owner (Beltway Service Station, Inc., lessee).

SUBJECT—Application May 6, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district the maintenance of an existing gasoline service station, office, auto repair shop, lubritorium, auto laundry, parking and storage of more than 5 motor vehicles without the required rear yard.

PREMISES AFFECTED—9012-9022 7th avenue, west side, 94 ft. 6 $\frac{3}{8}$ in. south of 90th street, Block 6094, Lot 26, Borough of Brooklyn.

Laid over from April 17, 1956, to May 15, 1956, for inspection and decision; hearing closed; applicant to file additional plan showing nearest entrance to hospital and nearest entrance to existing gasoline station.

494-55-BZ

APPLICANT—Leonard F. Rothkrug, for Louis Ciervo, owner.

SUBJECT—Application June 15, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district a proposed 5 car garage and automobile repair shop.

PREMISES AFFECTED—67-69 Avenue U, north side, 40 ft. east of West 11th street, Block 7095, Lot 47, Borough of Brooklyn.

Laid over from April 17, 1956, to May 15, 1956, for inspection and decision; hearing closed.

618-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Hyman Herringman, owner.

SUBJECT—Application July 22, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles, with proposed show windows and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—3902-3924 Avenue U, south side, from Ryder street to Kimball street, 2201-2211 Ryder street and 2202-2212 Kimball street, Block 8556, Lot 37, Borough of Brooklyn.

Laid over from April 17, 1956, to May 15, 1956, for inspection and decision; hearing closed.

811-55-BZ

APPLICANT—Ingram S. Carner, for Milton Waldman, owner.

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district, the erection and maintenance of a 2 car garage located within 15 ft. of the street line.

PREMISES AFFECTED—157-68 20th avenue, southwest corner of 160th street, Block 4750, Lot 41, Whitestone, Borough of Queens.

Laid over from April 17, 1956, to May 15, 1956, for inspection and decision; hearing closed.

688-45-BZ

APPLICANT—Carl H. Salminen, for Emil Kupprat, owner.

SUBJECT—Application reopened April 10, 1956 for consideration as to extension of term of variance, expired March 26, 1956—re (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, permitting in a business use district, the change of occupancy from office and marble storage to permit cutting, polishing and lettering of stones and monuments in addition to office and marble storage.

PREMISES AFFECTED—162-34 Pidgeon Meadow road, west side, 289.54 ft. south of 46th avenue, Block 5461, Lot 40, Flushing, Borough of Queens.

5-33-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Thomas and Louis Filomio, owners.

SUBJECT—Application reopened October 25, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7e and 7h, of the zoning resolution to permit in a business, retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, sales and storage room, for auto accessories and minor repairs, and parking and storage for more than 5 cars.

PREMISES AFFECTED—3480-3498 Baychester avenue and 3800-3812 Boston road, southeast corner, Block 5257, Lot 1, Borough of The Bronx.

1501-39-BZ—Vol. III

APPLICANT—James R. Curreri, for Rosa Marinelli, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, to consider use of existing garages formerly accessory, for rental purposes, and parking upon unbuilt upon portion of the plot.

PREMISES AFFECTED—2012 Daly avenue, east side, 66 ft. south of East 179th street, Block 3127, Lot 11, Borough of The Bronx.

629-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for M. H. A. Associates, Inc., owner.

SUBJECT—Application reopened November 22, 1955 as

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Vol. II—re (decision of the borough superintendent) under sections 7c, 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the proposed extension of an existing non-conforming use, present use storage, office and car washing, to be used as storage and boiler room, gasoline service station, high speed auto laundry, lubritorium, motor vehicle repairs, office and sales, parking and storage of cars awaiting service, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—53-15 Queens boulevard and 43-32 to 43-40 54th street, northwest corner, Block 1322, Lot 39, Woodside, Borough of Queens.

611-54-BZ

APPLICANT—George J. Rusciano, for Pietro Catino, owner.

SUBJECT—Application July 20, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district for a term of ten years, the maintenance of existing frame garages (formerly stables) to be used for more than three motor vehicles.

PREMISES AFFECTED—3222 Olinville avenue, east side, 170.69 ft. north of Burke avenue, Block 4595, Lot 8, Borough of The Bronx.

612-54-A

APPLICANT—George J. Rusciano, for Pietro Catino, owner.

SUBJECT—Application July 20, 1954—Appeal from a decision of the borough superintendent—re construction.

PREMISES AFFECTED—3222 Olinville avenue, east side, 170.69 ft. north of Burke avenue, Block 4595, Lot 8, Borough of The Bronx.

890-54-BZ

APPLICANT—Irving A. Rudder, for Rose and David Koblenz, owners (David Koblenz, lessee).

SUBJECT—Application November 24, 1954—re (decision of the borough superintendent) under sections 7i and 7f of the zoning resolution, to permit in a business use district, the change of occupancy from 5 car storage garage, auto renting and driving school, to storage garage and motor vehicle repair shop and gasoline service station.

PREMISES AFFECTED—1106 Stebbins avenue, east side, 25 ft. south of East 167th street, Block 2691, Lot 77, Borough of The Bronx.

436-55-BZ

APPLICANT—Leonard F. Rothkrug, for Arthur P. Ferretti, owner.

SUBJECT—Application May 26, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the extension of a 2 story building of class 4 construction, for the uses of glass manufacturing, grinding, publishing, and storage, using more than the area permitted.

PREMISES AFFECTED—63-17 to 63-19 Metropolitan avenue, north side, 173 ft. 5 in. east of 62nd street, Block 2771, Lot 55, Maspeth, Borough of Queens.

437-55-A

APPLICANT—Leonard F. Rothkrug, for Arthur P. Ferretti, owner.

SUBJECT—Application May 26, 1955—re Appeal from a decision of the borough superintendent—frame building, factory use, exits, etc.

PREMISES AFFECTED—63-17 to 63-19 Metropolitan avenue, north side, 173 ft. 5 in. east of 62nd street, Block 2771, Lot 55, Maspeth, Borough of Queens.

508-55-BZ

APPLICANT—John J. Tricarico, for Joseph Banto, owner.

SUBJECT—Application June 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the

zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, minor auto repairs, storage for more than 5 commercial vehicles.

PREMISES AFFECTED—5801-5803 16th avenue, southeast corner of 58th street, Block 5503, Lot 9, Borough of Brooklyn.

526-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Chanaga Realty Corp., owner.

SUBJECT—Application June 27, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto repairs, car washing, storage room, office, parking and storage of motor vehicles.

PREMISES AFFECTED—23-38 to 23-44 (23-40 official) Cornaga avenue, north side, from Beach Channel drive to Gipson street, 23-18 to 23-34 Beach Channel drive and 10-02 to 10-14 Gipson street, Block 221, Lot 11, Far Rockaway, Borough of Queens.

582-55-BZ

APPLICANT—Reginald S. Hardy, for U. K. Realty Corp., owner.

SUBJECT—Application July 14, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repairs (hand tools only) and parking of motor vehicles awaiting service, with show windows, signs and curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—1881-1889 Utica avenue, east side, from Flatlands avenue to Avenue K, Block 7798, Lots 6, 8 and 9, Borough of Brooklyn.

665-55-BZ

APPLICANT—Henry Nordheim, for Jovel Realty Corp., owner.

SUBJECT—Application August 16, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, proposed change of occupancy from vacant cellar and 4 metal garages at street level, to motor vehicle repair shop in cellar and 4 metal garages at street level.

PREMISES AFFECTED—164 West Kingsbridge road and 2669 Kingsbridge terrace, northwest corner, Block 3240, Lot 59, Borough of The Bronx.

788-55-BZ

APPLICANT—Charles M. Spindler, for John and Margaret Rose, owners.

SUBJECT—Application October 5, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, proposed motor vehicle repair shop and parking and storage of more than 5 motor vehicles, for a term of 15 years.

PREMISES AFFECTED—150-47 12th road, north side, 100.50 ft. west of Clintonville street, Block 4517, Lot 41, Whitestone, Borough of Queens.

977-55-BZ

APPLICANT—Robert Gottlieb, for E. Devlin, Inc., owner (Walter B. Cooke, Inc., lessee).

SUBJECT—Application December 9, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business and residence use, B area district, the erection of an extension to be used in conjunction with the existing funeral parlor, on the residence portion of the plot, using more than the area permitted.

PREMISES AFFECTED—1 West 190th street and 2501 Jerome avenue, northwest corner, Block 3201, Lot 56, Borough of The Bronx.

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983-55-BZ

APPLICANT—Henry George Greene, for Isaac Jaffess, owner (Jess Gelb, lessee).

SUBJECT—Application December 14, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed extension of an existing gasoline service station to include gasoline service station, lubritorium, car washing, car repairs, sales area, utility room and parking of patrons' cars.

PREMISES AFFECTED—261-265 Nagle avenue, 3822-3830 10th avenue and 501-505 West 204th street, entire block, Block 2216, Lot 58, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

MAY 15, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, May 15, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

179-56-A

APPLICANT—Robert J. Reiley, for St. Josephs Day Nursery, owner.

SUBJECT—Application March 7, 1955—re Appeal from a decision of the borough superintendent—Day Nursery in Class 3 building.

PREMISES AFFECTED—471 West 57th street, north side, 75 ft. east of 10th avenue, Block 1067, Lot 4, Borough of Manhattan.

87-55-A

APPLICANT—Ribelle Perotto, for Richard J. Welsh, owner (Precision Metal Finishing Co., lessee).

SUBJECT—Application February 7, 1955—re Appeal from a decision of the borough superintendent—location of spray booths.

PREMISES AFFECTED—37-20 10th street, west side, 175.15 ft. south of 37th avenue, Block 359, Lot 28, Long Island City, Borough of Queens.

239-55-A

APPLICANT—Herman Horowitz, for London Terrace, Inc., owner.

SUBJECT—Application March 24, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 102 of the Multiple Dwelling Law re egress, etc.

PREMISES AFFECTED—224-240 10th avenue, east side, from West 23rd to West 24th streets, 463-471 West 23rd street and 470-482 West 24th street, Block 721, Lot 1, Borough of Manhattan.

238-55-A

APPLICANT—Herman Horowitz, for London Terrace, Inc., owner.

SUBJECT—Application March 24, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 102 of the Multiple Dwelling Law re egress, etc.

PREMISES AFFECTED—215-225 9th avenue, west side, from West 23rd to West 24th street, 401-411 West 23rd street and 400-412 West 24th street, Block 721, Lot 31, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

MAY 22, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 22, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

984-55-BZ

APPLICANT—Gabriel Nathan, for Julius Singer and Harold Garvin, owners (Samuel F. Berner, lessee).

SUBJECT—Application December 14, 1955—re (decision of the borough superintendent) under sections 7e of the zoning resolution, to permit in a residence use district, the use of premises as a children's day camp, day school, accessory two car garage and playroom.

PREMISES AFFECTED—125-147 (137) Beach 8th street, west side, 113.55 ft. south of Seagirt avenue, Block 143, Lot 13, Far Rockaway, Borough of Queens.

Laid over from April 17, 1956 to May 22nd, 1956, for inspection and decision; hearing closed.

985-55-A

APPLICANT—Gabriel Nathan, for Julius Singer and Harold Garvin, owners (Samuel F. Berner, lessee).

SUBJECT—Application December 14, 1955—Appeal from a decision of the borough superintendent—re frame building—school use, stairs, etc.

PREMISES AFFECTED—125-147 (137) Beach 8th street, west side, 113.55 ft. south of Seagirt avenue, Block 143, Lot 13, Far Rockaway, Borough of Queens.

319-44-BZ

APPLICANT—Ferdinand Savignano, for Joseph Perlmutter, owner

SUBJECT—Application reopened April 17, 1956 for consideration of extension of term of variance, expired January 24, 1955—re (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the conversion of a stable, store and one family residence building to a motor vehicle repair shop, stores and residence for one family.

PREMISES AFFECTED—8664-8666 18th avenue, west side, 150 ft. north of Benson avenue, Block 6368, Lot 55, Borough of Brooklyn.

303-26-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened May 24, 1955 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district, the proposed change in use from public garage for more than cars to storage of metal furniture on first floor and manufacturing and storage of lamps on the second floor.

PREMISES AFFECTED—405-423 44th street, north side, 38 ft. east of 4th avenue, Block 729, Lot 72, Borough of Brooklyn.

52-48-A—Vol. II

APPLICANT—Reginald S. Hardy for Hayson Corp., owner.

SUBJECT—Application reopened May 24, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—exits, doors and ramp.

PREMISES AFFECTED—405-423 44th street, north side, 38 ft. east of 4th avenue, Block 729, Lot 72, Borough of Brooklyn.

314-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, Inc., owner.

SUBJECT—Application reopened October 25, 1955 as Vol. II re—(decision of the borough superintendent) under sections 7c, 7f and 7i of the zoning resolution, to permit in a business use district the proposed demolition and reconstruction of an existing gasoline service station to a gasoline service station, lubritorium, car washing, minor auto repairs, store, utility room, parking and storage of motor vehicles.

PREMISES AFFECTED—902-914 Westchester avenue and 911-915 Rogers place, southwest corner and 889-902 East 163rd street, Block 2696, Lot 130, Borough of The Bronx.

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67-33-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Salvatore Puma, owner.

SUBJECT—Application reopened October 18, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7i of the zoning resolution, to permit in a business and residence use district, the extension of use of an existing gasoline service station, lubritorium, minor auto repairs, office, parking and storage of motor vehicles, storage and car washing.

PREMISES AFFECTED—1225 East 233rd street and 3900-3910 Baychester avenue, northeast corner, Block 4955, Lots 1 and 5, Borough of The Bronx.

493-41-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company and Anthony Monteleone, owners.

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district the reconstruction and extension of an existing gasoline service station, lubritorium, auto laundry (non-automatic) and the additional uses of minor auto repairs (with hand tools only) and the parking of motor vehicles awaiting service, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—2322 1st avenue, northeast corner of East 119th street, Block 1807, Lot 1 and part of Lot 48, Borough of Manhattan.

435-53-BZ

APPLICANT—Leonard F. Rothkrug, for Concetta Tuozzo, owner.

SUBJECT—Application June 2, 1953—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the change in occupancy from five car garage to storage and baling of scrap paper and rags.

PREMISES AFFECTED—6712 11th avenue, west side, 60 ft. south of 67th street, Block 5765, Lot 44, Borough of Brooklyn.

698-53-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Charles J. Goubeaud, owner.

SUBJECT—Application reopened June 21, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension of a professional use, including dwelling, professional office, kennels and 1 car garage, and change of occupancy to include dwelling, professional office, kennels and parking for 1 car.

PREMISES AFFECTED—204-18 46th avenue, south side, 142.91 ft. east of 204th street, Block 7304, Lots 15 and 17, Bayside, Borough of Queens.

958-54-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Marichal-Agosto, Inc., owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district a temporal variation to increase in width an approved one story brick building for the storage of tropical products in job lots and an office.

PREMISES AFFECTED—80-84 East 11th street, south side, 114 ft. west of Park avenue, Block 1616, Lots 43, 143 and 42, Borough of Manhattan.

108-55-BZ

APPLICANT—Henry Nordheim, for John Salpizi, owner.

SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a structure located in a residence and business use district the proposed manufacturing, in addition to existing bakery use.

PREMISES AFFECTED—614-616 East 180th street, south side, 145 ft. east of Arthur avenue, Block 3069, Lot 80, Borough of The Bronx.

109-55-A

APPLICANT—Henry Nordheim, for John Salpizi, owner.

SUBJECT—Application February 11, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—614-616 East 180th street, south side, 145 ft. east of Arthur avenue, Block 3069, Lot 80, Borough of The Bronx.

473-55-BZ

APPLICANT—DeRose and Cavalieri, for James Carlson, owner.

SUBJECT—Application June 9, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district, a one story and cellar building of an area contrary to section 14 of the zoning resolution.

PREMISES AFFECTED—2901-2907 Bruckner boulevard and 3399 East Tremont avenue, northeast corner, Block 5309, Lot 1, Borough of The Bronx.

630-55-BZ

APPLICANT—Francis H. McGrath, for Henor Realty Corp., owner.

SUBJECT—Application July 28, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district, the parking of more than 5 cars.

PREMISES AFFECTED—73-83 Henry street and 92 Orange street, southeast corner and 89-93 Pineapple street, Block 227, Lots 5-10, 13 and 32-34, Borough of Brooklyn.

654-55-BZ

APPLICANT—Leonard F. Rothkrug, for Philip Weisbrout, owner.

SUBJECT—Application August 4, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the proposed change of occupancy from warehouse on all floors, to store on first floor, factory on 2nd 3rd and 4th floors.

PREMISES AFFECTED—462-464 52nd street, south side, 160 ft. west of 5th avenue, Block 807, Lot 35, Borough of Brooklyn.

655-55-A

APPLICANT—Leonard F. Rothkrug, for Philip Weisbrout, owner.

SUBJECT—Application August 4, 1955—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—462-464 52nd street, south side, 160 ft. west of 5th avenue, Block 807, Lot 35, Borough of Brooklyn.

682-55-BZ

APPLICANT—Robert Gottlieb, for Luiga Cipriano, owner.

SUBJECT—Application September 2, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles.

PREMISES AFFECTED—1400 Nelson avenue, east side, east side, 119.29 ft. north of Boscobel avenue, Block 2873, Lot 13, Borough of The Bronx.

765-55-BZ

APPLICANT—Leonard F. Rothkrug, for Nicholas Esposito, doing business as Nick's Service Station, owner.

SUBJECT—Application September 28, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use, D area district, the extension of an existing gas station to include auto accessories, lubritorium, motor repairs and auto laundry.

PREMISES AFFECTED—56-01 Main street, southeast

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corner of 56th avenue, Block 5165, Lot 28, Flushing, Borough of Queens.

924-55-BZ

APPLICANT—Fred C. Dahlem, for Drebuze Realty Corp., owner.

SUBJECT—Application November 18, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—31-35 Monroe street, north side, 139 ft. 9 in. west of Market street, Block 276, Lots 16, 17 and 18, Borough of Manhattan.

222-56-BZ

APPLICANT—Riverdale Station Parking, Inc., for New York Central Railroad Co., owner.

SUBJECT—Application March 23, 1956—re (decision of the borough superintendent) under sections 21 and 7h of the zoning resolution, to permit in a residence use district, proposed parking lot for more than 5 cars.

PREMISES AFFECTED—East side of New York Central Railroad Right-of-Way, 392 ft. north of West 254th street and 300 ft. west of Palisade avenue, Block 3427, part of Lot 100, Riverdale, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JUNE 19, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 19, 1956, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matter:

781-50-BZ—Vol. II

APPLICANT—Paul Friedman, for Empire Chevrolet, Inc., owner (G and G Auto Sales of Brooklyn, Inc., lessee; Volkswagen, contingent lessee).

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of an automobile showroom and sales (franchised Volkswagen dealer), gasoline service station, lubritorium, auto washing (non-automatic), minor repairs (hand tools only), office, storage and sale of auto accessories, parking and storage for more than 5 cars waiting to be serviced, and outdoor display and sales for more than 5 motor vehicles for a term of 15 years.

PREMISES AFFECTED—68-92 Remsen avenue and 9-35 East 51st street, southwest corner, Block 4592, Lots 1 and 4, Borough of Brooklyn.

Laid over from April 17, 1956 and set for hearing on June 19, 1956, 10 A. M.; notices to be sent out in accordance with the regular procedure.

HARRIS H. MURDOCK, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, APRIL 17, 1956, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, April 3, 1956, were approved as printed in the Bulletin of April 10, 1956, Vol. 41, No. 15.

56-40-BZ—Vol. IV

APPLICANT—Charles C. Weinstein, for 4747 Bronx Boulevard Corporation, owner.

SUBJECT—Application reopened February 1, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed use of premises for the manufacture of aerosol products and the storage and fabrication of foam rubber products.

PREMISES AFFECTED—4745-4755 Bronx boulevard and 550 East 242nd street, southwest corner, Block 5102, Lot 27, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles C. Weinstein, Robert G. Zetsche, Harry Goldman and G. Rudolph Saacke.

For Opposition: Phillip Berman, Catherine J. Garvey, Theresa Clausen, Pauline Decker, Florence T. Cantwell and Elizabeth Weithas.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 15, 1956, at 10 A.M. for inspection and decision; hearing closed.

171-55-A

APPLICANT—Charles G. Weinstein, for 4747 Bronx Boulevard Corp., owner (G. Barr and Co., lessee).

SUBJECT—Application March 2, 1955—Appeal from a decision re an order of the fire commissioner and a decision of the borough superintendent—re storage of refrigerated liquid, under pressure.

PREMISES AFFECTED—4747-4755 Bronx boulevard and 550 East 242nd street, southwest corner, Block 5102, Lot 27, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles C. Weinstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to May 15, 1956, at 10 A.M., for inspection and decision in conjunction with Cal. No. 56-40-BZ, Vol. IV; hearing closed.

781-50-BZ—Vol. II

APPLICANT—Paul Friedman, for Empire Chevrolet, Inc., owner (G & G Auto Sales of Brooklyn, Inc., lessee; Volkswagen, contingent lessee).

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in an retail use district, the erection and maintenance of an automobile showroom and sales (franchised Volkswagen dealer), gasoline service station, lubritorium, auto washing (non-automatic), minor repairs (hand tools only), office, storage and sale of auto accessories, parking and storage for more than 5 cars waiting to be serviced,

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and outdoor display and sale for more than 5 motor vehicles for a term of 15 years.

PREMISES AFFECTED—68-92 Remsen avenue and 9-35 East 51st street, southwest corner, Block 4592, Lots 1 and 4, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over from April 17, 1956 and set for hearing on June 19, 1956, 10 A.M.; notices to be sent out in accordance with the regular procedure.

263-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Thomas Amari, owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a refreshment building, and parking of patrons cars, no fee to be charged.

PREMISES AFFECTED—2003-2013 Rockaway parkway and 9705-9711 Sea View avenue, northeast corner, Block 8300, Lots 8 and 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: C. J. Cammarata, N.Y.C. Housing Authority.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 1, 1956, at 10 A.M. for inspection and decision; hearing previously closed.

929-53-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application reopened November 9, 1955 and restored to docket, previously withdrawn—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto wash, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—10504-10524 Flatlands avenue, south side, from East 105th to East 106th streets, 901-911 East 105th street and 902-912 East 106th street, Block 8213, Lots 37, 40, 41, 42 and 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Norman R. Silver.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 15, 1956, at 10 A.M. for inspection and decision; hearing closed.

233-54-BZ—Vol. II

APPLICANT—Arthur S. Hirsch, for Joseph Lubin and Joseph Eisner, owners (Car Wholesalers, Inc., lessee).

SUBJECT—Application reopened November 15, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, the proposed extension in use and area of an existing parking lot for more than 5 motor vehicles and the erection of a 10 ft. x 10 ft. attendant's shelter on a plot presently occupied as parking lot, gasoline service station and garage.

PREMISES AFFECTED—Franklin D. Roosevelt drive, west side, from East 48th to East 49th street, 403-435 East 48th street and 410-430 East 49th street, Block 1360, Lots 1, 2, 3, 4, 5, 6, 8, 11, 14, 15, 16, 26, 34, 35, 37, 38 and 50, Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur S. Hirsch, D. Connett, A. Lupkis and Martin Connett.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings, and Edward Hoffman, City Construction Coordinator.

ACTION OF BOARD—Laid over to April 24, 1956, at 10 A.M. for applicant to file additional statement and revised plans of additional fences and hedges; hearing closed.

888-54-BZ

APPLICANT—Abraham Grossman, for 87-25 108th Street Corp., owner.

SUBJECT—Application November 24, 1954—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from stable, garage and apartment to existing use of refrigerator storage, servicing and testing.

PREMISES AFFECTED—87-25 108th street, east side, 229.17 ft. south of Jamaica avenue, Block 9298, Lot 62, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: A. Grossman.

For Opposition: William Raegen.

For Administration: Samuel L. Becker, Dept of Buildings.

ACTION OF BOARD—Laid over to May 8, 1956, at 10 A.M. for applicant to submit revised plans of unloading and information as to continued operation of premises and statment as to trucks, objector to file photograph of trailer truck unloading; hearing previously closed.

60-55-BZ

APPLICANT—Charles M. Spindler, for Morris Winick, owner.

SUBJECT—Application reopened March 6, 1955 and restored to docket—previously withdrawn—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Stanley W. Berman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 24, 1956, at 10 A.M. for further consideration by the Board; hearing closed.

250-55-BZ

APPLICANT—Albert Melniker, for Anthony Pietracatella, owner.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under sections 7c, 7f, 7i and 21 of the zoning resolution, to permit in the business use district portion of plot located in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, for a term of 15 years.

PREMISES AFFECTED—1605 Hylan boulevard and 320 Raritan avenue, southwest corner, Block 3336, Lot 26, Dongan Hills, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 24, 1956, at 10 A.M. at the request of applicant to file revised plans; hearing previously closed.

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260-55-BZ

APPLICANT—Abraham Grossman, for Leonard J. Swanson, owner.

SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from 4 car private garage on first floor to plumbing shop, office and private garage for 2 cars.

PREMISES AFFECTED—37-39 Perry street, north side, 215 ft. 4 in. west of Waverly place, Block 613, Lot 38, Borough of Manhattan.

APPEARANCES—

For Applicant: A. Grossman and Leonard Swanson.

For Opposition: Arthur P. McNulty, E. Steinert and J. G. Molloy.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 1, 1956, at 10 A.M. for further consideration and decision; hearing previously closed.

367-55-BZ

APPLICANT—Jack Z. Cohen, for Angelina Pellegrino, owner (Beltway Service Station, Inc., lessee).

SUBJECT—Application May 6, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district, the maintenance of an existing gasoline service station, office, auto repair shop, lubritorium, auto laundry, parking and storage of more than 5 motor vehicles without the required rear yard.

PREMISES AFFECTED—9012-9022 7th avenue, west side, 94 ft. 6 $\frac{3}{4}$ in. south of 90th street, Block 6094, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jack Z. Cohen.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 15, 1956, at 10 A.M. for inspection and decision; hearing closed; applicant to file additional plan showing nearest entrance to hospital and nearest entrance to existing gasoline station.

410-55-BZ

APPLICANT—Burke, Green and Groh, for Kono Fuel Oil Corp., owner.

SUBJECT—Application May 20, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, ground sign, auto washing, lubritorium, office and accessory sales and minor repairs with hand tools only.

PREMISES AFFECTED—152-10 Rockaway boulevard, southwest corner of Baisley boulevard, Block 12125, Lot 11, Baisley Park, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: Edward Hoffman, Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 24, 1956, at 10 A.M. at the request of the applicant to investigate as to the park and the application of Section 21A.

423-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Epstein, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, high speed auto laundry, lubritorium, body and fender work, welding, incidental repairs, brake testing, wheel alignment, incidental painting and spraying, office and sales, parking of motor vehicles awaiting service with entrances closer to the residence use district than permitted.

PREMISES AFFECTED—70-11 to 70-19 Northern boulevard, and 32-62 to 32-70 71st street, northwest corner, Block 1166, Lot 37, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 1, 1956, at 10 A.M. for applicant to file revised plans to provide adequate reservoir space; hearing previously closed.

453-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Francis Formica, owner.

SUBJECT—Application June 6, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, sales and storage room, parking and storage of motor vehicles with proposed curb cuts and show windows closer to the residence use district than is permitted.

PREMISES AFFECTED—1003-1013 Utica avenue and 5001-5009 Tilden avenue, northeast corner, Block 4722, Lots 40, 43 and 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Albert W. Mackie.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over, date to be set after Board ascertains if public library in the area opposite is definitely proposed; hearing previously closed.

480-55-BZ

APPLICANT—George W. Swiller, for Tivoli Realty Corp., owner.

SUBJECT—Application June 15, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed alteration of existing 4 apartments, with a total of 11 rooms, into stores at the first story of the 4 story class A multiple dwelling, new law tenement, the extension from 2 stores and 5 apartments to 7 stores and 1 apartment.

PREMISES AFFECTED—1090-1098 Croes avenue and 1700-1712 Watson avenue, southeast corner, Block 3723, Lot 48, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 24, 1956, at 10 A.M. in view of the non-appearance of the applicant; hearing previously closed.

494-55-BZ

APPLICANT—Leonard F. Rothkrug, for Louis Ciervo, owner.

SUBJECT—Application June 15, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, a proposed 5 car garage and automobile repair shop.

PREMISES AFFECTED—67-69 Avenue U, north side, 40 ft. east of West 11th street, Block 7095, Lot 47, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Louis Ciervo.

For Opposition: Abraham L. Kramer, Morris Dell'olio, Victoria Pelligrino and Betty Colaianno.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 15, 1956, at 10 A.M. for inspection and decision; hearing closed.

573-55-BZ

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

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SUBJECT—Application July 13, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto wrecking (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to May 15, 1956, at 10 A.M. to await the selection by the Board of Estimate of a school site, hearing previously closed.

1044-55-A

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application December 27, 1955—filed pursuant to section 35, General City Law re part of premises located in bed of mapped street—Clintonville street.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner, and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 15, 1956, at 10 A.M. to await the selection by the Board of Estimate of a school site; hearing previously closed.

618-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Hyman Herringman, owner.

SUBJECT—Application July 22, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles, with proposed show windows and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—3902-3924 Avenue U, south side, from Ryder street to Kimball street, 2201-2211 Ryder street and 2202-2212 Kimball street, Block 8556, Lot 37, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Consolata G. Manetta, James F. Doherty and Norman R. Silver.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 15, 1956, at 10 A.M. for inspection and decision; hearing closed.

746-55-BZ

APPLICANT—Paul Friedman, for Queens Beer Sales, Inc., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), office, storage and sale of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—259-02 to 259-16 Hillside avenue and 84-01 to 84-09 259th street, southeast corner, Block 8789, Lot 31, Floral Park, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman and Theodore Ain.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 1, 1956, at 10 A.M. for applicant to file amended plan eliminating curb cut on 259th street and for Board to obtain additional information as to proposed adjacent occupancy of a bank; hearing previously closed.

747-55-BZ

APPLICANT—August and Concetta LoBue, owners.

SUBJECT—Application September 22, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the use of the premises as a 2 family dwelling, with side yards less than the required 5 feet.

PREMISES AFFECTED—29-20 Bell boulevard, west side, 186 ft. south of 29th avenue, Block 6053, Lot 31, Bay-side, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to April 24, 1956, at 10 A.M. in view of the non-appearance of the applicant; hearing previously closed.

811-55-BZ

APPLICANT—Ingram S. Carner, for Milton Waldman, owner.

SUBJECT—Application October 18, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district, the erection and maintenance of a 2 car garage located within 15 ft. of the street line.

PREMISES AFFECTED—157-68 20th avenue, southwest corner of 160th street, Block 4750, Lot 41, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner and Milton M. Waldman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 15, 1956, at 10 A.M. for inspection and decision; hearing closed.

984-55-BZ

APPLICANT—Gabriel Nathan, for Julius Singer and Harold Garvin, owners. (Samuel F. Berner, lessee).

SUBJECT—Application December 14, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the use of premises as a children's day camp, day school, accessory two car garage and playroom.

PREMISES AFFECTED—125-147(137) Beach 8th street, west side, 113.55 ft. south of Seagirt avenue, Block 143, Lot 13, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan, Harold Garvin and Samuel F. Berner.

For Opposition: Irving Krubiner, Julius Pascuzzo, Shirley Morrow, Hilda Surkis and Cross Siclarie.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 22nd, 1956, at 10 A.M. for inspection and decision; hearing closed.

985-55-A

APPLICANT—Gabriel Nathan, for Julius Singer and Harold Garvin, owners. (Samuel F. Berner, lessee).

SUBJECT—Application December 14, 1955—Appeal from a decision of the borough superintendent—re frame building—school use, re stairs, etc.

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PREMISES AFFECTED—125-147(137) Beach 8th street, west side, 113.55 ft. south of Seagirt avenue, Block 143, Lot 13, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan, Harold Garvin and Samuel F. Berner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 22nd, 1956, at 10 A.M. for inspection and decision in conjunction with Cal. 984-55-BZ; hearing closed.

512-29-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Merry Twins, Inc., owner.

SUBJECT—Application reopened May 17, 1955 as Vol. III —re (decision of the borough superintendent) under sections 7c, 7f, 7h and 7A of the Zoning resolution, to permit in a business and residence use district the proposed extension of present gasoline service station and use of premises as gasoline service station, lubritorium, auto washing, office and sale of accessories, minor repairs (hand tools only) and parking and storage of more than 5 motor vehicles, with curb cuts and sign closer to the residence use district than permitted.

PREMISES AFFECTED—173-02 to 173-16 64th avenue, southeast corner of Fresh Meadow lane, Block 6902, Lot 26, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh, Bernard Sussman and William Sussman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Conolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on May 17, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on February 7, 1956 after due notice by publication in the Bulletin; laid over to March 6, 1956, for inspection and decision; hearing closed; applicant to file additional information and engineer to check plan as to actual amount of land taken by the city; then to April 17, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 64th avenue and 174th street are in business and residence use, D area, class 1 height districts; Horace Harding boulevard and Fresh Meadow lane are in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 22, 1955 acting on Alt. Applic. 402-55, reads:

"1. Proposed extension of present gasoline service station and use of premises as gasoline service station, lubritorium, auto washing, office & sales of auto accessories, minor repairs with hand tools only and parking & storage of more than 5 motor vehicles in a business and residence use district is contrary to Article II Sec. 4(a) (29) (46) and Sec. 3 of the Zoning Resolution.

2. Proposed curb cuts & sign on 64th Ave. is contrary to Sec. 7-A of Zoning Resolution.

Note: Proposal is contrary to conditional variance granted by B. of S. & A. under Cal. 512-29-BZ Vol. II and must be referred back to B. of S. & A.

and

WHEREAS, the applicant states that the premises consist of a plot, 81.93 ft. frontage by 86 ft. in depth, irregular, on which is located a gasoline service station, lubritorium and motor vehicle repair shop; that it is proposed to extend the area of the existing gas station on additional 60 ft. easterly along 64th avenue which is required due to the proposed street widening at the corner of the existing station; that

80.26 ft. will be eliminated from the 64th avenue frontage and 80.85 ft. from the Fresh Meadow lane frontage; that the existing building will remain unchanged, but it is proposed to remove 30 ft. of the present brick base and iron picket fence along the old easterly lot line (10 ft. of this fence will remain); that a 4 ft. 6 in. high woven wire fence on a 12 in. high concrete base (total 5 ft. 6 in.) will be provided along the new easterly lot line and return along the new southerly lot line; that shrubbery enclosed in a 6 in. by 6 in. concrete curb will be provided along the front half of the new easterly lot line; that twelve new 550 gallon gas tanks will be installed and 14 new gas pumps on 3 new concrete islands will also be installed; that one existing 25 ft. curb cut will remain on Fresh Meadow lane, one new 30 ft. curb cut will be installed on the curve and two new curb cuts will be installed along 64th avenue; that 2 new post standards and signs will be installed, one on each street; that the rear of the new 60 ft. portion will be used for parking and storage of more than five motor vehicles; that in order to maintain egress and ingress to the new portion of the gas station, it is necessary to install curb cuts along 64th avenue, thus the 7-A objection; that attention is called to the fact that the new 60 ft. portion extends into the residence use district and that the pump islands are only set back 10 ft. from the building lines; that if they were set back 15 ft. as the Board now normally requires, it can be seen that the station would be practically impossible to operate; and

WHEREAS, the applicant contends that this case was originally brought before the Board and granted under Cal. No. 512-29-BZ, Vol. II to permit the erection and construction of a gas station on the southerly side of 64th avenue and the easterly side of Fresh Meadow lane; that a gas station has now been in operation for four years; that due to the proposed widening of Horace Harding boulevard, 80.26 ft. along 64th avenue from the corner of Fresh Meadow lane and 80.85 ft. on the easterly side of Fresh Meadow lane, measured from the corner of 64th avenue will be eliminated for the proposed widening; that this would set the present tanks and pumps in the bed of the street and it is therefore necessary to re-align said pumps and tanks presently allowed by the Board to a position well within the proposed building line; that since the space to be eliminated by the condemnation proceeding would greatly diminish the gas station, it is proposed to extend the gas station 60 ft. to the east of the existing gas station to provide another set of pumps, new tanks, with the balance of the land used for the parking and storage of more than five motor vehicles; that the owners of the present gas station were originally in business in New York city, as reference to the prior hearing will conform; that their station there was condemned and they were forced out of business and then the Board granted the use of this parcel as their new place of business; that they are now losing a large portion of their present gas station through condemnation proceedings and in order to enable the owners to continue in business, it is requested that the Board grant this new proposition; and

WHEREAS, the applicant states that the present owner has held title to the property since August 25, 1952; that the assessed valuation of land is \$35,000 and of the building \$15,000 making a total of \$50,000; that the building was erected in 1951; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, and the applicant has filed plans showing the condition of the property that is to be taken for the widening of 64th Avenue and Fresh Meadow Lane in connection with the widening of Horace Harding Boulevard; and the committee recommended that the application should be granted under appropriate conditions.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 21, 1950, as thereafter amended by resolutions adopted through May 18, 1954, by adding thereto:

"that in the event the owner desires to compensate for the area that will be taken in the widening of Fresh Meadow Lane and 64th Avenue, as shown on

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plans marked "Received March 2, 1956" (2 sheets) and to add additional premises to the east, as shown on plans filed with this application marked "Received April 18, 1955" (2 sheets), "July 20, 1955" (one sheet) and "December 16, 1955" (one sheet), such extension may be permitted under Section 7e for the term as provided in resolution adopted March 21, 1950, to permit the rearrangement of the gasoline service station as indicated on revised plans marked "Received March 2, 1956" (2 sheets) and for the use as indicated on such plan, including the additional pumps which shall be not nearer than 15 feet from the street building line; that there shall be not over twelve 550 gallon approved gasoline storage tanks to take the place of the existing tanks; that there may be parking and storage under Section 7h; that such uses may be for the term as stated in the resolution adopted March 21, 1950 *on condition* that this additional portion of the premises shall be levelled substantially to the grade of 64th Avenue and shall be paved with concrete or bituminous paving; that any fencing existing between this additional premises, lot 31 and 32 and the present station may be removed; that there shall be maintained on the rear lot line to the south and on the lot line to the east a woven wire fence of the chain link type erected on a concrete base to a total height of 5 ft. 6 in. as proposed; that such fence may be reduced to a height of 4 ft. 6 in. within 10 ft. of the building line of 64th Avenue; that there shall be a suitable terminating post; that additional curb cuts may be arranged as shown on such plans, to consist of two curb cuts to 64th Avenue, where shown, one 30 ft. in width and one 25 ft. in width, not nearer than 15 ft. to the lot line to the east; that planting shall be maintained where indicated along the easterly lot line suitable protected with curbing, and with suitable planting; that signs shall be restricted to the post standard toward the easterly end, where shown, for supporting a sign which may be illuminated, advertising the brand of gasoline on sale, and permitting such sign to extend beyond the building line for a distance of not over four feet and to the illuminated globes of the pumps; that the pumps shall be of a low approved type; that minor repairs may be permitted under Section 7i with hand tools only for adjustments, for a similar term, to be maintained within the accessory building only; that any curb cut closer to the residential district than permitted and as hereinbefore referred to where shown is hereby permitted for a similar term under Section 7A; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution; and that the resolutions above cited shall be complied with where not inconsistent with the terms of this amended resolution."

285-30-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bukzin Realty Corp., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed occupancy of a building for the manufacturing of steel partitions, shelving and steel metal specialties.

PREMISES AFFECTED—625-631 Bergen street, north side, 115 ft. west of Vanderbilt avenue, Block 1137, Lot 60, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Julius Selinger.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 22, 1955 subject to regular procedure, to consider new use; and

WHEREAS, a public hearing was held on this application on April 17, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Bergen street and Vanderbilt avenue are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated October 21, 1955 acting on Alt. Applic. 3184-55, reads:

"2. The proposed change of occupancy, in a Business use district, with the equipment proposed to be used will violate Art. II, PP. 4b of the Zoning Resolution.

3. In a Business use district, the proposed occupancy for the manufacturing of steel partitions, shelving and sheet metal specialties is contrary to Art. II, PP. 4a, subsection 19 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 85 ft. frontage by 110 ft. in depth, on which is located a one-story building of class 3 construction, that it is proposed to secure a variance for a period of 15 years in order to occupy the premises as follows: cellar—boiler room; 1st floor—fabrication of steel partitions, shelving and sheet metal specialties, spray painting, painting by dipping, office, loading and unloading; and

WHEREAS, the applicant states that the premises are now developed with a one story in height building of class 3 construction having a frontage of 85 ft. and a depth of 110 ft., erected under N.B. 9518-1930 and conditional variance granted under Cal. No. 285-30-BZ for use as cellar—boiler room; 1st floor—storage garage for more than 5 cars; that certificate of occupancy No. 62804 was issued for said use; that the building was later altered under Alt. Applic. No. 3185-1943 for use as cellar—boiler room; 1st floor—reading magazine distribution; that certificate of occupancy No. 136297 was issued for said use; and

WHEREAS, the applicant contends that the site is adjoined at the rear by an unrestricted use district, so that the same use as proposed could be erected immediately adjoining the site and therefore this rear adjoining property could not be affected by the proposal; that the site is adjoined to the east and west by two story loft buildings and therefore these properties will not be affected; that as the site was originally approved by the Board as a public garage, the subject proposal will not affect the community to any greater degree than the original garage; that the building is fireproof with a fireproof ceiling and no openings occur in the side or rear lot lines except for a rear secondary means of egress, so that all operations are confined within the building; that all proposed presses used in the manufacturing operation will be mounted on wood stringers, which in turn will be mounted on concrete foundation, which construction will hold all vibration to a minimum; that the proposed non-conforming use is less hazardous to the community than the original non-conforming use of public garage as previously granted by the Board; and

WHEREAS, the applicant states that the present owner of the property has held title since June 18, 1951; that the assessed valuation of land is \$15,500 and of the building \$26,500 making a total of \$42,000; that the building was erected in 1930; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 9, 1930 by adding thereto:

"that in the event the owner desires to occupy the building as a factory for the manufacturing of steel partitions and kindred material such change of use may be permitted *on condition* that the building shall not be increased in height or area and shall comply with the requirements of the resolution above cited in all other

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respects where not inconsistent with the requirements of this amended resolution; that such fire fighting equipment shall be maintained as the Fire Commissioner shall direct; that the gasoline service system shall be removed from the building; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution; and that the arrangement of the building shall be as proposed and as indicated on plans filed with this application marked 'Received November 3, 1955' (5 sheets)."

73-49-BZ

APPLIANT—Ivan Pinsker, for John Hoey, owner.

SUBJECT—Application reopened March 13, 1956 for consideration as to extension of time to complete, expired May 17, 1950—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a retail use district, the extension of a accessory building and gasoline service station area to include auto laundry and lubritorium.

PREMISES AFFECTED—153-28 Rockaway boulevard and 153-36 134th avenue, southwest corner, Block 12135, Lot 23, South Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Ivan Pinsker.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, on May 17, 1949 this application was granted by the Board on certain conditions, under section 7c of the zoning resolution, to permit in a retail use district the extension of accessory building and gasoline service station area, to include auto laundry and lubritorium; and

WHEREAS, the resolution was amended on May 25, 1954; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation; and

WHEREAS, this application was reopened on March 13, 1956 and set for hearing on April 17, 1956 at 10 A.M., subject to the regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin and an affidavit of the owner setting forth when the work was completed; and

WHEREAS, a public hearing was held on this application on April 17, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated February 3, 1956 acting on B.N. Applic. 1253-55, reads:

"1. Application referred back to Board of Standards & Appeals as time limit imposed under Resolution 73-49-BZ has expired."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on May 17, 1949, as thereafter amended by resolution adopted May 25, 1954 insofar as it has reference to obtaining permits and completion of work so that as amended this portion of the resolution shall read:

"that in view of statement by applicant that the work has been completed that all permits shall be obtained and all work completed within one year from the date of this amended resolution . . ."

and to add thereto:

"that the curb cuts hereinbefore permitted may be increased so that as amended this portion of the resolution shall read: that curb cuts shall be restricted to

three curb cuts as proposed and as shown on revised plans marked 'Received April 10, 1956' (1 sheet), and February 29, 1956 (2 sheets), and as passed on by the borough superintendent under B.N. App. 1253/55, objection dated February 3, 1956, of the width as shown provided that no portion of any curb cut shall be nearer than 5 feet to a lot line as prolonged except as to one curb cut 15 ft. in width which incorporates the original 8 ft. curb cut and which may be located as shown."

416-54-BZ

APPLICANT—Siegel and Green, for Kollsman Instrument Corp., lessee (Leator Corp., owner).

SUBJECT—Application May 26, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles for patrons and employees (no fee to be charged).

PREMISES AFFECTED—42-61 81st street, west side, 100 ft. north of 45th avenue, Block 1527, Lot 6, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Max Siegel and Admiral Clyde Smith.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 7, 1956 after due notice by publication in the Bulletin; laid over to March 6, 1956, for inspection and decision; hearing closed; then to April 17, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area and class 1½ height district; 81st street is in a business and residence use, B area and class 1½ height districts; 45th Avenue is in a business and unrestricted use, B area and class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 25, 1954 acting on Alt. Applic. 2918-53, reads:

"1. Proposed use of a lot, located in a residence use district, for the parking of motor vehicles for employees and patrons is contrary to Art. 2, Sec. 3 of the Z. R." and

WHEREAS, the applicant states that the premises consist of a plot, 80 ft. frontage, by 100 ft. in depth, presently vacant; that it is proposed to maintain a parking lot for the use of patrons and employees; and

WHEREAS, the applicant contends that subject premises is located on the east side of 81st street, between 45th Avenue and Broadway, Elmhurst, that the lot has a frontage of 80 ft. and a depth of 100 ft. and abuts lot 1 on the south, which lot 1 is now used as an employee's parking lot for the Kollsman Instrument Corp., the applicant herein; that lot 1 is under the same ownership as the subject lot 6; that the Kollsman Instrument Corp. plant is located on 45th Avenue, between 80th Street and 82nd Street opposite the existing parking lot on lot 1 in Block 1527; that this parking lot on lot 1 is one of five similar parking lots in the area now being used by the Kollsman Instrument Corp., that the corporation employs about 2500 persons on the day shift and 500 persons on the night shift; that the existing parking facilities they now operate are insufficient to accommodate the employees using cars; that the subject plot being vacant and adjoining the existing parking lot, all under one ownership, is the logical location for extending the much needed parking facilities; that the applicants recognize that this subject plot is adjacent to dwellings and is located in a residence use district, and offers to conduct this additional plotage in a manner that would not be objectionable or cause any nuisance to their neighbors; that

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no curb cut will be installed in front of the subject plot; that access will be had through the adjacent parking lot on lot 1; that both the existing parking lot and the proposed addition are fenced in and are under constant guard by attendants, night and day, to insure quiet and proper parking; that the subject plot will be covered with cinders with suitable binder; that flood lights will be installed with lighting facing away from the adjacent dwellings; that the subject plot will be restricted to day parking only for five days a week with no parking of any kind on weekends and legal holidays; that such regulated off-street parking facility as is being proposed herein would not only be beneficial to the interests of the applicant corporation, but also to the neighborhood as it would tend to reduce parking on the streets in front of the existing dwellings; and

WHEREAS, the applicant states that the present owner has held title to the property since May 16, 1947; that the assessed valuation of land is \$8,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the Board has taken account of a letter from the Kollsman Instrument Corp. dated February 9, 1956, and the Committee recommended that the application should be granted under appropriate conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit lot #6 to be occupied for parking and storage of motor vehicles belonging to patrons and employees of the Kollsman Instrument Corporation and to be operated in conjunction with lot #1, permit for which has been obtained from the Department of Buildings, *on condition* that the existing lot #6 shall be graded substantially to the grade of 81st Street and shall be leveled and graded with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected along the interior lot lines a wood picket and woven wire fence, as proposed; that there shall be no additional entrances to this additional lot 6 from 81st Street; that all access thereto shall be from the entrance to the existing lot 1, as shown; that in accordance with the proposal of the owners the existing lot 1 and lot 6 shall be used only for day parking between 7:30 a.m. and 10 p.m.; that after 10 p.m. the openings for entrance and exit shall have closed gates; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that the premises shall be maintained as proposed and as indicated on plans filed with this application marked "Received December 22, 1955" (one sheet) and "February 1, 1956" (2 sheets); and that a certificate of occupancy shall be obtained to include both lots 1 and 6 and all permits obtained and all work completed within six months from the date of this resolution.

110-55-BZ

APPLICANT—Philip Freshman and Joseph Platzker, for Harry Field, owner.

SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—635-637 East 12th street, north side, 183 ft. west of Avenue C, Block 395, Lots 43 and 44, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Platzker and Philip Freshman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.... 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 28, 1956 after due notice by publication in the Bulletin; laid over to April 10, 1956, for inspection and decision; hearing closed; then to April 17, 1956, to obtain information as to how parking was permitted on lots 46 and 47, adjoining; no variance having been granted for same by the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; East 12th street is in residence and local retail use, B area, class 1½ height district; Avenue C is in manufacturing and local retail use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 29, 1954 acting on Alt. Applic. 2000-54, reads:

1. A parking lot for more than 5 motor vehicles, located in a Residence Use District, is contrary to Art. II, Par. 3, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 103 ft. 3 in. in depth, presently vacant; that it is proposed to maintain premises for the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant contends that the property at this time cannot be used appropriately for residential purposes as the general character of the block does not warrant the erection of such type of buildings; that the buildings that now exist are very old, outmoded tenements, some of which contain factories, and stores which are used for storage purposes; that it is felt that eventually the area will be rebuilt, but in the meantime, in order to lighten the burden of carrying charges and taxes, some revenue can be realized by utilizing the plot for a parking lot; that such a use could in no way adversely affect adjoining properties but will in fact be an improvement as the plot has been used for a dumping ground for refuse, which is a menace to health besides being a fire hazard; that the plot would be improved with paving in the event that permission is granted for a parking lot, and that an attendant would be kept on the premises to regulate the parking of cars and also traffic going in and out of the plot, such permission to be limited to two years; and

WHEREAS, the applicant states that the zoning use was changed on November 29, 1945 from business to residence use; and

WHEREAS, the applicant states that the present owner has held title to the property since October 18, 1954 and that the assessed valuation of land is \$18,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises to be occupied for the parking and storage of motor vehicles, substantially as proposed and as indicated on plans filed with this application, marked "Received February 11, 1955", 2 sheets, "February 20, 1956", 1 sheet, *on condition* that the plot shall be leveled substantially to the grade of East 12th street and surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on the lot lines continuously where walls of adjoining buildings do not occur, a woven wire fence of the chain link type not less than 5 ft. 6 in. in height, except that the existing wood fence, if in good condition, may be permitted to remain on the interior lot lines where indicated; that in such woven wire fence along the street building line the opening shall not exceed 10 feet and shall be fitted with gates and have a curb cut opposite not exceeding 12 feet in width; that the parking of motor vehicles shall be limited to pleasure cars and light delivery trucks; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon except there may be a building for the attendant, which shall not

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exceed 100 sq. ft. in area and 10 ft. in height; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that signs shall be restricted to a permanent sign attached to the fence near the entrance, not extending beyond the building line and not illuminated, advertising the parking and storage use, rates charged and such other information as may be required by the commissioner of licenses; and that all permits required, including a certificate of occupancy, shall be obtained and all work completed within six months from the date of this resolution.

513-55-BZ

APPLICANT—Irving P. Marks, for Frank and William A. Marx, owners, Joseph Skolnik, owner under contract.

SUBJECT—Application June 23, 1955—(decision of the borough superintendent) under section 7A of the zoning resolution to permit in an unrestricted use district, the change in occupancy from garage and factory for the manufacture of wooden station wagon bodies, dwelling and stores to gasoline service station, lubritorium, washing, repair shop, office, parking and storage of more than 5 motor vehicles, with curb cuts and signs less than 75 ft. from the residence use district.

PREMISES AFFECTED—163-171 Clifton place and 314 Franklin avenue, northwest corner, Block 1949, Lot 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving P. Marks and Michael R. Bellucci.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly.... 4

Negative: 0

THE RESOLUTION:

WHEREAS, a public hearing was held on this application on March 6, 1956 after due notice by publication in the Bulletin; laid over to April 17, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Clifton place are in an unrestricted use, B area, class 1 height district; Franklin avenue and Lafayette avenue are in unrestricted and residence use, B area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 31, 1955 acting on Amendment Alt. Applic. 5113-54, reads:

"1. Proposed business entrance and signs within 75' of Residence Zone is contrary to Article II, PP. 7-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100 ft. in depth, on which is located a 2-car garage, a factory, a 2-story frame building formerly used as a dwelling and stores, presently unoccupied; and

WHEREAS, the applicant states that fronting on Clifton place, there exists a one story brick building approximately 20 ft. by 50 ft. used as an auto repair shop, erected prior to 1921; that adjoining and fronting on Clifton place is a one story garage type building, erected in 1949 under N.B. 23-49 and a certificate of occupancy No. 142150 for factory-manufacturing wood station wagon bodies; that fronting on Franklin avenue is a one story metal building erected as a two car private garage under permit No. 3890-21, certificate of occupancy No. 10690 and extended after that date with a one story cement block building so as to provide a driveway from Franklin avenue to the interior of the property; that there also exists a two story frame building on the corner used as stores on the 1st floor and dwelling on the 2nd floor; that this frame building is unoccupied; and

WHEREAS, the applicant states that plans filed under Alt. Applic. 5113-54 and aproved on April 19, 1955 call for the demolition of the two story frame building, the one story metal and cement block building and the alteration of the remaining two buildings and cleared area into a gasoline service station,

lubritorium, washing, repair shop, office and parking and storage of more than 5 motor vehicles, limiting the ingress and egress from Franklin avenue to a 20 ft. curb cut, 5 ft. north of the northwest corner of Clifton place, and the providing of a 12 in. high curbing at the building line of Franklin avenue and 25 ft. north of Clifton place, to prevent ingress and egress within 75 ft. of the residence area; that an amendment was filed to eliminate the 12 in. curbing on Franklin avenue building line and provide two 15 ft. curb cuts, one being within 75 ft. of the residence area; that this was denied on May 31, 1955; and

WHEREAS, the applicant contends that Franklin avenue for its entire length is zoned as either business or unrestricted areas, except for the southwest and northwest corners of Lafayette avenue, which are residence areas; that the north and south side of Lafayette avenue, between Classon avenue and Franklin avenue, was changed from unrestricted area to residence area on July 1, 1924; that the buildings adjoining the site in question, block 1949, lots 43, 42, 41 and 40 were built prior to the change in zone and, according to the records in the building department, legally have business use on their 1st floors; that the entire street front, re, the west side of Franklin avenue between Clifton place and Lafayette avenue is used as business, and as Franklin avenue is the main thoroughfare with two way traffic, it is important to the operation of this proposed gas station to have adequate curb cuts on this street; that on the northerly sidewalk of Clifton place and approximately 10 ft. 3 in. west of the building line of the north-west corner of Franklin avenue there exists a fire hydrant, which will place the nearest curb cut on Clifton place 16 ft. west of this north-west corner and, as Clifton place is a one way street running in a westerly direction, curb cuts on Clifton place would be used more for egress than for ingress; that a limitation of curb cuts on Franklin avenue would require cars coming into the station from Franklin avenue to go out onto Clifton place, which would not be good business-wise, and cars coming in from Clifton place would be required to go out through the Franklin avenue exit, thereby creating a bottleneck at the corner; that the creation of curb cuts as proposed would provide proper circulation and the free movement of cars without creating a traffic problem; that the owner under contract intends to invest in the property and alteration about \$50,000 and that this investment would be worth while only if he can have use of the Franklin avenue frontage as proposed; that the proposed alteration and demolition would enhance the real estate value of the property and would remove run down buildings that have very little income value and are at present vacant because of their deplorable condition; that the limitation of curb cuts on Franklin avenue would create a greater hazard to pedestrian and vehicle traffic on Franklin avenue that if proper curb cuts are allowed; and

WHEREAS, the applicant states that the present owner has held title to the property since June 9, 1926; that the assessed valuation of land is \$9,500 and of the buildings \$10,500 making a total of \$20,000; that the buildings were erected in 1949 and prior to 1921; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7A to permit the proposed business entrance, curb cut, as proposed and as shown on plans filed with this application marked "Received June 22, 1955" (4 sheets) and "March 5, 1956" (one sheet) *on condition* that such curb cut to Franklin Avenue shall not exceed 15 feet in width; and to permit one sign, as proposed, on a post standard within the premises extending over the building line for a distance of not more than four feet, as shown on such plans at the intersection of Clifton Place and Franklin Avenue, and excluding the additional sign where shown to the north; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable

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thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

732-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Tiron Management Corp., owner.

SUBJECT—Application September 19, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—1829-1835 Caton avenue, north side, 105 ft. west of Ocean avenue, Block 5061, Lots 49 and 51, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 6, 1956 after due notice by publication in the Bulletin; laid over to April 17, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Caton avenue and Ocean avenue are in a residence use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated September 12, 1955 acting on Alt. Applic. 2846-55, reads:

"1. Proposed parking and storage of more than five (5) motor vehicles in a residential use district is contrary to Art. II Sec. 3 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 166 ft. 8 in. frontage on Caton avenue, 55 ft. 6½ in. on the northerly lot line, 250 ft. 7½ in. on the westerly lot line and 110 ft. ½ in. and 69 ft. 1¾ in. on the easterly lot lines; that it is proposed to demolish the two present dwellings and the rear stable and to secure a variance of the building zone resolution for a period of 5 years and to use the site for the parking and storage of more than 5 motor vehicles; and

WHEREAS, the applicant states that the premises are presently developed with a one family frame dwelling and a frame stable on lot 49 erected under N.B. 558/97 for the dwelling and N.B. 235/97 for the stable and no certificate of occupancy was issued for either use; that lot 51 is developed with a one family dwelling and no permits or certificate of occupancy is indicated in the department of buildings for said buildings; that it is proposed to demolish the two present dwellings and the rear stable and to secure a variance for a period of five years in order to use the site for the parking and storage of more than 5 motor vehicles; that the affected area is built up almost entirely with multi-story apartment houses and tenants have no place to park their cars inasmuch as said apartment houses do not have any garage or parking facilities for their tenants; that most of the apartment buildings within a 500 ft. radius of the site and not in the affected area do not have parking or garage facilities for their tenants; that if all of the said buildings were to be erected at this time they legally would have to provide parking space; and

WHEREAS, the applicant contends that the proposal of utilizing the site for parking and storage of motor vehicles will provide the convenience that the present building code would insist upon; that the parking problem is further aggravated by the fact that no parking is permitted from 8:00 A.M. to midnight; that the proposal to remove the two present old frame dwellings and the present non-conforming use of a stable will do much to improve conditions

in this area; that the rear of the site will be landscaped for a distance of 20 ft. to provide a buffer for the adjoining lot to the north; that the site is bounded on the west by the B.M.T. subway and cut, which does not render the site highly suitable for residence or apartment house use; that the lot to the east has part of its 9 story building directly on the lot line with a blank wall so that said building cannot be affected; and

WHEREAS, the applicant states that the present owner has held title to the property since July 18, 1955; that the assessed valuation of land is \$45,000 and of the building \$18,000 making a total of \$63,000; that the building was erected in 1897; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and recommended that the application should be granted under appropriate conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7h for a term of five years to permit the premises, consisting of lots 49 and 51, to be occupied for the parking of motor vehicles, of the pleasure car type only, substantially as proposed and as indicated on plans filed with this application marked "Received September 19, 1955" (3 sheets) and "February 27, 1956" (one sheet) on condition that all buildings shall be removed and the premises shall be levelled substantially to the grade of Caton Avenue and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that along the lot lines where walls of adjoining buildings do not occur there shall be maintained, where needed, a fence of the chain link type and a similar fence not less than 5 ft. 6 in. in height shall be maintained along the street building line of Caton Avenue continuously except for one curb cut, where shown, not exceeding 15 feet in width; that during the term of this variance the premises shall be used for no other use and no building shall be erected thereon; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that the signs shall be restricted to a permanent sign attached to the fence near the entrance advertising the parking use and the rates charged and such other information as may be required by the Commissioner of Licences; that the sidewalks and curbing in front of the premises shall be repaired to the satisfaction of the Borough President; that all permits shall be obtained, including a certificate of occupancy and all work completed within six months from the date of this resolution.

777-55-BZ

APPLICANT—Charles M. Spindler, for Milber Realty Corp., owner.

SUBJECT—Application September 30, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, garage for more than 5 motor vehicles, motor vehicle repair shop, auto safety inspection station, office, sale of auto accessories, lubrication, auto washing.

PREMISES AFFECTED—858-870 Gates avenue, south side, 72 ft. 5 in. east of Reid avenue, Block 1637, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 6, 1956 after due notice by publication in the Bulletin; laid over to April 17, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Gates avenue are in a retail use, C area, class 1 height district; Reid avenue is in retail and local retail use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 20, 1955 acting on Alt. Applic. 3133-55, reads:

"1. Proposed change of occupancy of building and premises to Gasoline service station, Garage for more than five (5) motor vehicles, motor vehicle repair shop, auto safety inspection station, office and sale of auto accessories, lubrication and auto washing, in a Retail district, is contrary to Article II, PP. 4-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 127 ft. 7 in. frontage by 100 ft. in depth, presently occupied by a motion picture theatre, which is now vacant; that it is proposed to convert this vacant building to a public garage, motor vehicle repair shop and auto safety inspection station; that it is also proposed to install gasoline tanks and pumps on the unbuilt upon portion of the plot and to use this area as a gasoline service station; that the present theatre marquee will be removed, new show windows installed and the theatre lobby converted to office and accessory sales; that overhead doors and exit doors will be provided for ingress and egress from the present building; that the present theatre seats and stage will be removed and a level floor provided; that the area of the existing building will remain unchanged; that the open portion of the plot will be paved and a fence and landscaping will be provided along the side lot line; that gasoline pumps will be set 15 ft. back of the building line; and

WHEREAS, the applicant states that the site consists of an interior parcel having a frontage of 127 ft. 7 in. and a depth of 100 ft.; that the adjoining plot to the west (lot No. 1) extending to Reid avenue is under the same ownership as the site and was originally part of the same tax lot; that the site is at present developed with a one story masonry "L" shaped building formerly used as a motion picture theatre in accordance with certificate of occupancy No. 60447, which building is now vacant; that the portion of the site not occupied by the building was formerly occupied as an open air motion picture theatre established under Alt. Applic. No. 4798-10; that the existing building extends along the entire rear lot line with an unpierced masonry wall separating the site from the property to the rear; that this unpierced masonry wall also extends along the entire west lot line of the site and along approximately half of the east lot line; that the balance of the east lot line, on which fencing and landscaping is proposed, adjoins the side wall of a building on lot No. 11, which wall is unpierced except for a small court; that this adjoining building contains a carpenter shop on the 1st floor; that the affected area is generally run down in character and contains a number of factories and a bakery; that at the time of the filing of this application, there are 10 vacant stores within the affected area on the same block with the site; and

WHEREAS, the applicant contends that the owner has held title to this property for more than 10 years; that throughout this time the motion picture theatre business has been steadily declining; that after operating the theatre at a bare subsistence level for a number of years, the owner was recently forced to close the theatre due to lack of business; that due to the steadily deteriorating character of the neighborhood and the large number of vacant stores in the neighborhood, there is obviously no demand for conforming retail uses; that there is an urgent demand for garage space in this area, which is heavily built up with old tenements containing no garage facilities; that there is also a real demand for gasoline servicing facilities, which are also lacking in this area; and

WHEREAS, the applicant states that the site was changed from a business use district to its present retail use designation on March 17, 1953 and the height and area designations have remained unchanged since 1916; and

WHEREAS, the applicant states that the present owner has held title to the property since June 6, 1945; that the assessed valuation of land is \$35,000 and of the building \$25,000 making a total of \$60,000; that the building was erected before 1909; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under proper conditions to permit premises where vacant to be occupied as a gasoline service station and accessory uses and the building to be altered from a theatre to a garage, motor repair shop and inspection station and other accessory uses, including the use of the front portion of the building for offices and sales and for the removal of the marquee; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i, of the Zoning Resolution.

Resolved that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen (15) years, to permit the unbuilt upon portion of the premises to be occupied as a gasoline service station, and the existing one story masonry building to be occupied for a garage, repair shop and inspection station, substantially as proposed and as indicated on plans filed with this application marked "Received September 30, 1955", 6 sheets, "February 27, 1956", 1 sheet, "March 5, 1956, 1 sheet, *on condition* that the building shall not be increased in height or area and shall be constructed and arranged as indicated on such plans; that there shall be no windows opening in the rear lot line or the lot lines to be east or west; that entrance to the building may be constructed where shown; that the front portion of the building formerly the lobby shall be reconstructed and arranged as thereon indicated; that the existing theatre marquee shall be removed; that the unbuilt upon space may be developed for a gasoline service station substantially as proposed; that pumps shall be of a low approved type erected not nearer than 15 feet to the street building line of Gates avenue; that curb cuts shall be limited to two, each 30 ft. in width, located where shown and with no portion nearer than 5 ft. to a lot line as prolonged; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that fencing and planting areas shall be maintained toward the west where indicated, planted with suitable material, properly protected with curbing not less than 8 in. in height and 6 in. in width; that the balance of the site proposed to be left unbuilt upon shall be paved with concrete or asphaltic paving; that signs shall be restricted to permanent signs attached to the facade of accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line toward the east, adjacent to the office, of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for not more than 4 feet; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that under section 7i for a similar term there may be repairing and inspection service as proposed, maintained within the accessory building; that in the office portion of the building there may be office and accessory sales, as proposed; that the sidewalks and curbing in front of the site shall be repaired, restored or reconstructed to the satisfaction of the Borough President; and that all permits required, including a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

892-55-BZ

APPLICANT—Samuel Rosenblum, for Tak Realty Corp., owner.

MINUTES

SUBJECT—Application November 10, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, B area district, the erection of a basement 15 story and penthouse, class A, multiple dwelling, stores and garage, with less than the required rear yard.

PREMISES AFFECTED—1227-1231 Madison avenue and 48 East 89th street, southeast corner, Block 1500, Lots 51, 52 and 53, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum, Leonard F. Rothkrug, M. Brody, Ralph W. Kesh and Harris Shapiro.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 20, 1956 after due notice by publication in the Bulletin; laid over to April 3, 1956, for consideration by the Board and decision; hearing closed; then to April 17, 1956, for further study and the submission of revised plans for consideration by the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Madison avenue are in a retail use, B area, class 1½ height district; East 89th street is in retail and residence use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated October 27, 1955 acting on N.B. Applic. 54-55, reads:

"1. Rear yard must comply with Art. IV, PP. 17(a) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. 8½ in, frontage by 100 ft. in depth, on which are located three class A multiple dwellings, to be demolished; that the district was changed from business to retail September 25, 1936; that it is proposed to provide a rear yard in compliance with the multiple dwelling law, leaving a yard 10 ft. 10 in, for a distance of 59 ft. 6 in. to the south and then carry out the balance of the rear yard giving a depth of 39 ft. 2 in. running east and west for a distance of 41 ft. 2½ in. running south; that this proposed arrangement meets the requirements of the multiple dwelling law and provides a greater yard than called for by the easement with the owner to the east; and

WHEREAS, the applicant states that the proposed multiple dwelling is to comply with all the requirements of the multiple dwelling law and the plans filed herewith indicate the layout of yard and courts in conformance with the multiple dwelling; that the premises are in a retail district and a corner building and normally no rear yard would be required of this corner building except for the fact that the district to the east is in a residence district, which makes this plot a corner lot abutting a residence district; that this provision of the zoning resolution became effective December 2, 1944; that there is an agreement, however, entered into on November 1, 1954 and recorded November 4, 1954 between the owners of the plot to the east and the subject plot, as a result of which the owner of the premises under appeal creates an easement providing a strip 4 ft. wide and the length of the lot for the benefit of light and air and egress for the premises No. 50 East 89th street to the east, a copy of which covenant is filed with this application; that in effect this restriction makes the usable portion of the plot about a business district as it restricts 4 ft. from being built upon; and

WHEREAS, the applicant contends that directly to the south on lot No. 20 is a 16 story apartment house built in 1929 which was erected under the benefits of the old tenement house law and of course before the adoption of the amendment to the zoning resolution regarding corner buildings; that it therefore has a double advantage as compared with the proposed building, as it did not have to

comply with the new multiple dwelling law nor 17a of the zoning resolution; that a search of the records indicates that other buildings within the area of notification similarly did not have to comply with the requirements of the multiple dwelling law, as follows: 56 East 89th street, block 1500, lot 45, erected under N. B. 217-1926; 1088 Park avenue, block 1500, lot 40, N.B. 525-1924; 1238-42 Madison avenue, block 1501, lot 16, N.B. 536-1924; 1244-48 Madison avenue, block 1501, lot 56, N.B. 614-1928; that it would appear that the purpose of this restriction would be to protect the property directly adjoining in the residence district, but the physical fact remains that the property directly to the south, a 16 story structure extending 139 ft. into East 88th street, did not have to comply with this regulation nor even the multiple dwelling law, and the property directly to the east has a written covenant as to light and air and egress with which it is intended to comply and to increase the width at this point to 10 ft. 10 in. and to 39 ft. 2 in. at the southerly end; that inasmuch as its neighbors and similar structures within the area of notification are all exempt from this restriction of 17a and as the rear yards will comply fully with the requirements of the multiple dwelling law, it will impose an undue hardship to erect this building with different rear yard requirements, and a variation is therefore requested to permit the erection in compliance with the multiple dwelling law which will give rear yards greater than that permitted adjoining property to the south and the other buildings within the area of notification; and

WHEREAS, the applicant states that the present owner has held title to the property since December 30, 1954; that the assessed valuation of land is \$257,000 and of the buildings \$38,000 making a total of \$295,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which is of the opinion that the proposal will be a much better building than if built in accordance with the restrictive zoning requirements and afford more protection to the multiple dwelling to the south; that the rear yard to the east, which is to be used in part as an entrance to the garage will give protection to the adjoining building to the east; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulation of the zoning resolution and that the application be and it hereby is *granted* under Section 21, to permit the proposed arrangement of yard and court in substitution of the open space required by the Zoning Resolution, and to be in compliance with the requirements of the Multiple Dwelling Law, as indicated on plans filed with this application, marked "Received November 10, 1955", 5 sheets, "February 6, 1956", 2 sheets and "March 14, 1956", 2 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution.

Adjourned: 1:20 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 17, 1956, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

45-44-A—Vol. II

APPLICANT—Maurice R. Salo for United Lutheran Church in America, owner.

MINUTES

SUBJECT—Application reopened February 15, 1956 as Vol. II—re Appeal from a decision of the borough superintendent.—extension business use in residence use district.

PREMISES AFFECTED—229-231 Madison avenue and 24 East 37th street, southeast corner, Block 866, Lot 58, Borough of Manhattan.

APPEARANCES—

For Applicant: M. Skowron and M. Salo.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated January 16, 1956, on Alt. App. 1411/55 reads:

"1. Proposed extension of office use in a residence district should be referred back to the B of S & A." and

WHEREAS, the applicant states the building is 4 stories and basement, 59 ft. in height, 46 ft. 4¼ in front by 111 ft. 11¼ in. in depth, erected prior to 1883, located on a lot 98 ft. 9 in. front by 154 ft. in depth in a residence use, B area, Class 1½ height district, and proposed to be increased to 4 stories and basement, 46 ft. 4¼ in. front by 111 ft. 11¼ in. in depth, proposed to be used and occupied: Cellar—boilerroom; Basement—service-caretaker, & mailing, 28 persons; 1st floor—chapel and administration, 142 persons; 2nd 3d and 4th floors—Administration (religious, 42 persons per floor; 5th floor—same, 12 persons. The building is provided with two interior hardwood stairs, leading direct to street, equipped with wood doors; and

WHEREAS, the Board on February 4, 1944, under Cal. No. 45-44-A, Vol. I, modified a decision of the Borough Superintendent, dated January 12, 1944, under Alt. App. 22/44, Objection 1 as to construction and Objection 6, as to egress and reversed the decision of the Borough Superintendent as to Objection 3, identical with the objection now the subject of this appeal under Vol. II; and

WHEREAS, Certificate of Occupancy #30692 issued January 9, 1945, against Alt. App. 22/44, permitting the present use and occupancy of the existing front building as follows: Cellar—boiler room, 2 persons; Basement—Administration & caretaker, 10 persons; 1st floor—Administration & chapel, 128 persons; 2nd, 3d and 4th floors—Administration, 20 persons per floor; and

WHEREAS, the applicant states that due to the growth of the church the present facilities are inadequate to provide proper quarters for its administrative expansion and it is therefore proposed to erect additional office space to be used solely for office work in connection with the church program; that no space will be rented to any commercial interests; and

WHEREAS, in the previous appeal in 1944, under Volume 1, the Board made a finding to the effect that the use as then proposed was a permitted one within the residential district; and the Board now finds that the extension proposed and the use is a permitted use in the residential district.

Resolved, that the decision of the Borough Superintendent, dated January 16, 1956, acting on Alt. App. 1411/55, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit an extension of the building, as permitted to be used in the resolution adopted February 4, 1944, and as shown on plans filed with this appeal marked, "Received January 18, 1956", (18 sheets) *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that a new Certificate of Occupancy for the enlarged building shall be obtained; that this variance may continue as long as the occupancy of the existing building and the proposed extension is as now proposed, but not for any other use; that such portable fire-fighting appliance shall be maintained as the Fire Commissioner shall direct.

746-44-A—Vol. II

APPLICANT—Joseph J. Furman, for Meyer and Esther Kruglin, Robert and Mildred Rudolph, Max and Frances Feinblum, owners.

SUBJECT—Application reopened March 20, 1956 as Vol. II—Appeal from a decision of the borough superintendent—re construction.

PREMISES AFFECTED—709-715 8th avenue and 300 West 45th street southwest corner, Block 1035, Lot 36, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph J. Furman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.... 4
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated February 23, 1956, on Alt. App. 176/56 reads:

"1. Building for Public use should be fireproof as it exceeds the height and area as required by Section C26-254.O A.C." and

WHEREAS, the applicant states the building is 3 stories, 39 ft. in height, 100 ft. 5 in. front by 100 ft. in depth, Class 3 construction, erected in 1928 on a lot 100 ft. 5 in. front by 100 ft. in depth in a retail use, B area, Class 2 height district, used and occupied since 1929 as follows: Cellar—restaurant, cabaret and boiler room, 298 persons; 1st floor—stores and restaurant, 110 persons; 2nd floor—club, meeting rooms and offices, 300 persons; 3d floor—meeting rooms, offices and school, 90 persons, for which Certificate of Occupancy #19250 was issued November 17, 1933, as an existing building with the following use: Cellar—restaurant and cabaret, 100 persons; 1st floor—stores, 90 persons; 2nd floor—office and factory, 90 persons; 3d story—offices and factory, 90 persons. This certificate was reissued May 17, 1945 to correct the classification of building from fireproof to non-fireproof construction. It is now proposed to use and occupy the building as follows: Cellar—restaurant, cabaret and boiler room, 298 persons; 1st floor—stores and restaurant, 110 persons; 2nd floor—union headquarters, meetings, ballroom and offices, 350 persons; 3d floor—offices, 90 persons. The building is provided with two interior fireproof stairs, 4 ft. and 5 ft. in width respectively; and

WHEREAS, the applicant contends it would be impractical and creates an undue hardship to be required to make the building fireproof; that the present certificate of occupancy classifies it as a public and business building; that there are two fireproof stairs, properly enclosed in fireproof materials, remotely located and leading directly to street; that the use of the building will be non-hazardous; that the owners have had the building on the market a long time and now have a chance to sell the property if the proposed occupancy can be permitted; that the proposed occupancy in part by the Retail Drug Workers Union, now located at 210 West 50th street, will not present any undue hazard; and

WHEREAS, the applicant states it is proposed to install a sprinkler system with central office connection throughout the cellar, 1st, 2nd and 3d floors; and

WHEREAS, on March 26, 1946, the Board under Cal. No. 746-44-A, Vol. I modified a decision of the Borough Superintendent, Objection 1, on Alt. App. 940/44 dated December 22, 1944, so as to permit the use of building for meeting rooms, on condition that there be installed throughout the building a complete sprinkler system covering all parts with exception of boiler room in the cellar, and that all combustible partitions and materials in the cellar be removed and any new partitions installed to be of incombustible materials; and

WHEREAS, Violation #3457 was issued by the Borough Superintendent May 21, 1953, for having wood stud and plywood and sheetrock partitions in the cellar cabaret to create dressingroom, kitchen and passageways without obtaining a permit therefor; and

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WHEREAS, plans filed with this appeal indicate that all combustible partitions in the cellar will be removed and replaced with incombustible partitions and that on the 2nd floor all new partitions will be of one-hour construction and all doors on the corridor be one-hour self-closing.

Resolved, that the decision of the Borough Superintendent, dated February 23, 1956, acting on Alt. App. 176/56, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the occupancy of the building as proposed and as indicated on plans filed with this appeal, marked "Received February 23, 1956", (4 sheets), and "April 13, 1956", (4 sheets), *on condition* that the work proposed shall be complied with, including the installation of a complete one source sprinkler system covering all parts of the building except the boiler room in the cellar, as previously required by resolution adopted March 26, 1946, and that such sprinkler system shall be connected to fire headquarters through an approved central station; that no occupancy on the 3rd floor shall be of a type requiring approval by the Department of Buildings for public assembly occupancy; that in all other respects the building, which shall not be increased in height or area, shall comply with all laws and rules applicable to the building and occupancy.

918-54-A

APPLICANT—Joseph Lau, for 450 6th Avenue Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—450-454 Avenue of The Americas (6) east side, 34.6 ft. south of West 11th street, Block 574, Lot 5, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 20, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant finds that he was in error in stating that the building was equipped with a fire alarm system and that monthly fire drills were maintained.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 20, 1955, by omitting therefrom in the last clause:

"that there shall be an approved fire alarm system and regular monthly fire drills shall be maintained"

that otherwise, the resolution shall be the same as adopted by the Board on December 20, 1955. (Alt. 1105/54)

94-55-A

APPLICANT—Fred C. Dahlem, for Donato Scudieri, owner.

SUBJECT—Application February 9, 1955—Appeal from a decision of the borough superintendent—re interior stairs.

PREMISES AFFECTED—213-215 West 64th street, north side, 200 ft. west of Amsterdam avenue, Block 1156, Lot 23, Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.. 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated February 9, 1955, acting on Alt. App. 2032/53, reads:

"1. Provide 2 interior stairs direct to street (Fire escape not acceptable). Sec. 270 Labor Law."

and

WHEREAS, the applicant states the building is 2 stories, 28 ft. in height, 50 ft. by 95 ft. in depth, of fireproof construction, erected in 1916 on a lot 50 ft. by 100 ft. in area, located in a manufacturing use, B area, Class 1½ height district; used and occupied: 1st floor—garage and motor vehicle repair shop, 12 persons; 2nd floor—factory, 10 persons. The building is provided with one fireproof, enclosed stairway 44 in. wide, leading direct to street and to roof bulkhead and one exterior stairs from 2nd floor to yard at rear; and

WHEREAS, Certificate of Occupancy #35970 was issued August 5, 1949, against Alt. App. 1246/47, permitting the following use and occupancy: Cellar—on ground—boiler room and storage; 1st story—garage for more than 5 motor vehicles and motor vehicle repair shop, 2 persons, mezzanine—office; 2nd floor—garage for more than 5 motor vehicles and repair shop, 2 persons; and

WHEREAS, the applicant states the building was erected under NB 118/16 as a fireproof garage for more than five motor vehicles and completed on June 18, 1918; that prior to erection of garage, the premises were used as a stable; that in 1947 an alteration was filed to change the use of the 1st and 2nd floors from garage to auto repair shop and office with a limitation of not more than five persons employed at repair work; this alteration application was approved July 14, 1949 and Certificate of Occupancy #35970 issued; and

WHEREAS, the applicant states the building has one fireproof enclosed stairway, complying fully with the Labor Law and an iron stairway from 2nd floor rear with egress through a 3 ft. fireproof door to rear yard and with permission of adjoining property owners both east and west, such adjoining premises are used as a means of egress; and

WHEREAS, the applicant contends he cannot put another stairway in the front as the elevator is located there; that the 2nd story was rented to a display manufacturer who employs ten persons; that the repair shop on 1st floor employs 12 persons; and

WHEREAS, the applicant requests the Board to grant permission to maintain the present factory use on 2nd floor with the existing means of egress, as the building is entirely fireproof and the steel is covered with 2 in. of concrete; that the floor loads for 2nd floor are 120 lbs. per square foot; the rear yard will be provided with artificial lights along and over the exit stair with directional signs leading to adjoining exits; and

WHEREAS, the applicant states Fire Department permits have been issued from July 7, 1941 through and including permit issued June 28, 1954, to expire July 7, 1955 for a motor vehicle repair shop.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 2032/53, Objection No. 1 and that the appeal be and it hereby is *granted on condition* that the second means of exit as shown on plans filed with this appeal, marked "Received February 9, 1955", (2 sheets), shall be maintained by iron stair to the rear yard, with exit through adjoining premises to West 64th street, permission for which is on file; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; and that such fire-fighting equipment shall be maintained as the Fire Commissioner shall direct.

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158-55-A

APPLICANT—Morris Bernard Adler, for John DiGiorgio, owner (Linochine Products Corp., lessee).

SUBJECT—Application February 28, 1955—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—143-145 42nd street, north side, 300 ft. west of 2nd avenue, Block 716, Lot 56, Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Bernard Adler.

For administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 17, 1955, acting on Alt. App. 4643/54, reads:

"1. Sect. 270 of the Labor Law requires at least two exit stairs from the 2nd floor enclosed in 1 hr. fire resistive partitions and leading to the street and roof."

and

WHEREAS, the applicant states the building is 1 and 2 stories, 13 and 20 ft. in height, 50 ft. front by 100 ft. 2 in. in depth at street level, 29 ft. 7 in. front by 33 ft. deep at 2nd floor level, of Class 3 construction, erected in 1897 and 1929 located in an unrestricted use, A area, Class 2 height district, and now vacant; formerly used and occupied: Cellar—boiler room; 1st floor—storage garage and storage of stevedore equipment; 3 persons; 2nd floor—one family, for which certificate of occupancy No. 111862 was issued January 31, 1945, against Alt. App. 6354/29. The building is now proposed to be used and occupied as follows: Cellar—boiler room; 1st floor—machine shop, 25 persons; 2nd floor—offices, 5 persons. There is one 3 ft. wide wood interior stairs, enclosed in brick and fire-retarded materials, equipped with wood doors not self-closing. Stairhall leads direct to street and a ladder and scuttle to roof are proposed; and

WHEREAS, the applicant states building was erected on or before 1897 and used as a stable on the 1st and 2nd floors; that in 1929 a 1-story extension was erected and the building occupied under Certificate of Occupancy No. 111862 as a storage garage and storage of stevedore equipment on the 1st floor with 1 family above; and

WHEREAS, applicant contends the building has a 3 ft. wide stair from 1st to 2nd floor, enclosed with 8 in. brick wall on the 1st story and fire-retarded with ½ in. plaster boards and 26 gauge metal on soffit of exposed portion of stair on the 1st floor and leads directly to street; that the ceiling directly under 2nd story offices is now fire-retarded with ½ in. plaster board and 26 gauge metal; that access to 2nd floor offices from 1st floor factory area is through a fire-proof vestibule; and

WHEREAS, the applicant contends that for executive offices on the 2nd floor the 3 ft. stair leading to street is deemed adequate for the limited occupancy; that as to requirements for extension of stairway to the roof of the 2nd story portion, the applicant contends the adjoining building to east has a pitched roof sloping more than 1 in 6 and the requirements for a stairway to roof in subject building is not justified; that, however, it is proposed to install a scuttle and ladder leading thereto; and

WHEREAS, the applicant therefore requests that the existing 3 ft. wide wood stair to 2nd floor and new scuttle and iron ladder to the roof be accepted.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 4643/54, Objection No. 1 and that the appeal be and it hereby is granted on condition that there shall be a steel balcony at the front of the building leading from the portion to be occupied for offices with a drop ladder to the street; that all other means of egress as proposed and shown on plans filed with this appeal marked "Received February 28, 1955", (5 sheets), shall be maintained; and that

the building shall not be increased in height or area and shall comply with all laws, rules and regulations applicable thereto.

764-53-A

APPLICANT—Kollsman Instrument Corp., lessee (Eric-Leonard Corp., owner).

SUBJECT—Application October 26, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—52-07 Barnett avenue, north side, 300 ft. west of Woodside avenue (1st floor); (Block 119, Lot 134), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Clyde W. Smith.

For administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appcal withdrawn at request of the applicant, in view of termination of tenant's lease.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

46-54-A

APPLICANT—Leroy Lubriel, owner.

SUBJECT—Application January 27, 1954—filed pursuant to section 35, General City Law re construction in bed of a mapped street—Babbage street.

PREMISES AFFECTED—84-25 115th street, west side, 70.25 ft. north of Babbage street (Block 9214, Lot 33), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dept of Buildings.

ACTION OF BOARD—Appeal dismissed. The Board was informed by the attorney for the applicant that he believes he is entitled to relief under Section 35 of the General City Law and can obtain same from the Department of Buildings; therefore he is not interested in pursuing this appeal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

862-41-A—Vol. IV

APPLICANT—Leonard F. Rothkrug, for Sophia D. and Josephine C. Robb, d/b/a The Heartside, owners.

SUBJECT—Application reopened June 7, 1955 as Vol. IV—re Appeal from a decision of the borough superintendent—frame building—business use.

PREMISES AFFECTED—168-08 Northern boulevard, southeast corner of 168th street, Block 5399, Lot 5, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Sophia D. Robb and Josephine C. Robb.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 1, 1956 for inspection and decision; hearing closed.

834-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Finkel Umbrella Frame Company, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re Appeal from a decision re an order of the fire commissioner—re dip tank covers, etc.

PREMISES AFFECTED—890-914 Brush avenue, east side, 551.16 ft. south of Bruckner boulevard 2nd floor, Block 5541, Lot 130, Borough of The Bronx.

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APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Laid over to May 1, 1956, at 2 P. M., for applicant to discuss compliance with order with the owner; premises were inspected by the Board and the Fire Department; the premises were inspected by a representative of the Fire Department at the Board's request and report presented and also inspected by a committee of the Board whose recommendation was that the requirements should be complied with.

137-54-A

APPLICANT—Fred C. Dahlem, for Benjamin Edelman, owner.

SUBJECT—Application February 17, 1954—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—654 Broadway, east side, 58 ft. south of Bond street, Block 529, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 8, 1956, at 2 P. M. for inspection by committee of the Board and to investigate application of amendment to the Labor Law by the Legislature.

37-55-A

APPLICANT—Mayflower Doughnut Corp., lessee, for Irving Maidman, owner.

SUBJECT—Application January 19, 1955—Appeal from a decision of the Commissioner of Health, re cellar bakery.

PREMISES AFFECTED—565 Lexington avenue, northeast corner of East 50th street, Block 1305, Lot 20, Borough of Manhattan.

APPEARANCES—

For Applicant: Milton H. Fox.

For Administration: Samuel Levinson, Dep't of Health.

ACTION OF BOARD—Laid over date of decision to be set after applicant has notified the Board that poor house-keeping conditions have been remedied.

179-56-A

APPLICANT—Robert J. Reiley, for St. Josephs Day Nursery, owner.

SUBJECT—Application March 7, 1955—re Appeal from a decision of the borough superintendent—Day Nursery in Class 3 building.

PREMISES AFFECTED—471 West 57th street, north side, 75 ft. east of 10th avenue, Block 1067, Lot 4, Borough of Manhattan.

APPEARANCES—

For Applicant: David C. Broderick.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 15, 1956, at 2 P. M. at request of the applicant; the applicant prior to hearing requested postponement of the hearing.

726-27-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Petrol Products, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete and amendment—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7e of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, locker room, storage and sale of auto accessories and office, with a roof sign and also the parking of cars waiting to be serviced.

PREMISES AFFECTED—74-21 Queens boulevard, north side, 24.41 ft. west of 47th avenue, Block 1529, Lot 6, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened resolution amended and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly

Negative: 4

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on December 12, 1950, on certain conditons; and

WHEREAS, the resolution was amended and the term of variance was extended on February 14, 1951; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on April 19, 1955; and

WHEREAS, the applicant requested an amendment of the resolution and a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 12, 1950, as thereafter *amended* by resolutions adopted through April 19, 1955, by adding thereto:

"that in view of the statement by the applicant that the work is in progress, and it is desired to eliminate the boiler room and enlarge the stockroom as shown on revised plan marked 'Received March 16, 1956,' such changes may be made; and

"all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 7458/50)

401-31-BZ—Vol. V

APPLICANT—Sydney D. Robins, for 446 West 44th Street, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, office and lubritorium in conjunction with the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—624-626 Atlantic avenue, 9 5th avenue, northeast corner and 627 Pacific street, Block 1119, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sydney D. Robins.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly

Negative: 4

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. V, on March 25, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 25, 1947, under Vol. V, only so far as it refers to the term of the vari-

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ance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision f for a term of ten years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (N.B. App. 258/46)

352-32-BZ—Vol. II

APPLICANT—Joseph Schafran, for Sylvia Friedman, Esther Goldman, Sol Goldman, Norton Goldman and Leo Goldman, owners.

SUBJECT—Application for consideration—reopening as to amendment as to approve fencing—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7i and 7f of the zoning resolution, permitting in a business use district, the extension of gasoline service station, lubritorium, minor repairs and adjustments (with hand tools only) and car wash room (non automatic).

PREMISES AFFECTED—3305 Boston road, southwest corner of East 211th street, Block 4705, Lot 62, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.... 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on January 31, 1956, on certain conditions; and

WHEREAS, the term of variance was extended on January 31, 1956; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 30, 1933, as thereafter *amended* by resolution adopted January 31, 1956, by adding thereto:

"that the arrangement of fences on the interior lot lines may be as indicated on revised plans, marked "Received March 16, 1956", (2 sheets); and that in all other respects the resolutions above cited shall be complied with." (Alt. App. 669/54)

571-41-BZ

APPLICANT—Nathaniel C. Saxe, for Davis Koss, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—26-02 to 26-08 Seagirt avenue, north side, from Beach 26th street to Beach 27th street, 201-209 Beach 26th street and 202-212 Beach 27th street, Block 280, Lots 16 and 19, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Con-

nolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 17, 1941, on certain conditions; and

WHEREAS, the resolution was amended on June 22, 1948; and

WHEREAS, the term of variance was extended from time to time and last extended on July 20, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 17, 1941, as thereafter *amended* by resolutions adopted through November 9, 1954, only so far as it refers to the term of the variance so that as *amended* this portion of the resolution shall read:

"granted under Section 7h for a term of two years from the date of this *amended* resolution to permit ...; that other than as herein *amended* the resolution above cited shall be complied with in all respects and also the resolution adopted under Cal. No. 802-41-BZ, as *amended* this date; that the parking areas permitted under this Cal. No. 571-41-BZ and as permitted under Cal. No. 802-41-BZ shall be operated in conjunction with each other; and that all permits and a new Certificate of Occupancy, shall be obtained within three months from the date of this *amended* resolution." (Misc. App. 4658/41)

802-41-BZ

APPLICANT—Nathaniel C. Saxe, for David Koss, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—219 Beach 26th street, west side, 100 ft. south of Edgemere avenue and 220 Beach 27th street, Block 280, Lot 10, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, term of variance extended and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 21, 1942, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on February 13, 1952; and

WHEREAS, the term of variance was extended on July 25, 1944 and July 20, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance and an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 23, 1955, by modifying the action taken therein and in place thereof to *amend* the resolution adopted by the Board on April 21, 1942, as thereafter *amended* by resolutions adopted through July 20, 1954, only so far as it has reference to the term of the variance so that as *amended* this portion of the resolution shall read:

"granted under Section 7h for a term of two years from the date of this *amended* resolution to permit ...; and to record the reduction in the size of the

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plot due to the widening of Seagirt Boulevard, as shown on plans filed with this request for extension of variance marked 'Received April 12, 1956' (3 sheets) *on condition* that the requirements of the resolution above cited shall be complied with in connection with this reduced size of plot, and all the requirements as to surfacing and fencing and exits shall be complied with, as passed on by the Borough Superintendent under Misc. App. 3345/48; and that all permits shall be obtained, including a new Certificate of Occupancy, and all work completed within six months from the date of this *amended* resolution."

64-46-BZ

APPLICANT—Meyer Press, for Otto R. Pretsch and Paul Pretsch, owners.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a residence and business use district, the erection of a gasoline service station, office, lubritorium, auto laundry, minor repairs, wheel alignment and brake testing.

PREMISES AFFECTED—109-64 to 109-72 Van Wyck boulevard, west side, 120 ft. north of 111th avenue, Block 11615, Lot 40, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Meyer Press.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 15, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on May 31, 1950; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 15, 1946 as thereafter *amended* by resolutions adopted through May 31, 1950 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision f for a term of ten years from the date of this *amended* resolution, to permit that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (N.B. 2335/45.)

739-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Estate of Hyman Arkway, owner. (Abraham Wolodarsky, executor).

SUBJECT—Application for consideration—reopening as to extension of time—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy of apartment on 2nd floor to private telephone exchange, for a term of years.

PREMISES AFFECTED—601 Crown street, north side, 305 ft. west of Troy avenue, Block 1412, Lot 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 7, 1948, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on February 1, 1955; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on September 20, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain a certificate of occupancy.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 7, 1948, as *amended* by resolutions thereafter adopted through September 20, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that in letter dated August 25, 1955, that all work has been completed and an application made for a certificate of occupancy, that all permits required shall be obtained." (Alt. App. 2144/48)

367-53-BZ

APPLICANT—Reginald S. Hardy, for Constance Counes, owner.

SUBJECT—Application for consideration—reopening as to changes from requirements of resolution—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 7f of the zoning resolution, permitting in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 13, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 13, 1955, by adding thereto:

"that in the event the owner desires to make minor changes in the arrangement of the site from the requirements of the resolution above cited, as now shown on revised plans marked 'Received April 5, 1956', (4 sheets), such changes may be permitted, consisting of an improved design of the accessory building and a slight change of its location toward the west and a different location for curb cuts and tanks, all as shown on such plans, *on condition* that in all other respects the resolution above cited shall be complied with." (NB 199/55)

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755-53-BZ

APPLICANT—Nathaniel C. Saxe, for Ruby Goldenberg, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—31-15 Seagirt avenue and 178 Beach 32nd street, southeast corner, Block 300, Lot 1, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 5, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 5, 1954 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h for a term of two years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 1138/53)

127-54-BZ

APPLICANT—Siegel & Green, for Max J. Kotzen and Ethel Kotzen, owners. (Harmosa Oil Corp., lessee).

SUBJECT—Application for consideration—reopening as to amendment—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in the retail use district portion of a plot located in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and office, and permitting the parking of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3309 White Plains road and 685-695 Rosewood street, northwest corner, Block 4624, Lot 57, Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 26, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does

hereby *amend* the resolution adopted on July 26, 1955, by adding thereto:

"that in the event the owner desires to make a minor rearrangement of the facilities, as now proposed and indicated on revised plans marked "Received March 15, 1956", (3 sheets), such changes may be permitted, *on condition* that in all other respects the resolution above cited shall be complied with; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (NB 32/54)

654-54-BZ

APPLICANT—Charles M. Spindler, for Estate of William J. Hurley, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the reconstruction and extension of existing gasoline service station and the change of occupancy of existing two 2-car garages to motor vehicle repair shop and extension of garages to adjoining lot to enclose grease pits.

PREMISES AFFECTED—636-640 86th street and 2-12 Battery avenue, southwest corner, Block 6055, Lots 22 and 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 22, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 22, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been filed with the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 2742/54)

717-54-BZ

APPLICANT—Kitzler and Nurick, for Paul E. Waehner, owner.

SUBJECT—Application for consideration—reopening as to amendment—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the proposed extension in area and reconstruction of existing gasoline service station, to include gasoline service station, auto laundry (non-automatic), lubritorium, motor vehicle repairs and office and permitting the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1725-1739 Stillwell avenue, east side, 205 ft. south of Quentin road, Block 6643, Lots 73, 75, 77 and 79, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

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For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 22, 1955, on certain conditions; and

WHEREAS, the resolution was amended from time to time and last amended on June 28, 1955; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 22, 1955, as thereafter amended by resolution adopted through June 28, 1955, by adding thereto:

"that in the event the owner desires to make minor changes in the arrangement of the premises, that such changes may be permitted, comprising the removal of wall between the lubritoriums, the omission of locker room and the enlarging of storage room, reducing the number of pump islands from four to three, as shown on revised plans marked "Received March 19, 1956" (3 sheets) *on condition* that the resolution above cited shall be complied with where not inconsistent with this *amended* resolution." (Alt. 2649/54)

955-54-BZ

APPLICANT—Charles M. Spindler, for Meyer Fine, owner.

SUBJECT—Application for consideration—reopening as to amendments—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing (non-automatic) motor vehicle repairs and office and permitting the parking of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—177-06 Liberty avenue, southeast corner of 177th street, Block 10330, Lot 110, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1955 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 19, 1955, by adding thereto:

"that in the event the owner desires to make minor changes in the arrangement of the station consisting of change in the design, arrangement and location of the accessory building to be 42 ft. 6 in. from the south lot line and facing that building with Cararra glass on both street fronts instead of brick as originally shown; installing two gasoline pump islands instead of three and installing twelve 550 gallon approve storage tanks in-

stead of ten and to change the location of curb cut on 170th street so as to be 30 feet from the south lot line instead of 45 feet, all as now shown on revised plans marked "Received March 15, 1956" (2 sheets), such changes may be permitted, provided that in all other respects the requirements of the resolution above cited shall be complied with; and that all permits required shall be obtained and all work completed within the requirements of Section 22A from the date of this *amended* resolution." (NB 3601/54)

319-44-BZ

APPLICANT—Ferdinand Savignano, for Joseph Perlmutter, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance which expired January 24, 1955—re Application (decision of the borough superintendent); previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the conversion of a stable, store and one family residence building to a motor vehicle repair shop, stores and residence for one family.

PREMISES AFFECTED—8664-8666 18th avenue, west side, 150 ft. north of Benson avenue, Block 6368, Lot 55, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Luca.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and set for hearing May 22, 1956, at 10 A.M., subject to the regular procedure, waiving all requirements except new decision of the borough superintendent and two publications in the Bulletin, to consider extension of term of variance which expired January 24, 1955.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

532-46-BZ—Vol. II

APPLICANT—Siegel & Green, for Milton C. Rose, trustee, owner. (Berbli Realty Corp., lessee).

SUBJECT—Application for consideration—reopening as to withdraw Vol II—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a restricted retail and retail use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1300-1306 Avenue of the Americas, 55-67 West 52nd and 56-64 West 53rd street, northeast corner, of West 52nd street and Avenue of the Americas, Block 1268, Lots 1, 7, 8 and 9, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn as to Vol. II, in view of filing of additional application now docketed as Vol. III, and to permit such papers as are pertinent to be taken from Vol II and filed with Vol. III.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

532-46-BZ—Vol. III

APPLICANT—Siegel & Green, for Milton C. Rose, trustee, owner. (Berbli Realty Corp., lessee).

SUBJECT—Application for consideration—reopening as to Vol. III for extension of term of variance—re Applica-

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tion (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a restricted retail and retail use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1300-1306 Avenue of the Americas, 55-67 West 52nd and 56-64 West 53rd street, northeast corner, of West 52nd street and Avenue of the Americas, Block 1268, Lots 1, 7, 8 and 9, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III, to consider under Section 7c the extension of use previously granted by the Board, and to permit two publications in the Bulletin and set for hearing on May 8, 1956, at 10 A.M.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Con-

nolly 4
Negative: 0

561-38-SA

APPLICANT—The Clayton Manufacturing Company, owner.

SUBJECT—Application for consideration—Application reopened January 10, 1956 as to amendment to resolution as to Clayton-Kerrick Steam Cleaner, Models C, LH and LHR,—re Kerrick, Kleaner, Models J and L; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over; date to be set; for further consideration by the Board.

Adjourned: 4:10 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES FOR ARC AND GAS WELDING AND OXYGEN CUTTING, COVERING THE SPECIFICATIONS FOR DESIGN, FABRICATION AND INSPECTION OF ARC AND GAS WELDED STRUCTURES AND THE QUALIFICATIONS OF WELDERS AND SUPERVISORS

(CAL. NO. 1-38-SR—VOL. II)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday morning, May 4 1956*, at 10 A.M. in Room 1013, Municipal Building, Manhattan, on the following Proposed amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, Covering the Specifications for Design, Fabrication and Inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors.

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS FEBRUARY 25, 1938.

EFFECTIVE MARCH 21, 1938. AMENDED MAY 17, 1940, EFFECTIVE JUNE 10, 1940; AND SEPTEMBER 17, 1954, EFFECTIVE OCTOBER 18, 1954.

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, of the Charter of the City of New York and C26-514.0 of the Administrative Code (8.6.2.2).

These Proposed Amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, as printed herein in *italics*, Rules 1.2, 9.1 and 11.1, are as suggested by the Allied Building Metal Industries, as to welding of light structural steel such as fire-escapes railings, gratings, door-bucks, etc., which are generally shop welded. Amendments to Rules 5.4.1 and 5.4.2 are requested by the City Administrator and concurred in by the American Welding Society.

Old matter, in brackets [], to be deleted; new matter in *italics*.

Rule 1. Application for Permits.

1.2 [The commencement of any structural welding work is forbidden until an application for a permit to perform such work is filed with and approved by the Borough Superintendent. The Borough Superintendent shall be notified in writing at least 48 hours prior to the date when the structural welding work is to commence.]

Structural welding work shall be performed only by approved contractors employing certified welders.

Rule 5. Qualification Test for Welders.

5.4 QUALIFICATION REQUIREMENTS

5.4.1—For qualification to make groove welds in material up to and including $\frac{3}{4}$ inch thick, the welder shall be required to make a test weld in material $\frac{3}{8}$ inch thick as shown in Figure 1(a). (Figure 1(b) may be used for oxy-acetylene welding). *A welder who has been qualified to make groove welds in all positions (horizontal, vertical and overhead) under this Rule 5.4.1. shall also be qualified to make fillet welds in all positions without further qualification tests. All primary stressed joints of any type shall be welded by welders who have been qualified under this Rule 5.4.1.*

PUBLIC HEARING

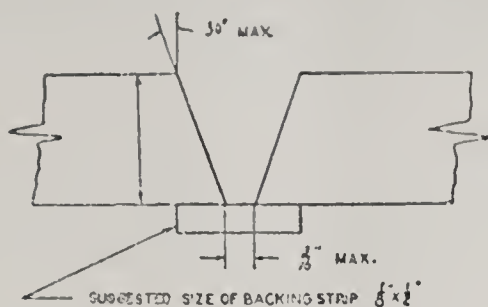


Fig. 1(a)—Butt Joint for Plate $\frac{3}{8}$ In. Thick.

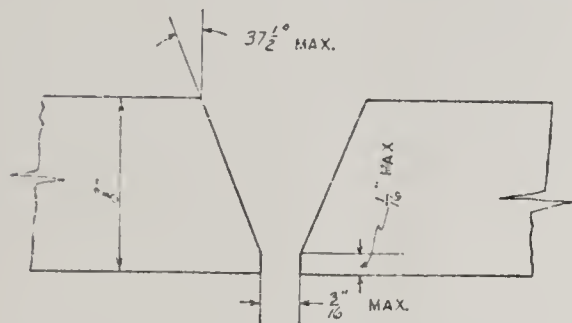


Fig. 1(b)—Alternate Butt Joint for Plate $\frac{3}{8}$ In. Thick (May be Used for the Oxyacetylene Process Only)

For qualification to make groove welds in material over $\frac{3}{4}$ inch thick, the welder shall be required to make a test weld in material 1 inch thick as shown in Figure 2(a). (Fig. 2(b) may be used for oxyacetylene welding.)

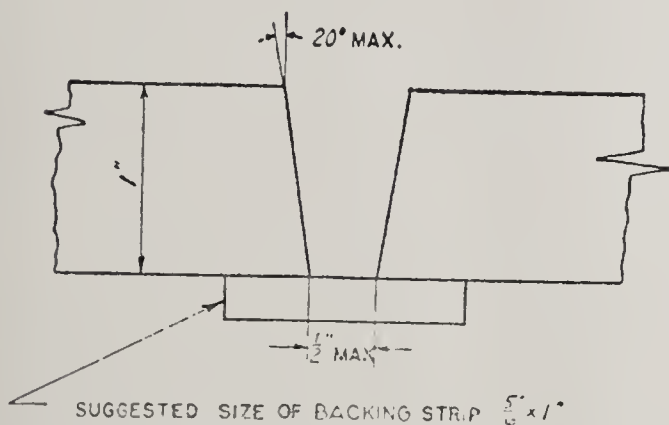


Fig. 2(a)—Butt Joint for Plate 1 in. Thick.

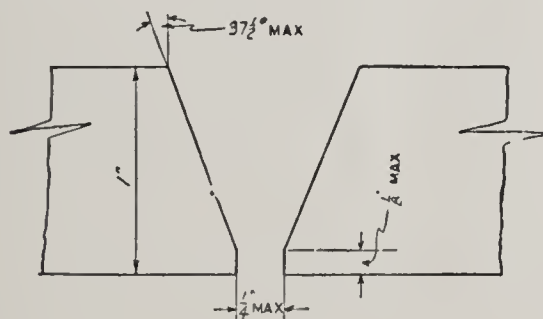


Fig. 2(b)—Alternate Butt Joint for Plate 1 In. Thick (May be Used for the Oxyacetylene Process Only)

If a test weld is made in the one inch thickness, no test need be made in the $\frac{3}{8}$ inch thickness. The prescribed test weld shall be made in the horizontal, vertical and overhead positions by all welders except those welders who are to be permitted to make groove welds only in the flat position in the shop; such welders shall be required to make a test weld in the flat position only.

5.4.2—For qualification to make fillet welds, a test weld as shown in Figure 3 shall be made in the vertical and overhead positions by each welder except those welders who are to be permitted to make fillet welds only in the flat and horizontal positions in the shop; such welders shall be required to make a test weld in the horizontal position only. A welder who has been qualified under this Rule 5.4.2. shall be qualified to make fillet welds only.

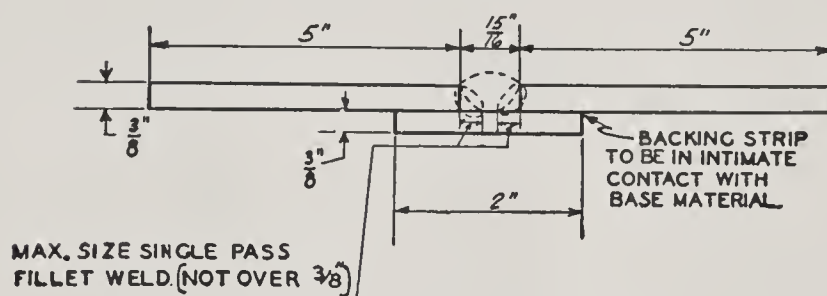
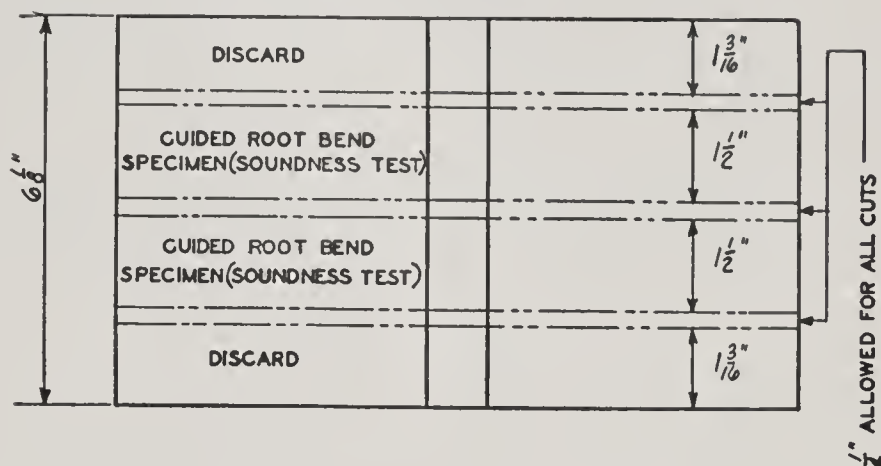


Fig. 3—Test Weld for Soundness Tests.

Rule 9. Supervision and Inspection.

9.1 [Any welding to be done on a structure or any part thereof shall be performed under the supervision of a representative of a standard testing agency or an inspection agency responsible to the owner or licensed architect or licensed engineer. Such agency shall be acceptable to the Borough Superintendent.]

Any welding to be done on a structure or any part thereof, in the field, excluding bar joists, shall be performed under the supervision of a representative of the Department of Buildings, or a representative of a standard testing agency or an inspection agency responsible to the owner or licensed architect, or licensed engineer. Such agency shall be acceptable to the Borough Superintendent. Shop welding on structural steel performed by approved contractors shall be the responsibility of the approved contractor, and shall not require supervision or inspection, except such parts as are designed to carry calculated stress under requirements of the Code.

Rule 11. Metal Chimneys, Tanks, Stairs and Fire-Escapes.

11.1 [Stairs and fire-escapes shall be considered as light structural steel and where shop welded, shall have attached thereto a tag or label, affixed by the standard Testing Agency, to the effect that these Rules have been complied with.]

Stairs, fire-escapes, railings, gratings, door-bucks and other miscellaneous and ornamental metal, whether ferrous or non-ferrous work, shall not be considered as structural steel and therefore when welded need not be inspected by a standard testing agency.

PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES FOR ERECTION, ALTERATION, REPAIR, EXCAVATION FOR AND DEMOLITION OF BUILDINGS

Adopted by The Board of Standards and Appeals,
October 26, 1943, Effective December 13, 1943.
Amended Oct. 14, 1955, Effective Nov. 10, 1955.

(Cal. No. 784-41-SR)

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Board of Standards and Appeals on Friday, May 4, 1956, at 10 A.M. in Room 1013 Municipal Building, Manhattan, on the following Proposed Amendments to the Rules for Erection, Alteration, Repair, Excavation for and Demolition of Buildings.

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, (3) and (4) of The New York City Charter; Sections C26-189.0, C26-191.0, C26-504.0(a), and C26-689.0 of the Administrative Code.

Proposed Amendments:

It is proposed to amend the Rules above cited by substituting a new Rule 7.8.1 for the present Rule 7.8.1. The present Rule 7.8.1 was based on the wording of a proposed Local Law, Introductory 439, introduced July 12, 1955 and still pending. The wording of Rule 7.8.1 herein submitted for public hearing follows the wording of proposed Local Law Introductory 498, print 604, now pending in the Council.

Note: New matter in *italics*; old matter in brackets [] to be omitted.

[7.8.1. Design of Forms:

7.8.1.1. Forms shall conform to the shape, lines and dimensions as called for on the plans.

7.8.1.2 All form work supported by shores and used for the construction of walls, floors, beams and girders shall be designed by a Registered Architect or a Licensed Professional Engineer, who shall furnish the Borough Superintendent with a complete set of design drawings and, before concrete is poured, file an affidavit with the Borough Superintendent that the form work was built in accordance with such plans.

7.8.1.3 It shall be unlawful for anyone to pour concrete in any portion of such form work before such portion has been duly inspected and certified to the Borough Superintendent by the designing Architect or Engineer who designed the form work as required in Rule 7.8.1.2.

7.8.1.4 Forms shall be substantial and sufficiently tight to prevent leakage of mortar; and shall be properly braced or tied together so as to maintain position and shape and insure safety to workmen and passerby.

7.8.1.5 Temporary openings shall be provided where necessary, to facilitate cleaning and inspection immediately before depositing concrete.

7.8.1.6 Whenever in the opinion of the Borough Superintendent the scope of the work is of a minor nature and does not require strict compliance with these rules, he may waive the requirements hereof in an individual case under such conditions as he may prescribe or may require an alternate method.]

7.8.1 Design and Construction of Forms. The design and construction of forms shall conform to the following requirements:

7.8.1.1 Forms shall conform to the shape, lines, and dimensions of the member as called for on the plans. Forms shall be substantial and sufficiently tight to prevent leakage of mortar; and shall be properly braced or tied together so as to maintain position and shape and insure safety to workmen and passerby. Temporary openings shall be provided where necessary to facilitate cleaning and inspection immediately before depositing concrete.

7.8.1.2 Where the height of the shores exceeds ten feet, adequate diagonal bracing shall be provided in both longitudinal and transverse directions. In addition, adequate diagonal braces shall be provided at the ends of the framework. Diagonal bracing shall extend from the top to bottom of shores.

7.8.1.3 The unbraced length of shores supporting forms shall not exceed fifty times the least dimension. Shores shall be adequately secured at the top and shall be properly wedged at top or bottom, if required.

7.8.1.4 Where shores rest upon the ground, adequate mud sills, or other bases, shall be provided to support the shores adequately.

7.8.1.5 Qualified workmen shall be detailed constantly during the placing of concrete to insure that there is no movement of shores, braces or other supports. The name of the foreman in charge of the formwork shall be posted in the field office of the contractor.

7.8.1.6 The individual, firm or corporation who does the concrete work shall be responsible for the adequate design and construction of all forms used in the construction of the building. Wherever the shore height exceeds fourteen feet, or the load on the forms exceeds one hundred fifty pounds per square foot, or power buggies are used, or two stage shores are used, the individual, firm or corporation who does the concrete work shall certify to the department that the form design has been checked and approved as adequate by a licensed professional engineer who has had at least five years of experience as a structural engineer, and that the forms have been constructed in conformance with the design which was checked and approved by the said engineer. The contractor shall certify that the formwork was constructed in accordance with the design within ten days after the structural concrete work has been completed on a building.

PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES RELATIVE TO SUBMERGED INLETS AND PROTECTIVE METHODS TO BE APPLIED TO PREVENT CONTAMINATION OF WATER SUPPLY

Adopted by the Board of Standards and Appeals February 3, 1939, effective in accordance with Section 666,

Paragraph 2, of the New York City Charter, February 27, 1939, as amended December 4, 1942, effective Decem-

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ber 28, 1942, as amended September 10, 1946, effective October 7, 1946 and as amended on February 10, 1948, effective March 8, 1948.

(Cal. No. 835-38-SR)

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2 of the New York City Charter pertaining to Sections C-26-1268.0,c,4 and C26-1277.0h. of the Administrative Building Code.

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Board of Standards and Appeals on Friday, May 4, 1956 at 10 A.M. in Room 1013 Municipal Building, Manhattan, on the following Proposed Amendments to the Rules Relative to Submerged Inlets and Protective Methods to be Applied to Prevent Contamination of Water Supply.

Note: It is proposed to amend Rule 1 as indicated. New matter appears in *Italics*; old matter to be deleted appears in brackets [].

Rule 1. Vacuum Breakers.

All vacuum breakers prescribed under these rules shall be set at least four inches above the flood level rim of fixtures or as otherwise specifically provided for in these rules. Each fixture with submerged inlets shall be independently controlled by an approved vacuum breaker or breakers the full size of supply pipe, as set forth in these rules. All hose coupling outlets and serrated tip outlets for hose connections [within buildings] are deemed to be submerged inlets, and shall be independently protected with an approved vacuum breaker. [Outside hose coupling outlets for garden or sidewalk use, drain] *Drain cocks for hot water and steam boilers and hose connections on fire fighting equipment are excepted. Vacuum breakers for outside hose bibs shall be placed 24 inches above the surface of the ground near the hose bib and at least 12 inches above the top of the highest submerged lawn sprinkler.*

Rule 2. Submerged Inlets.

Water supply inlets to fixtures shall be located at least one inch above the flood level rim of the fixture, except when submerged inlets are absolutely essential for the proper functioning of a fixture, or as otherwise provided for in these rules.

Water supply lines to water preheating apparatus utilizing waste water shall be equipped with an approved vacuum breaker located at least four feet above the highest elevation of the preheating apparatus or coil with a check valve between the vacuum breaker and the preheating apparatus. Any hot water boiler supplied through such preheating device and having an independent cold water supply line shall have the cold water supply line equipped with a vacuum breaker and check valve located at least four inches above the highest elevation of the boiler.

Rule 3. Flush-Valve Fixtures.

Flush-valve controlled fixtures, with submerged inlets supplied directly or indirectly from the City Water Supply System, shall be equipped with an approved vacuum breaker in the supply line not less than four inches above the flood level rim of the fixture.

Rule 4. Ballcocks.

All flush tanks operated by ballcocks shall have an approved vacuum breaker located not less than three-quarter inch above the overflow outlet of the flush tank.

Ballcocks controlling water supply to suction, roof or other intermediate tanks shall be located at least one inch above the flood level rim of the tank excepting that in roof tanks equipped with an overflow of a size at least one commercial diameter larger than the water

supply pipe, the ballcock may be located two inches above the highest elevation of the overflow pipe. The overflow and emptying pipes of roof, suction and intermediate tanks shall not be directly connected to a drainage system, notwithstanding the permissive provisions of Section C26-1273.0,d of the Administrative Building Code for connection to a leader.

Rule 5. Sterilizers.

Direct water supply connections to all sterilizers are prohibited, except such equipment as is approved by the Board. When approved sterilizers are used, the waste piping from sterilizers shall not connect directly with any drainage system.

Rule 6. Aspirators—Water Siphons.

Direct water supply connections to aspirators, water siphons or similar apparatus is prohibited except when approved by the Board. The waste pipe for this type of apparatus shall not connect directly with any drainage system.

Rule 7. Bidets—Bed Pan Washers.

Direct water supply connections to a bidet is prohibited. Water supply connection to bed pan washers or similar apparatus shall be equipped with an approved vacuum breaker and check valve, the latter located between the fixture and the vacuum breaker. Water supply to bed pan washers equipped with an approved flush valve shall be governed by Rule 3.

Bed pan washers may be equipped with steam connections only when such equipment has been approved by the Board.

Rule 8. Sump or Well Pumps.

Direct water supply connections for priming purposes to sump, well or similar type pumps when permitted by the Department of Water Supply, Gas and Electricity shall be connected to the inlet side of the pump and be equipped with an approved vacuum breaker and check valve, the check valve to be located between the pump and the vacuum breaker.

Rule 9. Condensers.

Direct water connections to refrigeration unit for cooling purposes shall be equipped with an approved check valve to prevent possible back flow of ammonia or other refrigerant from defective condenser coils or jackets, except in such installations where the water supply piping is entirely outside of the piping or tank containing the refrigerant and two independent wall thicknesses of metal separate the refrigerant from the city water supply. Refrigeration units containing more than twenty pounds of refrigerant shall be provided with an additional safeguard in the form of an approved relief valve installed at the outlet side of the check valve, such relief valve being set at five pounds above the maximum water pressure at the point of installation. Direct water connection is prohibited under Section C26-1223.0 Administrative Building Code.

Rule 10. Mortuary, Dissection, Operating and Embalming Tables or Equipment.

Mortuary, dissection, operating and embalming tables or equipment shall have no direct water supply connection. Hose used with such equipment shall terminate at least 12 inches at any point from the table or attachments.

Rule 11. Dishwashing and Laundry Machines.

Direct water supply to dishwashing and laundry machines shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker, and the fixture. The vacuum breaker shall be

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PUBLIC HEARING

located at least 4" above the highest elevation of the machine.

Rule 12. Chemical Solution Tanks or Apparatus

Direct water supply connections, when permitted by the Department of Water Supply, Gas and Electricity, to any tank or apparatus containing any chemical shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker and the tank or apparatus.

Rule 13. Steam Tables.

Steam tables used exclusively for the warming of

food stuffs and provided with a water supply inlet elevation at least one inch above the overflow outlet, the area of which is at least four times that of the water supply piping, shall be equipped with an approved horizontal swing check valve in the water supply piping.

Where elevation of the water supply piping inlet is less than one inch above the overflow outlet, or when the area of the overflow outlet is less than four times that of water supply piping, the water supply piping shall be equipped with an approved vacuum breaker located at least four inches above the maximum overflow level of the fixture.

NOTICE

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York
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New York City

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

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OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitchall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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55-BZ.

COURT DECISION

Matter of 255 West 125th Street Corporation vs. Board:—On
March 3, 1953, the Board denied application under Section 7, subdivi-
sion f, of the Zoning Resolution to permit in a business use district the
erection and maintenance of a gasoline service station, car washing,
lubratorium and office; Cal. No. 848-50-BZ; Premises 2449—2nd
Avenue and 255-259 East 125th Street, northwest corner, Borough of
Manhattan.

At Special Term, Supreme Court, Mr. Justice Levy sustained the
Board (N.Y.L.J. September 28, 1953).

Appellate Division on February 3, 1954, unanimously affirmed the
lower court—no opinion. (New York Law Journal, February 3, 1954).

* * *

PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engi-
neers, pertaining to the work of the board, will be seen only
between the hours of ten in the morning and one in the
afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases filed up to April 24, 1956

Cal. No. Dept. Premises Affected

246-56-A—B.M.—275 Water street, east side, 52 ft. 7½ in. south of Dover street, Block 107, Lot 49, Borough of Manhattan, Amendment to Alt. 1470-55—re egress.

247-56-BZ—B.Q.—160-10 Cross Bay boulevard, west side, from 160th to 161st avenues, Block 14027, Lot 7, Block 14028, Lots 1 and 7, Block 14029, Lot 1 and Block 14030, Lots 1, 6, 19, 21, 22, 24, 25, 26 and 28, Howard Beach, Borough of Queens, Alt. 77-56—re golf drive range and parking for patrons—residence and business use, G-1 and D area districts.

248-56-SA—Wayne Power-Operated Discharge Device (for dispensing fuels, including gasoline), Models 90 and 90X, manufactured by The Wayne Pump Co., Appliance.

249-56-SA—Wayne Power-Operated Discharge Device (for dispensing fuel including gasoline), Models 600, 605 and 605X, manufactured by The Wayne Pump Co., Appliance.

250-56-A—F.D.—57 Hope street, north side, 100 ft. east of Havemeyer street, Block 2369, Lot 40, Borough of Brooklyn, Decision re Order 0362-6—re combustible fibre, etc.

251-56-A—B.B.—1877 Ocean parkway, east side, 95.23 ft. north of Avenue S, Block 6682, Lot 64, Borough of Brooklyn, Alt. 511-56—re conversion of frame dwelling to converted Class A Multiple Dwelling.

252-56-A—B.M.—138-140 West 17th street, south side, 257 ft. 5 in. east of 7th avenue, Block 792, Lot 58, Borough of Manhattan, Amendment to Alt. 942-55—re egress.

253-56-BZ—B.Q.—160-02 to 160-10 Horace Harding expressway and 61-13 to 61-15 160th street, southeast corner, Block 6756, Lot 109, Flushing, Borough of Queens, N.B. 5610-55—re retail stores in a residence use district.

254-56-BZ—B.Bx—3821 Country Club road, north side, 50 ft. east of Stadium avenue, Block 5409, Lot 712, Borough of The Bronx, N.B. 1471-55—re setback.

255-56-BZ—B.M.—2120-2130 Amsterdam avenue and 501-509 West 165th street, northwest corner, Block 2123, Lots 17, 43 and 45, Borough of Manhattan, N.B. 20-56—re gasoline service station, minor repairs, parking and storage, etc.; show windows—residence use district.

256-56-BZ—B.M.—179-189 East 115th street, north side, 71 ft. 9 in. west of 3rd avenue, Block 1643, Lot 31, Borough of Manhattan, N.B. 19-56—re commercial building in residence use district; area excessive; show windows and signs.

257-56-BZ—B.M.—84-90 West 225th street, south side, 100 ft. east of Broadway, Block 2215, Lot 657, Borough of Manhattan, N.B. 24-56—re gasoline service station, lubritorium, minor repairs, parking and storage of motor vehicles in business use district.

258-56-BZ—B.Bx—3933-3943 Laconia avenue and 1060-1068 East 224th street, southwest corner, Block 4870, Lot 64,

Borough of The Bronx, N.B. 49-56—re gasoline service station, lubritorium, car washing, parking and storage, etc.; show windows—retail and residence use district.

259-56-A—B.Bx.—5255 Sycamore avenue, west side, 162.09 ft. south of West 254th street, Block 3420, Lot 498, Borough of The Bronx (under section 35, General City Law re premises in bed of mapped street—Sycamore avenue), Alt. 44-56.

260-56-A—B.M.—770 Madison avenue, southwest corner of East 66th street, Block 1380, Lot 59, Borough of Manhattan, Alt. 1969-55—Class III construction, proposed use of 5th floor—building over 50 ft. in height as offices, building exceeds tabular height limits.

261-56-A—B.M.—5-7 East 16th street, north side, 142 ft. east of 5th avenue, Block 844, Lot 6, Borough of Manhattan, B.N. 29-56—re egress.

262-56-BZ—B.R.—5180 Amboy road, south side, 201.58 ft. east of Ruggles street, Block 6511, Lot 111, Annadale, Borough of Richmond, N.B. 225-56—re commercial building in residence use district.

263-56-BZ—B.Bx.—3490-3498 Boston road and 3375-3381 Eastchester road, southwest corner, Block 4743, Lot 5, Borough of The Bronx, N.B. 6-56—re gasoline service station, lubritorium, car washing, car repairs, parking of patrons' cars—business use district.

264-56-BZ—B.Bx—1178 Pugsley avenue and 2000 Gleason avenue, southeast corner, Block 3802, Lot 9, Borough of The Bronx, Alt. 312-56—re parking lot in residence use district.

265-56-BZ—B.Bx.—1530 MacDonough place, east side, 275 ft. north of Griswold avenue, Block 5411, Lot 210, Borough of The Bronx, Alt. 87-56—re conversion of existing 2 story basement and cellar dwelling to 3 family Multiple Dwelling—frame construction—residence use, E-1 area district.

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74-46-A—Vol. II—B.B.—865-867 Grand street, north side, 175 ft. west of Olive street, Block 2922, Lot 42, Borough of Brooklyn, Alt. 4018-45—re change of occupancy of 1st floor from auto body to plastic manufacturing.

721-48-A—Vol. I—B.Q.—187-20 Peck avenue, southwest corner of 188th street; 189-20 Peck avenue, southwest corner of 190th street; 53-56 188th street, northwest corner of 56th avenue; 56-21 189th street, southeast corner of Peck avenue; 56-27 189th street, east side, 87.32 ft. south of Peck avenue; 56-31 189th street, east side, 127.32 ft. south of Peck avenue; 56-35 189th street, east side, 167.32 ft. south of Peck avenue; 56-40 190th street, west side, 20.55 ft. south of Peck avenue; 56-44 190th street, west side, 62.55 ft. south of Peck avenue; 56-48 190th street, west side, 42 ft. north of 58th avenue; 56-45 190th street, southeast corner of Peck avenue and 190-05 58th avenue, northeast corner of 190th street (Block 5658, Lots 2 and 7; Block 5675, Lots 10, 12, 14, 16, 23, 28, 30 and 32 and Block 5676, Lots 2 and 7), Flushing, Borough of Queens. Alt. 2780-55—re frame building within fire limits.

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160-52-BZ—Vol. III—B.Bx.—760-778 East 189th street, south side, from Prospect avenue to Southern boulevard, 2450-2480 Prospect avenue and 2455-2479 Southern boulevard, Block 3115, Lot 21, Borough of The Bronx, N.B. 98-56—re gasoline service station, lubritorium, minor auto repairs, car washing, parking and storage of motor vehicles.

956-27-BZ—Vol. III—B.Bx.—1508-1510 Jerome avenue, east side, 105.41 ft. north of East 172nd street, Block 2846, Lot 6, Borough of The Bronx, N.B. 1758-55—re gasoline service station, sale of accessories, car washing, parking and storage of more than 5 motor vehicles, etc.—business use district.

298-50-BZ—Vol. II—B.Bx.—326-328 East 149th street, south side, 222 ft. west of Courtlandt avenue and 325-331 East 148th street, Block 2330, Lot 30, Borough of The Bronx, Alt. 1104-55—re proposed extension into the residence portion of a premises located partly in business and partly in residence use district.

578-42-BZ—Vol. III—B.B.—902-918 68th street, south side, from 9th avenue to Fort Hamilton parkway, 6803-6811 9th avenue and 6802-6810 Fort Hamilton parkway, Block 5771, Lot 6, Borough of Brooklyn, Alt. 1097-55—re motor vehicle repair shop and non-storage garage for more than 5 motor vehicles, with office—retail use district.

253-34-BZ—Vol. II—B.Bx.—2275-2299 Westchester avenue, north side, from Doris street to Glover street, 1400-1408 Doris street and 1401-1409 Glover street, Block 3965, Lot 35, Borough of The Bronx, N.B. 287-56—re gasoline service station, lubritorium, motor vehicle repairs, parking of motor vehicles, etc., retail use district.

814-54-BZ—Vol. II—B.Q.—155-03 to 155-09, 155-11 to 155-19 and 155-21 to 155-27 89th street and 89-02 to 89-04, 89-08 to 89-14, 89-16 to 89-30 and 89-32 to 89-38 155th avenue, southeast corner and 89-01 to 89-07, 89-11 to 89-35 Shore parkway, Block 11451, Lot 9; 90-02 to 90-24, 90-28 to 90-46 153rd avenue and 153-06 to 153-08 Cross Bay boulevard, southwest corner and 90-01 to 90-07, 90-09 to 90-25, 90-27 to 90-33 and 90-37 to 90-55 Shore parkway, Block 11451, Lot 50; 155-05 to 155-11 and 155-17 to 155-23 86th street and 86-06 to 86-08 and 86-20 to 86-42 155th avenue, southeast corner and 86-07 to 86-09, 86-15 to 86-21, 86-23 to 86-37 and 86-39 to 86-45 Shore parkway, Block 11466, Lot 1; 88-02 to 88-24 and 88-30 to 88-32 155th avenue and 155-06 to 155-12 and 155-18 to 155-24 89th street, southwest corner and 88-01 to 88-07, 88-09 to 88-25, 88-27 to 88-33 and 88-37 to 88-39 shore parkway, Block 11466, Lot 25, Ozone Park, Borough of Queens, N.B. 5083 to 5107-55 inclusive re erection of more than one building on a lot; sideyards; parking areas; grading.

1197-23-BZ—Vol. III—B.Bx.—729 Bruckner boulevard, west side, 200 ft. south of East 156th street and 728 Southern boulevard, Block 2729, Lot 12, Borough of The Bronx, Alt. 201-56—re demolition of part of existing storage garage and change the use from storage garage, showroom and stores to include gasoline service station, office and sales, accessory car washing, lubrication, the storage and parking of more than 5 motor vehicles, sale of used cars and motor vehicles repair shop—business and unrestricted use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1955.
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	April 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	April 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	April 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	May 25, 1954.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	April 15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—\$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

MAY 1, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 1, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

846-26-BZ—Vol. II

APPLICANT—Joseph Schafran, for Grace Battaglino and Angela Modello, owners.

SUBJECT—Application reopened May 24, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a

CALENDAR

business use district the extension of existing gasoline service station and the relocation of gasoline pumps, and to include lubritorium and motor vehicle repairs.
PREMISES AFFECTED—3156 Boston road, southwest corner of Burke avenue, Block 4579, Lot 35, Borough of The Bronx.

Laid over from March 20, 1956 to May 1, 1956, for inspection and decision; hearing closed.

417-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Lucky Star Realty Corp., owner.

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, office, auto repair shop, restaurant and kitchen, and parking for more than 5 cars.

PREMISES AFFECTED—183-02 to 183-20 (183-10 official) South Conduit avenue, 144-01 to 144-13 183rd street, southeast corner and 144-02 to 144-18 184th street, southwest corner of South Conduit avenue, Block 13326, Lot 16, Springfield Gardens, Borough of Queens.

Laid over from April 3, 1956, to May 1, 1956, for inspection and decision; hearing closed.

395-55-BZ

APPLICANT—Vincent J. Tortorelli, for Edward Veldor-anlo, owner.

SUBJECT—Application May 18, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking of more than 5 motor vehicles.

PREMISES AFFECTED—329-331 East 150th street, north side, 200 ft. west of Courtlandt avenue, Block 2410, Lot 56, Borough of The Bronx.

Laid over from April 3, 1956, to May 1, 1956, for inspection and decision; hearing closed.

441-55-BZ

APPLICANT—Hurley, Kearney Lane and Mattison, for St. Joseph's Hospital, owner.

SUBJECT—Application June 2, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the use of premises as a parking lot.

PREMISES AFFECTED—330 Beach 19th street, east side, 49.27 ft. south of Brookhaven avenue, Block 131, Lot 34, Far Rockaway, Borough of Queens.

Laid over from April 3, 1956, to May 1, 1956, for inspection and decision; hearing closed.

528-55-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Gaiti, owner.

SUBJECT—Application June 29, 1955—re (decision of the borough superintendent) under sections 7i and 7e of the zoning resolution, to permit in a business and residence use district, proposed building to be used for motor vehicle repair shop.

PREMISES AFFECTED—518 Coney Island avenue, west side, 60 ft. 1¾ in. south of Turner place, Block 5342, Lot 17, Borough of Brooklyn.

Laid over from April 3, 1956, to May 1, 1956, for inspection and decision; hearing closed.

673-55-BZ

APPLICANT—Kitzler and Nurick, for Bertha Sherain, owner (92 car Wash Corp., lessee).

SUBJECT—Application August 2, 1955—re (decision of the borough superintendent) under sections 7c, 7f, 7A and 7i of the zoning resolution, to permit in a business use district automatic auto laundry, gasoline service station, office, lubritorium, motor vehicle repair shop (with hand tools only) and parking cars awaiting service.

PREMISES AFFECTED—5802-5824 Church avenue and

119-129 East 58th street, southeast corner and 74-84 East 59th street, Block 4706, Lot 36, Borough of Brooklyn.

Laid over from April 3, 1956, to May 1, 1956, for inspection and decision; hearing closed.

734-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 19, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in retail use district proposed use of premises for high speed auto laundry, office, waiting area and simonizing, with ground signs closer to residence use district than is permitted.

PREMISES AFFECTED—14-59 150th place, east side, 44.66 ft. north of Cross Island parkway and 14-54 Clintonville street, Block 4697, Lot 8, Whitestone, Borough of Queens.

Laid over from April 3, 1956, for further consideration after hearing to be held on April 10, 1956, on similar application under Cal. 752-55-BZ, affecting property in the vicinity; hearing to be continued; then to May 1, 1956, for inspection and decision; hearing closed.

752-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, office, storage, lubritorium, minor auto repairs, car washing and parking of motor vehicles awaiting service.

PREMISES AFFECTED—14-43 to 14-47 (14-45 official) Clintonville street, east side, 63.99 ft. south of 14th road, 151-20 to 152-20 14th road and 153-15 to 153-91 Cross Island parkway, Block 4717, Lot 16, Whitestone, Borough of Queens.

Laid over from April 10, 1956, to May 1, 1956, for inspection and decision; hearing closed.

465-55-BZ

APPLICANT—Lama, Proskauer and Prober, for 325 North Macquesten Parkway Corp., owner.

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed change in occupancy from gasoline station, public garage, parking lot for more than 5 cars and auto laundry, to boiler room, gasoline station, public garage, parking lot for more than 5 motor vehicles, auto laundry, auto repairs, painting and spraying, body and fender repairs, welding, wheel alignment, brake testing, recapping and vulcanizing of tires, sale and storage of car washing, supplies.

PREMISES AFFECTED—486-496 Coney Island avenue, west side, 80 ft. 2½ in. north of Turner place and 820-826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

Laid over from April 10, 1956, to May 1, 1956, for inspection and decision; hearing closed.

466-55-A

APPLICANT—Lama, Proskauer and Prober, for 325 North Macquesten Parkway Corp., owner.

SUBJECT—Application May 23, 1955—Appeal from a decision of the borough superintendent—re frame building—factory use, etc.

PREMISES AFFECTED—486-496 Coney Island avenue, west side, 80 ft. 2½ in. north of Turner place and 820-826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

260-55-BZ

APPLICANT—Abraham Grossman, for Leonard J. Swanson, owner.

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SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from 4 car private garage on first floor to plumbing shop, office and private garage for 2 cars.

PREMISES AFFECTED—37-39 Perry street, north side, 215 ft. 4 in. west of Waverly place, Block 613, Lot 38, Borough of Manhattan.

Laid over from January 31, 1956, to March 6, 1956, for inspection and decision; hearing closed; then to April 17, 1956, for inspection and decision; then to May 1, 1956, for further consideration and decision.

423-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Epstein, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, high speed auto laundry, lubritorium, body and fender work, welding, incidental repairs, brake testing, wheel alignment, incidental painting and spraying, office and sales, parking of motor vehicles awaiting service with entrances closer to the residence use district than permitted.

PREMISES AFFECTED—70-11 to 70-19 Northern boulevard, and 32-62 to 32-70 71st street, northwest corner, Block 1166, Lot 37, Woodside, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed; then to April 17, 1956, for inspection and decision; then to May 1, 1956 for applicant to file revised plans to provide adequate reservoir space; hearing previously closed.

263-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Thomas Amari, owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a refreshment building, and parking of patrons cars, no fee to be charged.

PREMISES AFFECTED—2003-2013 Rockaway parkway and 9705-9711 Sea View avenue, northeast corner, Block 8300, Lots 8 and 13, Borough of Brooklyn.

Laid over from March 20, 1956 to April 17, 1956, for inspection and decision; hearing closed; then to May 1, 1956, for inspection and decision.

746-55-BZ

APPLICANT—Paul Friedman, for Queens Beer Sales, Inc., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), office, storage and sale of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—259-02 to 259-16 Hillside avenue and 84-01 to 84-09 259th street, southeast corner, Block 8789, Lot 31, Floral Park, Borough of Queens.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed; the applicant stated that he wished to amend his application to include section 7i and 7h of the zoning resolution as a basis for the application; then to April 17, 1956 at request of the applicant, to submit revision plans; then to May 1, 1956, applicant to file amended plan eliminating curb cut on 259th Street and for Board to obtain additional information as to proposed adjacent occupancy of a bank; hearing previously closed.

291-55-BZ

APPLICANT—Herman Kron, for L. B. Oil Co. Inc., owner.

SUBJECT—Application April 13, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit partly in an unrestricted and partly in a business use district the erection and maintenance of a storage garage for more than 5 motor vehicles, auto repairs, and gasoline service station.

PREMISES AFFECTED—335-343 Bowery and 2-4 East 3rd street, southeast corner, Block 458, Lot 6, Borough of Manhattan.

Laid over from March 6, 1956, to April 24, 1956, for inspection and decision; hearing closed; then to May 1, 1956, for applicant to file revised plans rearranging the gasoline pumps 15 feet from the street building line.

463-50-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Patrick Filomio, owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed erection and maintenance of an auto laundry.

PREMISES AFFECTED—3221-3225 Boston road and 3250-3254 Laconia avenue, northeast corner, Block 4614, Lot 22, Borough of The Bronx.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed; applicant to file more complete plan showing exact location of auto laundry, more adequate reservoir space for incoming and outgoing cars, etc.; then to May 1, 1956, for applicant to file revised plan showing a more workable operation for the car washing; premises inspected and hearing previously closed.

500-55-BZ

APPLICANT—Rudolph C. P. Boehler, for Webb and Knapp Inc., owner.

SUBJECT—Application June 17, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, a drive-in restaurant, kitchen service area, storage room and parking of more than 5 motor vehicles.

PREMISES AFFECTED—80-11 Parsons boulevard, southeast corner of Union turnpike, Block 6853, Lot 20, Jamaica, Borough of Queens.

Laid over from February 28, 1956, to April 10, 1956, for inspection and decision; hearing closed; then to April 24, 1956, for applicant to file revised plans, showing portion of plot in residence district planted and arranged for protection of adjoining residential owners, with an alternate plan showing partial use and balance planted, with no curb cuts opposite the church; then to May 1, 1956, for applicant to file revised plans.

21-52-BZ Vol. II

APPLICANT—Paul Friedman, for Minnie Berkowitz, owner.

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto laundry (non-automatic), office, storage and sales of auto accessories, parking for more than 5 cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—379-389 Kings highway and 1753-1763 West 3rd street, northeast corner, Block 6654, Lots 37, 39 and 40, Borough of Brooklyn.

59-21-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 73 Realty Corp., owner.

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SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed change of use from public garage to motor vehicle repair shop and servicing, lubrication, truck washing, garage, wheel alignment, brake testing, welding, machine shop, parts storage and sales, showroom and office.

PREMISES AFFECTED—73-97 Empire boulevard and 81-103 McKeever place, northeast corner and 56-58 Sullivan place, Block 1306, Lot 28, Borough of Brooklyn.

533-55-A

APPLICANT—Lama, Proskauer and Prober, for 73 Realty Corp., owner.

SUBJECT—Application May 31, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—73-97 Empire boulevard and 81-103 McKeever place, northeast corner and 56-58 Sullivan place, Block 1306, Lot 28, Borough of Brooklyn.

408-44-BZ—Vol. III

APPLICANT—John F. Fitzsimons, for Estate of George H. Storm (A. Gordon Smith, trustee) and Florence F. Storm, owners.

SUBJECT—Application reopened November 15, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the change of occupancy from a garage for more than 5 motor vehicles, office accessory room, loading and storage to garage for more than 5 motor vehicles, offices, access rooms, loading and storage.

PREMISES AFFECTED—525-533 East 71st street, north side, 113 ft. 8¾ in. west of Franklin D. Roosevelt drive and 524-528 East 72nd street, south side, 131 ft. 11 3/8 in. west of Franklin D. Roosevelt drive, Block 1483, Lot 33, Borough of Manhattan.

231-48-BZ—Vol. II

APPLICANT—William B. Lichtner, for Elias and Stella Horowitz, owners.

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the erection of a building encroaching on the required front yard.

PREMISES AFFECTED—745 Cornaga avenue and 747 Annapolis street, southeast corner, Block 65, Lot 3, Far Rockaway, Borough of Queens.

441-51-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Joseph Coscia, owner.

SUBJECT—Application reopened May 3, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the extension and reconstruction of a structure used as a garage for more than 5 motor vehicles for use and storage garage for motor vehicles, lubritorium, minor auto repairs, wheel alignment, brake testing, car washing, office and sales, using more than the area permitted, without the required rear yard.

PREMISES AFFECTED—353-367 91st street, north side, 154 ft. 8 5/8 in. west of 4th avenue, Block 6081, Lots 77, 78 and 79, Borough of Brooklyn.

524-55-BZ

APPLICANT—Hal I. Mirowitz, for Michael Spinelli, owner.

SUBJECT—Application June 27, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the extension of an existing motor vehicle repair shop.

PREMISES AFFECTED—2894 Atlantic avenue, south side, 50 ft. 4 in. east of Jerome street, Block 3966, Lot 14, Borough of Brooklyn.

755-55-BZ

APPLICANT—Leonard F. Rothkrug, for 66-17 Grand Avenue Corp., owner (Times Square Corp., lessee).

SUBJECT—Application September 23, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a retail and residence use district, the proposed patrons and employees parking of more than 5 motor vehicles.

PREMISES AFFECTED—66-19 Grand avenue, north side, 85.44 ft. east of Hamilton place and 66-02 Perry avenue, southeast corner of 66th street, Block 2724, Lots 8 and 69, Maspeth, Borough of Queens.

784-55-BZ

APPLICANT—Goldwater and Flynn, for Housing Enterprises Inc., owner.

SUBJECT—Application October 4, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor motor vehicle repairs, washing, parking and storage of motor vehicles.

PREMISES AFFECTED—30-11 Francis Lewis boulevard, east side, from 30th avenue to 32nd avenue, Block 6021, Lot 1, Bayside, Borough of Queens.

867-55-BZ

APPLICANT—Paul Friedman, for William Gottfried, owner (conditional vendee; W. L. Associates, Inc.).

SUBJECT—Application November 2, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, for a term of 15 years.

PREMISES AFFECTED—66-11 to 66-33 Queens Midtown expressway, northeast corner of Clinton avenue, Block 2394, Lot 8, Maspeth, Borough of Queens.

1005-55-BZ

APPLICANT—Albert Melniker, for Gertrude Le Blanc, owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, car washing, lubritorium, sale of accessories, minor motor vehicle repairs, with hand tools only, parking for more than 5 motor vehicles, for a term of 15 years.

PREMISES AFFECTED—237 Jewett avenue and 899 Post avenue, northwest corner, Block 1027, Lot 1, West Brighton, Borough of Richmond.

232-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Freya Heintze, (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and local retail use, D and G-1 area, district, the erection and maintenance of a supermarket, with required loading berth on the residence portion of the plot and the parking of more than 5 cars (patrons); proposed area of building is in excess of area permitted, with a side yard of less than 5 ft. in that portion of the lot in the G-1 area district.

PREMISES AFFECTED—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972, Lot 50, Laurelton, Borough of Queens.

233-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Carmine L. Calabro, owner (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h, 7A and 7c of the zoning resolution, to permit in a retail and residence use district, the proposed parking

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lot for supermarket's patron use, with curb cuts less than 75 ft. from the residence use district.
PREMISES AFFECTED—133-25 233rd street, east side, 97.25 ft. north of Merrick boulevard, Block 12973, Lots 6 and 9, Laurelton, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MAY 1, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 1, 1956, at 2 o'clock in Room 1013, Municipal Building, Mannattan, on the following matters.

393-52-SM

APPLICANT—Carrier Corporation, owner-manufacturer (Fayette S. Dunn, agent).
SUBJECT—Application March 25, 1952—Evaporative Condenser, Model 9E, approval of.

609-55-SA

APPLICANT—The Stove Works, Inc., owner. (Gas Range Distributing Corp., agent).
SUBJECT—Application June 30, 1955—Wincroft, Model 201, Gas Range, approval of.

53-56-SA

APPLICANT—Acme National Refrigeration Company, Inc., owner.
SUBJECT—Application January 5, 1956—Acme Refrigerator-Range (electric) Models SD51F, SD61F, RE5F, RS4AF and RES4AF, approval of.

121-35-SA

APPLICANT—Timken Silent Automatic Division of Timken Detroit Axle Co., owner.
SUBJECT—Application for consideration—reopened February 1, 1955 as to amendment to resolution as to additional models—re Timken Silent Automatic Water Heater, Model 40-A and 50-B; previously approved.

1429-39-SM—Vol. IV

APPLICANT—Rock-Crete Products, Inc., owner.
SUBJECT—Application for consideration—withdrawal December 13, 1955 of Vol. IV as to use of Lelite—reopened December 13, 1955 as Vol. IV for change of corporations name—re Concrete and Cinder Blocks for the Rock-Crete Corp., previously approved.

721-46-SM

APPLICANT—Resistall Paint Mfg. Company, Division of Brytenu Chemical Mfg. Company, owner.
SUBJECT—Application for consideration—reopened March 1, 1955 as to amendment of resolution as to additional trade name—re Wont-Burn Flameproofing material; previously approved.

1144-40-SM

APPLICANT—United States Gypsum Company, owner-manufacturer.
SUBJECT—Applicatoin for consideration—reonened October 28, 1952 as to amendment of resolution as to spacing of Zee splines and the addition of a new clip—re Acoustone (Acoustical Tile); previously approved.

746-38-SA—Vol. II

APPLICANT—John Wood Company, Bennett Pump Division, owner.
SUBJECT—Application reopened October 25, 1955 as Vol. II for report as to additional models of dispensing pumps—re Bennett Pumps for Motor Fuels, Models 748 and 749—re Bennett Pumps for Motor Fuels; previously approved.

863-55-A

APPLICANT—Irving Kudroff, for Eaglet Realty Corp., owner.

SUBJECT—Application October 25, 1955—Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—382 Lafayette street, west side, 74 ft. south of East 4th street, Block 531, Lot 11, Borough of Manhattan.

22-56-A

APPLICANT—Morris Hannes, for J. L. Spigel and Herman Zeligman, owners.
SUBJECT—Application January 18, 1956—Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—15 Spruce street, north side, 100 ft. west of William street, Block 102, Lot 18, Borough of Manhattan.

960-47-A—Vol. II

APPLICANT—The Austin Company, for Long Island Press Publishing Co., Inc., owner.
SUBJECT—Application reopened November 22, 1955 as Vol. II—re Appeal from an order of the fire commissioner—approved Interior Fire Alarm System.
PREMISES AFFECTED—92-20 to 92-24 168th street, west side, 204.65 ft. south of Jamaica avenue, Block 10156, Lot 22 (formerly lots 22, 24, 26 and 142), Jamaica, Borough of Queens.

952-55-A

APPLICANT—Leonard F. Rothkrug, for 16001 Kings Highway Realty Corp., owner (Healy's Bar and Grill, lessee).
SUBJECT—Application December 2, 1955—re Appeal from a decision of the borough superintendent—exits.
PREMISES AFFECTED—1601-1623 Kings highway and 1637-1645 East 16th street, northeast corner, Block 6779, Lot 22, Borough of Brooklyn.

834-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Finkel Umbrella Frame Company, owner.
SUBJECT—Application reopened April 26, 1955 as Vol. II—re Appeal from a decision re an order of the fire commissioner—re dip tank covers, etc.
PREMISES AFFECTED—890-914 Brush avenue, east side, 551.16 ft. south of Bruckner boulevard 2nd floor, Block 5541, Lot 130, Borough of The Bronx.

862-41-A—Vol. IV

APPLICANT—Leonard F. Rothkrug, for Sophia D. and Josephine C. Robb, d/b/a The Hearthside, owners.
SUBJECT—Application reopened June 7, 1955 as Vol. IV—re Appeal from a decision of the borough superintendent—frame building—business use.
PREMISES AFFECTED—168-08 Northern boulevard, southeast corner of 168th street, Block 5399, Lot 5, Flushing, Borough of Queens.

96-55-A

APPLICANT—Leonard F. Rothkrug, for I. J. Stein Co., owner.
SUBJECT—Application February 9, 1955—re Appeal from a decision of the borough superintendent—frame building—factory
PREMISES AFFECTED—137 Manhattan avenue, west side, 75 ft. north of Montrose avenue, Block 3051, Lot 20, Borough of Brooklyn.

132-55-A

APPLICANT—Leonard F. Rothkrug, for Max Forman, owner (Gibraltar Fabrics, lessee).
SUBJECT—Application February 16, 1955—re Appeal from a decision of the borough superintendent—exits.
PREMISES AFFECTED—2236-2238 Pitkin avenue, south side, 75 ft. west of Hendrix street, Block 4010, Lots 21 and 23, Borough of Brooklyn.

244-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Beth Sholom Peoples Temple, Inc., owner.
SUBJECT—Application reopened Janary 17, 1956 as Vol.

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II—re Appeal from a decision of the borough superintendent—exits and protection of fire wall openings.
PREMISES AFFECTED—8686-8696 Bay parkway and 2164-2180 Benson avenue, southwest corner, Block 6414, Lot 42, Borough of Brooklyn.

422-55-A

APPLICANT—Leonard F. Rothkrug, for Mario Bencivenza, owner.
SUBJECT—Application May 25, 1955—re Appeal from a decision of the borough superintendent—frame building—business use.
PREMISES AFFECTED—639 Lorimer street, east side, 25 ft. south of Jackson street, Block 2747, Lot 7, Borough of Brooklyn.

431-55-A

APPLICANT—Leonard F. Rothkrug, for Irving M. Young and Jack Jacobson, owner (d/b/a I. D. J. Decorators Co.).
SUBJECT—Application May 19, 1955—re Appeal from a decision of the borough superintendent—exits, live load, etc.
PREMISES AFFECTED—783-785 Coney Island avenue, east side, 299 ft. 8 1/8 in. north of Dorchester road, Block 5153, Lots 55 and 56, Borough of Brooklyn.

661-55-A

APPLICANT—Leonard F. Rothkrug, for Ida Shiffman, owner.
SUBJECT—Application August 10, 1955—re Appeal from a decision of the borough superintendent—frame extension, exits, stairs.
PREMISES AFFECTED—266 Ainslie street, south side, 150 ft. east of Graham avenue, Block 2777, Lot 13, Borough of Brooklyn.

540-32-A—Vol. III

APPLICANT—William H. Byrne, for Board of Higher Education, City of New York, owner.
SUBJECT—Application reopened February 15, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—capacity of fuel oil tanks.
PREMISES AFFECTED—1605 Amsterdam avenue and 475 West 140th street, southeast corner, cellar, Block 2057, Lot 1, Borough of Manhattan.

497-53-A

APPLICANT—Joseph M. Lonergan, for 324 Lafayette Street Corp., owner.
SUBJECT—Application June 18, 1953—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—324-328 Lafayette street, west side, 116 ft. 1 3/4 in. south of Bleeker street and 159 Crosby street, Block 522, Lot 28, Borough of Manhattan.

49-56-A

APPLICANT—Robert Kaplan, for Arthur C. Stifel, Jr., owner.
SUBJECT—Application January 26, 1956—re Appeal from a decision of the borough superintendent—egress—fire tower.
PREMISES AFFECTED—123-125 East 55th street, north side, 127 ft. 6 in. west of Lexington avenue, Block 1310, Lots 11 and 11 1/2, Borough of Manhattan.

1014-55-A

APPLICANT—Lama, Proskauer and Prober, for 260 West Street Corp., owner.
SUBJECT—Application December 23, 1955—Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—67-73 Vestry street and 260-262 West street, southeast corner, Block 218, Lot 24, Borough of Manhattan.

198-54-A

APPLICANT—Philip Freshman, for Sarah Nehemiah and Moses Leinwand, owners.

SUBJECT—Application March 16, 1954—re Appeal from a decision of the borough superintendent—exits, live load.
PREMISES AFFECTED—146-148 Lawrence street, west side, 110 ft south of Willoughby street, Block 151, Lot 35, Borough of Brooklyn.

231-54-A

APPLICANT—Tobias Goldstone, for Covert Realty Corp., owner (Radio-Picture Frame Corp., lessee).
SUBJECT—Application April 5, 1954—re Appeal from a decision of the borough superintendent—barred windows.
PREMISES AFFECTED—1056 Wyckoff avenue and 1541-1545 Schaeffer street, northwest corner, Block 3540, Lot 42, Long Island City, Borough of Queens.

178-56-A

APPLICANT—Samuel Cohen, for Standard Paper Co., owner.
SUBJECT—Application February 24, 1956—re Appeal from a decision of the borough superintendent—stairs.
PREMISES AFFECTED—13 Frankfort street, south side, 118 ft. east of Nassau street, Block 102, Lot 7, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MAY 4, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Friday morning, May 4, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1-38-SR—Proposed amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, Covering the Specifications for Design, Fabrication and Inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors.

784-41-SR—Proposed Amendments to the Rules for Erection, Alteration, Repair, Excavation for and Demolition of Buildings.

835-38-SR—Proposed Amendments Relative to Submerged Inlets and Protective Methods to Be Applied to Prevent Contamination of Water Supply.

HARRIS H. MURDOCK, *Chairman.*

MAY 8, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 8, 1956, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

662-55-BZ

APPLICANT—Robert Gottlieb, for Vito and Frank Savino, owners.
SUBJECT—Application August 9, 1955—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the extension of a non-conforming use (residence and stores).
PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

Laid over from April 10, 1956, to May 8, 1956, at 10 A.M. for inspection and decision; hearing closed.

663-55-A

APPLICATION—Robert Gottlieb, for Vito and Frank Savino, owners.
SUBJECT—Application August 9, 1955—Appeal from a decision of the borough superintendent—re frame building business use.
PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

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814-55-BZ

APPLICANT—Fred C. Dahlem, for Estate of Newbold Morris, Bank of New York, trustee, owner (Martin Gollubier, lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of use of parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—1034-1040 College avenue, east side 100 ft. north of East 165th street, Block 2433, Lots 1 and 6, Borough of The Bronx.

Laid over from April 10, 1956, to May 8, 1956, for inspection and decision; hearing closed.

930-55-BZ

APPLICANT—Fred C. Dahlem, for Valentine Galcik, owner.

SUBJECT—Application November 21, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7c and 21 of the zoning resolution, to permit in a retail use, D area district, the use of a building for motor vehicle repairs and garage for more than 5 motor vehicles and extension of subject building to occupy 100% of the area of the lot.

PREMISES AFFECTED—424-426 East 10th street, south side, 306 ft. west of avenue D, Block 379, Lot 21, Borough of Manhattan.

Laid over from April 10, 1956, to May 8, 1956, for inspection and decision; hearing closed.

888-54-BZ

APPLICANT—Abraham Grossman, for 87-25 108th Street Corp., owner.

SUBJECT—Application November 24, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from stable, garage and apartment to existing use of refrigerator storage, servicing and testing.

PREMISES AFFECTED—87-25 108th street, east side, 229.17 ft. south of Jamaica avenue, Block 9298, Lot 62, Richmond Hill, Borough of Queens.

Laid over from March 6, 1956, to April 17, 1956, for inspection and decision; hearing closed; then to May 8, 1956, applicant to submit revised plans of unloading and information as to continued operation of premises and statement as to trucks; objector to file photograph of trailer truck unloading; hearing previously closed.

514-55-BZ

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application June 22, 1955—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a residence and retail use district, the proposed extension of gasoline service station, auto repairs, accessory store, office and dwelling to be used for gasoline station, motor vehicle repair, shop, car washing, greasing, office, accessory store, boiler room and dwelling, with curb cut closer to residence use district than permitted.

PREMISES AFFECTED—78-08 51st avenue and 51-02 Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed; then to May 8, 1956, for applicant to file revised plans showing building not extending beyond the front wall of the adjoining houses along Gorsline street and with pumps extending beyond the building line reset so as to be not less than 10 feet from building line; premises inspected.

515-55-A

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application June 22, 1955—re Appeal from a decision of the borough superintendent—non-fireproof construction—gasoline service station.

PREMISES AFFECTED—78-08 51st avenue and 51-02 Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

812-55-BZ

APPLICANT—Ingram S. Carner, for LMJ Realty Corp., owner (Shell Oil Company, proposed lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non automatic), office, sales and storage of auto accessories, parking of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—4011-4029 New Utrecht avenue and 4002-4024 10th avenue, northeast corner, and 972-982 40th street, Block 5586, Lots 70, 71, 72, 73 and 75, Borough of Brooklyn.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed; then to May 8, 1956, for inspection and decision.

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

Laid over from May 3, 1955 to June 7, 1955, to permit the applicant to obtain a decision from the Building Department as to structural conditions to comply with the Labor Law and to permit the filing of a companion administrative appeal to be heard with the zoning application on the laid over date; laid over, date to be set for hearing when companion "A" appeal has been examined and set for hearing; the "A" and "BZ" cases to be heard on the same date; then set for hearing January 10, 1956; then February 15, 1956, for inspection and decision; hearing closed; then to February 28, 1956, for applicant to file revised plan; then laid over to March 20, 1956, for further inspection and decision; then to April 3, 1956, for applicant to furnish consent of adjoining owner for use of property as means of egress from foot of fire escape; then to April 24, 1956, at request of the applicant, to obtain a consent of the adjoining owner for exit across his property; then to May 8, 1956, for applicant to file consent of adjoining owner for exit.

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

530-42-BZ—Vol. III

APPLICANT—Robert Teichman, for Samuel Rudin and Jacob Schif, owners (Waverly Parking Place, lessee).

SUBJECT—Application reopened March 13, 1956 to consider amendment as to additional entrances and exits—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a local retail use district, the parking and storage of more than five motor vehicles for a term of three years.

PREMISES AFFECTED—358-374 Avenue of the Americas, east side, from Washington place to Waverly place,

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126-130 Waverly place and 87 Washington place, Block 552, Lot 37, Borough of Manhattan.

Laid over from April 24, 1956, to May 8, 1956, for applicant to file more adequate plans, for correction of digest and for further consideration and decision by the Board; hearing closed.

532-46-BZ Vol. III

APPLICANT—Siegel and Green, for Milton C. Rose, trustee/owner (Bertbli Realty Corp., lessee).

SUBJECT—Application reopened April 17, 1956 as Vol III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail and restricted retail use district, the extension in area of an existing parking lot, from the retail into the restricted retail use district.

PREMISES AFFECTED—1300-1306 Avenue of the Americas and 55-67 West 52nd street, northeast corner and 56-64 West 53rd street, Block 1268, Lots 1, 7, 8 and 9, Borough of Manhattan.

621-24-BZ—Vol. III

APPLICANT—Howard H. Snyder, for Terin Garage Corp., owner.

SUBJECT—Application reopened January 31, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7a, 7c and 7f of the zoning resolution, to permit in a business use district an existing three story garage, the additional parking of motor vehicles on the roof.

PREMISES AFFECTED—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan.

252-46-BZ—Vol. II

APPLICANT—Allan Crane and Hoist Corp., lessee, for Electric Hoist and Motor Company, Inc., owner.

SUBJECT—Application reopened April 19, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district, the proposed use of an existing building for a factory, for the manufacture of electric hoists, and office with welding in connection with the manufacture of hoists.

PREMISES AFFECTED—60 Bayard street, south side, 100 ft. east of Lorimer street, Block 2722, Lot 8, Borough of Brooklyn.

658-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Julius Procacci, owner.

SUBJECT—Application reopened October 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, storage room and parking and storage of motor vehicles.

PREMISES AFFECTED—627-637 86th street, north side, 214 ft. 7 in. east of Fort Hamilton parkway, Block 6037, Lots 17, 96, 99, 100 and 101, Borough of Brooklyn.

127-46-BZ—Vol. II

APPLICANT—Paul Friedman, for Interboro Management, Inc., owner.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of auto accessories and parking of more than 5 cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—46-11 to 46-21 Hollis Court boulevard and 46-02 to 46-16 189th street, northwest corner and 188-12 to 188-20 46th avenue, Block 5528, Lot 1, Flushing, Borough of Queens.

815-52-BZ—Vol. II

APPLICANT—Reuben Rappaport, for City Bank Farmers Trust Co. and Florence D'Olier, Trustees under will of Thomas Diamond, owners (N. R. M. Garage Corp., lessee).

SUBJECT—Application reopened January 10, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and business use district, the proposed combining of both buildings for garage and parking of more than 5 motor vehicles, and the proposal to extend use of garage wherein gasoline and oil is sold.

PREMISES AFFECTED—248-250 West 80th street and 2231-2239 Broadway, southwest corner, Block 1227, part of Lots 54 and 59, Borough of Manhattan.

23-56-A

APPLICANT—Reuben Rappaport, for City Bank Farmers Trust Co. and Florence D'Olier, Trustees under the will of Thomas Diamond, owners (N. R. M. Garage Corp., lessee).

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—non-fireproof construction and exits.

PREMISES AFFECTED—248-250 West 80th street and 2231-2239 Broadway, southwest corner, Block 1227, part of Lots 54 and 59, Borough of Manhattan.

711-54-BZ

APPLICANT—Leonard F. Rothkrug, for Sam Tepperberg, owner (Empire Store Construction Co., Inc., lessee).

SUBJECT—Application August 20, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed use of premises for light manufacturing (store fixtures), involving the use of power saws on wood, thus constituting a saw mill.

PREMISES AFFECTED—334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn.

712-54-A

APPLICANT—Leonard F. Rothkrug, for Sam Tepperberg, owner (Empire Store Construction Co., Inc., lessee).

SUBJECT—Application August 20, 1954—re Appeal from a decision of the borough superintendent—frame building, commercial use.

PREMISES AFFECTED—334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn.

855-52-A

APPLICANT—Benjamin Saltzman, Borough Superintendent.

OWNERS OF RECORD—Annie Tepperberg and Pauline Greenbaum.

SUBJECT—Application November 26, 1952—re Revocation of Certificate of Occupancy #113920.

PREMISES AFFECTED—332-334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn.

187-55-BZ

APPLICANT—Leonard F. Rothkrug, for Anthony D'Angelo, owner.

SUBJECT—Application February 25, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the maintenance of existing extension using more than the area permitted.

PREMISES AFFECTED—356 Evergreen avenue and 29-35 Harmon street, northwest corner, Block 3274, Lot 33, Borough of Brooklyn.

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188-55-A

APPLICANT—Leonard F. Rothkrug, for Anthony D'Angelo, owner.

SUBJECT—Application February 25, 1955—re Appeal from a decision of the borough superintendent—use of frame building as factory—exits, etc.

PREMISES AFFECTED—356 Evergreen avenue and 29-35 Harmon street, northwest corner, Block 3274, Lot 33, Borough of Brooklyn.

450-55-BZ

APPLICANT—Leonard F. Rothkrug, for Thomas Nastasi, owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district occupancy of a class 4, single family residence by 2 families.

PREMISES AFFECTED—157-22 Powell Cove boulevard, south side, 180 ft. east of 157th street, Block 4554, Lot 50, Beechhurst, Borough of Queens.

584-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Charlotte W. Sanders, owner.

SUBJECT—Application July 15, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed demolition, reconstruction and extension of an existing gas station, office and sales, storage, lubricatorium, car washing and minor auto repairs.

PREMISES AFFECTED—699 Morris avenue and 266 East 155th street, southwest corner and 3012-3016 Park avenue, Block 2442, Lot 65, Borough of The Bronx.

850-55-BZ

APPLICANT—Burke, Green and Groh, for Samuel Rosenberg, owner.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7e and 7A of the zoning resolution, to permit in a retail and residence use district the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs (hand tools only), with proposed signs, show windows, and curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—4401-4411 Church avenue, northeast corner of Troy avenue, Block 4881, Lots 38, 40 and 41, Borough of Brooklyn.

715-55-BZ

APPLICANT—Herman Wolff, for Samuel, Max, Nathan and Julius Kassover, owners.

SUBJECT—Application September 15, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the erection of a one story, class 3 construction store building with area of 2910 square feet which is in excess of permitted area of 75% or 2182 square feet of lot.

PREMISES AFFECTED—983-985 Flatbush avenue, east side, 95 ft. 3 in. south of Albermarle road, Block 5126, Lot 14, Borough of Brooklyn.

738-55-BZ

APPLICANT—Patrick D. Concagh, for 333 West 46th Street Corp., owner.

SUBJECT—Application September 21, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—333-337 West 46th street, north side, 378 ft. west of 8th avenue, Block 1037, Lots 16, 116 and 117, Borough of Manhattan.

991-55-BZ

APPLICANT—Charles M. Spindler, for Claire-A1 Realty Corp., owner.

SUBJECT—Application November 15, 1955—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district, the proposed extension in area and reconstruction of an existing gasoline service station, and use of premises for a gasoline service station, office and sale of auto accessories, lubrication, washing, minor repairs (with hand tools only), parking and storage of motor vehicles, with proposed curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—236-244 Dyckman street, southwest corner of Seaman avenue, Block 2246, Lots 61, 63 and 65, Borough of Manhattan.

621-54-BZ

APPLICANT—Leonard F. Rothkrug, for Soljak Realty Corp., owner (M. H. Murray Supply Corp., lessee).

SUBJECT—Application July 29, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy from public garage to the storage and sale of plumbing supplies.

PREMISES AFFECTED—1565-1567 Bergen street, north side, 225 ft. west of Utica avenue, Block 1348, Lot 62, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MAY 8, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 8, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

137-54-A

APPLICANT—Fred C. Dahlem, for Benjamin Edelman, owner.

SUBJECT—Application February 17, 1954—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—654 Broadway, east side, 58 ft. south of Bond street, Block 529, Lot 6, Borough of Manhattan.

469-45-A Vol. II

APPLICANT—Seymour A. Mitteldorf, for 2370 Hoffman Street Corp., owner (Lindy Heaters, Inc., lessee).

SUBJECT—Application reopened November 9, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—2368-2370 Hoffman street, east side, 269-28 ft. south of East 187th street, Block 3065, Lot 27, Borough of The Bronx.

147-56-A

APPLICANT—R. L. Heeren, for The Brooklyn Union Gas Co., owner.

SUBJECT—Application February 17, 1956—re Appeal from a decision of the borough superintendent—installation of oil storage tank.

PREMISES AFFECTED—170 Lombardy street, southwest corner of Varick avenue, Block 2837, Lot 1, Borough of Brooklyn.

774-53-A

APPLICANT—Kollsman Instrument Corp., owner.

SUBJECT—Application October 26, 1953—re Appeal from a decision of the fire commissioner—smoking.

PREMISES AFFECTED—80-08 45th avenue, south side, 10 ft. east of 80th street, buildings A, B, 7 and D; Block 1533, Lots 36, 45 and 69, Elmhurst, Borough of Queens.

602-54-A

APPLICANT—J. M. Berlinger, for 38-42 Exchange Place Corp., owner.

SUBJECT—Application July 9, 1954—re Appeal from a decision of the borough superintendent—plastic light diffuser in stair hall.

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PREMISES AFFECTED—38-42 Exchange place and 25-29 William street, southwest corner, Block 25, Lot 27, Borough of Manhattan.

993-54-A

APPLICANT—Elias K. Herzog, for Postgal Realty Corp., owner.

SUBJECT—Application December 27, 1954—re Appeal from a decision of the borough superintendent—cellar egress.

PREMISES AFFECTED—345-351 West 35th street, north side, 266 ft. 4 in. east of 9th avenue, Block 759, Lot 14, Borough of Manhattan.

186-56-A

APPLICANT—Charles L. Koester, for Cross Bay Builders, Inc., owner.

SUBJECT—Application March 9, 1956—re Appeal from a decision of the borough superintendent—storm or combined sewer and floor level accessory garage.

PREMISES AFFECTED—160-15 96th street, east side, 140 ft. south of 160th avenue, Block 14186, Lot 54, Howard Beach, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

MAY 15, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 15, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

73-55-BZ

APPLICANT—Henry Nordheim, for Rubenstein and Tutanauer, owners.

SUBJECT—Application February 3, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, and office and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1680 Gun Hill road and 1674 Allerton avenue, intersection of Gun Hill road, Allerton avenue and Lodovick avenue, Block 4539, Lot 1, Borough of The Bronx.

Laid over from February 7, 1956, to March 13, 1956, for inspection and decision; hearing closed; then to April 10, 1956, at the request of the applicant to furnish revised plan. then to May 15, 1956, at request of objector.

573-55-BZ

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application July 13, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto wrecking (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

Laid over for inspection and decision; hearing closed; date to be set, awaiting information as to action of Board of Education and the Board of Estimate as to proposed adjacent school; then set for January 17, 1956; then to February 15, 1956, for information from the Board of Education; then to March 13, 1956; then to March 16, 1956; then to April 17 1956, for further consideration after selection by Board of Estimate of school site; publication of Board's action of March 13, 1956 withheld; then to May 15, 1956, to await the selection by the Board of Estimate of a school site.

1044-55-A

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application December 27, 1955—filed pursuant to section 35, General City Law re part of premises located in bed of mapped street—Clintonville street.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner, and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

56-40-BZ—Vol. IV

APPLICANT—Charles C. Weinstein, for 4747 Bronx Boulevard Corp., owner.

SUBJECT—Application reopened February 1, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district the proposed use of premises for the manufacture of aerosol products and the storage and fabrication of foam rubber products.

PREMISES AFFECTED—4745-4755 Bronx boulevard and 550 East 242nd street, southwest corner, Block 5102, Lot 27, Borough of The Bronx.

Laid over from April 17, 1956 to May 15, 1956, for inspection and decision; hearing closed.

171-55-A

APPLICANT—Charles G. Weinstein, for 4747 Bronx Boulevard Corp., owner (G. Barr and Co., lessee).

SUBJECT—Application March 2, 1955—re Appeal from a decision re an order of the fire commissioner and a decision of the borough superintendent—storage of refrigerated liquid under pressure.

PREMISES AFFECTED—4747-4755 Bronx boulevard and 550 East 242nd street, southwest corner, Block 5102, Lot 27, Borough of The Bronx.

929-53-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application reopened November 9, 1955 and restored to docket, previously withdrawn—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years, the erection and maintenance of a gasoline service station, auto wash, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—10504-10524 Flatlands avenue, south side, from East 105th to East 106th streets, 901-911 East 105th street and 902-912 East 106th street, Block 8213, Lots 37, 40, 41, 42 and 43, Borough of Brooklyn.

Laid over from April 17, 1956, to May 15, 1956, for inspection and decision; hearing closed.

367-55-BZ

APPLICANT—Jack Z. Cohen, for Angelina Pellegrino, owner (Beltway Service Station, Inc., lessee).

SUBJECT—Application May 6, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district the maintenance of an existing gasoline service station, office, auto repair shop, lubritorium, auto laundry, parking and storage of more than 5 motor vehicles without the required rear yard.

PREMISES AFFECTED—9012-9022 7th avenue, west side, 94 ft. 6 $\frac{3}{4}$ in. south of 90th street, Block 6094, Lot 26, Borough of Brooklyn.

Laid over from April 17, 1956, to May 15, 1956, for inspection and decision; hearing closed; applicant to file additional plan showing nearest entrance to hospital and nearest entrance to existing gasoline station.

494-55-BZ

APPLICANT—Leonard F. Rothkrug, for Louis Ciervo, owner.

SUBJECT—Application June 15, 1955—re (decision of the borough superintendent) under section 7i of the zoning

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resolution, to permit in a business use district a proposed 5 car garage and automobile repair shop.

PREMISES AFFECTED—67-69 Avenue U, north side, 40 ft. east of West 11th street, Block 7095, Lot 47, Borough of Brooklyn.

Laid over from April 17, 1956, to May 15, 1956, for inspection and decision; hearing closed.

618-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Hyman Herringman, owner.

SUBJECT—Application July 22, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles, with proposed show windows and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—3902-3924 Avenue U, south side, from Ryder street to Kimball street, 2201-2211 Ryder street and 2202-2212 Kimball street, Block 8556, Lot 37, Borough of Brooklyn.

Laid over from April 17, 1956, to May 15, 1956, for inspection and decision; hearing closed.

811-55-BZ

APPLICANT—Ingram S. Carner, for Milton Waldman, owner.

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district, the erection and maintenance of a 2 car garage located within 15 ft. of the street line.

PREMISES AFFECTED—157-68 20th avenue, southwest corner of 160th street, Block 4750, Lot 41, Whitestone, Borough of Queens.

Laid over from April 17, 1956, to May 15, 1956, for inspection and decision; hearing closed.

754-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Mary Gianos, Marie Colonna and Theodore Sagliocca, owners.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), car washing (non automatic), office, storage and sale of auto accessories, and parking of cars waiting to be serviced all for a term of 15 years.

PREMISES AFFECTED—76-31 to 76-45 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

Laid over from March 6, 1956, to April 24, 1956, for inspection and decision; hearing closed; then to May 15, 1956, at request of the applicant, to submit revised plans.

233-54-BZ—Vol. II

APPLICANT—Arthur S. Hirsch, for Joseph Lubin and Joseph Eisner, owners (Car Wholesalers, Inc., lessee).

SUBJECT—Application reopened November 15, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, the proposed extension in use and area of an existing parking lot for more than 5 motor vehicles and the erection of a 10 ft. x 10 ft. attendant's shelter on a plot presently occupied as parking lot, gasoline service station and garage.

PREMISES AFFECTED—Franklin D. Roosevelt drive, west side, from East 48th to East 49th street, 403-435 East 48th street and 410-430 East 49th street, Block 1360, Lots 1, 2, 3, 4, 5, 6, 8, 11, 14, 15, 16, 26, 34, 35, 37, 38 and 50, Borough of Manhattan.

Laid over from March 20, 1956 to April 17, 1956, for applicant to file revised plans of existing conditions showing permitted uses of all lots and plan of proposed use indicating manner of protection of view towards United Nations; hearing continued; then to April 24, 1956, for applicant to file additional statement and revised plans of additional fences and hedges; hearing closed; then to May 15, 1956, for applicant to file revised plans as to fences, showing all buildings removed, parking area, buildings and curb cuts, and gasoline selling area enclosed.

433-29-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug, for Alexander Ratner, Paul Glasser and Ben Shames, d/b/a Fit-Rite Auto Glass and Collision Service Corp., owners.

SUBJECT—Application reopened July 6, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the proposed change of occupancy from auto repair shop, wheel alignment, greasing, to auto repair shop, painting, spraying and open space for parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—807-817 East New York avenue, north side, 280 ft. 6¾ in. west of Schenectady avenue, Block 1429, Lots 56, 59, 60 and 61, Borough of Brooklyn.

Laid over from April 24, 1956, to May 15, 1956, for inspection and decision.

688-45-BZ

APPLICANT—Carl H. Salminen, for Emil Kupprat, owner.

SUBJECT—Application reopened April 10, 1956 for consideration as to extension of term of variance, expired March 26, 1956—re (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, permitting in a business use district, the change of occupancy from office and marble storage to permit cutting, polishing and lettering of stones and monuments in addition to office and marble storage.

PREMISES AFFECTED—162-34 Pidgeon Meadow road, west side, 289.54 ft. south of 46th avenue, Block 5461, Lot 40, Flushing, Borough of Queens.

5-33-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Thomas and Louis Filomio, owners.

SUBJECT—Application reopened October 25, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7e and 7h, of the zoning resolution to permit in a business, retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, sales and storage room, for auto accessories and minor repairs, and parking and storage for more than 5 cars.

PREMISES AFFECTED—3480-3498 Baychester avenue and 3800-3812 Boston road, southeast corner, Block 5257, Lot 1, Borough of The Bronx.

1501-39-BZ—Vol. III

APPLICANT—James R. Curreri, for Rosa Marinelli, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, to consider use of existing garages formerly accessory, for rental purposes, and parking upon unbuilt upon portion of the plot.

PREMISES AFFECTED—2012 Daly avenue, east side, 66 ft. south of East 179th street, Block 3127, Lot 11, Borough of The Bronx.

629-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for M. H. A. Associates, Inc., owner.

SUBJECT—Application reopened November 22, 1955 as

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Vol. II—re (decision of the borough superintendent) under sections 7c, 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the proposed extension of an existing non-conforming use, present use storage, office and car washing, to be used as storage and boiler room, gasoline service station, high speed auto laundry, lubritorium, motor vehicle repairs, office and sales, parking and storage of cars awaiting service, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—53-15 Queens boulevard and 43-32 to 43-40 54th street, northwest corner, Block 1322, Lot 39, Woodside, Borough of Queens.

611-54-BZ

APPLICANT—George J. Rusciano, for Pietro Catino, owner.

SUBJECT—Application July 20, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district for a term of ten years, the maintenance of existing frame garages (formerly stables) to be used for more than three motor vehicles.

PREMISES AFFECTED—3222 Olinville avenue, east side, 170.69 ft. north of Burke avenue, Block 4595, Lot 8, Borough of The Bronx.

612-54-A

APPLICANT—George J. Rusciano, for Pietro Catino, owner.

SUBJECT—Application July 20, 1954—Appeal from a decision of the borough superintendent—re construction.

PREMISES AFFECTED—3222 Olinville avenue, east side, 170.69 ft. north of Burke avenue, Block 4595, Lot 8, Borough of The Bronx.

890-54-BZ

APPLICANT—Irving A. Rudder, for Rose and David Koblenz, owners (David Koblenz, lessee).

SUBJECT—Application November 24, 1954—re (decision of the borough superintendent) under sections 7i and 7f of the zoning resolution, to permit in a business use district, the change of occupancy from 5 car storage garage, auto renting and driving school, to storage garage and motor vehicle repair shop and gasoline service station.

PREMISES AFFECTED—1106 Stebbins avenue, east side, 25 ft. south of East 167th street, Block 2691, Lot 77, Borough of The Bronx.

436-55-BZ

APPLICANT—Leonard F. Rothkrug, for Arthur P. Ferretti, owner.

SUBJECT—Application May 26, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the extension of a 2 story building of class 4 construction, for the uses of glass manufacturing, grinding, publishing, and storage, using more than the area permitted.

PREMISES AFFECTED—63-17 to 63-19 Metropolitan avenue, north side, 173 ft. 5 in. east of 62nd street, Block 2771, Lot 55, Maspeth, Borough of Queens.

437-55-A

APPLICANT—Leonard F. Rothkrug, for Arthur P. Ferretti, owner.

SUBJECT—Application May 26, 1955—re Appeal from a decision of the borough superintendent—frame building, factory use, exits, etc.

PREMISES AFFECTED—63-17 to 63-19 Metropolitan avenue, north side, 173 ft. 5 in. east of 62nd street, Block 2771, Lot 55, Maspeth, Borough of Queens.

508-55-BZ

APPLICANT—John J. Tricarico, for Joseph Banto, owner.

SUBJECT—Application June 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the

erection and maintenance of a gasoline service station, auto laundry, minor auto repairs, storage for more than 5 commercial vehicles.

PREMISES AFFECTED—5801-5803 16th avenue, southeast corner of 58th street, Block 5503, Lot 9, Borough of Brooklyn.

526-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Chanaga Realty Corp., owner.

SUBJECT—Application June 27, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto repairs, car washing, storage room, office, parking and storage of motor vehicles.

PREMISES AFFECTED—23-38 to 23-44 (23-40 official) Cornaga avenue, north side, from Beach Channel drive to Gipson street, 23-18 to 23-34 Beach Channel drive and 10-02 to 10-14 Gipson street, Block 221, Lot 11, Far Rockaway, Borough of Queens.

582-55-BZ

APPLICANT—Reginald S. Hardy, for U. K. Realty Corp., owner.

SUBJECT—Application July 14, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repairs (hand tools only) and parking of motor vehicles awaiting service, with show windows, signs and curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—1881-1889 Utica avenue, east side, from Flatlands avenue to Avenue K, Block 7798, Lots 6, 8 and 9, Borough of Brooklyn.

665-55-BZ

APPLICANT—Henry Nordheim, for Jovel Realty Corp., owner.

SUBJECT—Application August 16, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, proposed change of occupancy from vacant cellar and 4 metal garages at street level, to motor vehicle repair shop in cellar and 4 metal garages at street level.

PREMISES AFFECTED—164 West Kingsbridge road and 2669 Kingsbridge terrace, northwest corner, Block 3240, Lot 59, Borough of The Bronx.

788-55-BZ

APPLICANT—Charles M. Spindler, for John and Margaret Rose, owners.

SUBJECT—Application October 5, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, proposed motor vehicle repair shop and parking and storage of more than 5 motor vehicles, for a term of 15 years.

PREMISES AFFECTED—150-47 12th road, north side, 100.50 ft. west of Clintonville street, Block 4517, Lot 41, Whitestone, Borough of Queens.

977-55-BZ

APPLICANT—Robert Gottlieb, for E. Devlin, Inc., owner (Walter B. Cooke, Inc., lessee).

SUBJECT—Application December 9, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business and residence use, B area district, the erection of an extension to be used in conjunction with the existing funeral parlor, on the residence portion of the plot, using more than the area permitted.

PREMISES AFFECTED—1 West 190th street and 2501 Jerome avenue, northwest corner, Block 3201, Lot 56, Borough of The Bronx.

CALENDAR

983-55-BZ

APPLICANT—Henry George Greene, for Isaac Jaffess, owner (Jess Gelb, lessee).

SUBJECT—Application December 14, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed extension of an existing gasoline service station to include gasoline service station, lubritorium, car washing, car repairs, sales area, utility room and parking of patrons' cars.

PREMISES AFFECTED—261-265 Nagle avenue, 3822-3830 10th avenue and 501-505 West 204th street, entire block, Block 2216, Lot 58, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

MAY 15, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, May 15, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

179-56-A

APPLICANT—Robert J. Reiley, for St. Josephs Day Nursery, owner.

SUBJECT—Application March 7, 1955—re Appeal from a decision of the borough superintendent—Day Nursery in Class 3 building.

PREMISES AFFECTED—471 West 57th street, north side, 75 ft. east of 10th avenue, Block 1067, Lot 4, Borough of Manhattan.

721-48-A—Vol. I

APPLICANT—Norman Lederer and Leonard Joseph, for Lawrence Harding Co., Inc., owner.

SUBJECT—Application reopened April 24, 1956 to consider amendment as to proposed extension—re Appeal from a decision of the borough superintendent—frame building within fire limits.

PREMISES AFFECTED—187-20 Peck avenue, southwest corner of 188th street; 189-20 Peck avenue, southwest corner of 190th street; 53-56 188th street, northwest corner of 56th avenue; 56-21 189th street, southeast corner of Peck avenue; 56-27 189 street, east side, 87.32 ft. south of Peck avenue; 56-31 189th street, east side, 127.32 ft. south of Peck avenue; 56-35 189th street, east side, 167.32 ft. south of Peck avenue; 56-40 190th street, west side, 20.55 ft. south of Peck avenue; 56-44 190th street, west side, 62.55 ft. south of Peck avenue; 56-48 190th street, west side, 42 ft. north of 58th avenue; 56-45 190th street, southeast corner of Peck avenue and 190-05 58th avenue, northeast corner of 190th street (Block 5658, Lots 2 and 7; Block 5675, Lots 10, 12, 14, 16, 23, 28, 30 and 32 and Block 5676, Lots 2 and 7), Flushing, Borough of Queens.

87-55-A

APPLICANT—Ribelle Perotto, for Richard J. Welsh, owner (Precision Metal Finishing Co., lessee).

SUBJECT—Application February 7, 1955—re Appeal from a decision of the borough superintendent—location of spray booths.

PREMISES AFFECTED—37-20 10th street, west side, 175.15 ft. south of 37th avenue, Block 359, Lot 28, Long Island City, Borough of Queens.

239-55-A

APPLICANT—Herman Horowitz, for London Terrace, Inc., owner.

SUBJECT—Application March 24, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 102 of the Multiple Dwelling Law re egress, etc.

PREMISES AFFECTED—224-240 10th avenue, east side, from West 23rd to West 24th streets, 463-471 West 23rd street and 470-482 West 24th street, Block 721, Lot 1, Borough of Manhattan.

238-55-A

APPLICANT—Herman Horowitz, for London Terrace, Inc., owner.

SUBJECT—Application March 24, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 102 of the Multiple Dwelling Law re egress, etc.

PREMISES AFFECTED—215-225 9th avenue, west side, from West 23rd to West 24th street, 401-411 West 23rd street and 400-412 West 24th street, Block 721, Lot 31, Borough of Manhattan.

941-54-A

APPLICANT—DeRose and Cavalieri, for Libby Walker Levine, owner.

SUBJECT—Application December 10, 1954—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—4033-4039 3rd avenue, west side, 100 ft. 11 5/8 in. north of East 174th street, Block 2922, Lot 54, Borough of The Bronx.

909-55-A

APPLICANT—Julius S. Rapson, for Bel-Aire Building Corp., owner.

SUBJECT—Application November 15, 1955—Appeal from a decision of the borough superintendent—re frame construction, fire limits, etc.

PREMISES AFFECTED—130-11 to 130-19 135th avenue, northwest corner of 130th place, Block 11789, Lots 1, 2 and 5, South Ozone Park, Borough of Queens.

207-56-A

APPLICANT—Leonard F. Rothkrug, for Antonio Aluotto, owner.

SUBJECT—Application February 24, 1956—Appeal from a decision of the borough superintendent—re location of building from lot line.

PREMISES AFFECTED—5811-5825 Kingsway place, north side, 1 ft. 2 3/8 in. west of Ralph avenue, Block 7932, Lot 140, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

MAY 22, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 22, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

984-55-BZ

APPLICANT—Gabriel Nathan, for Julius Singer and Harold Garvin, owners (Samuel F. Berner, lessee).

SUBJECT—Application December 14, 1955—re (decision of the borough superintendent) under sections 7e of the zoning resolution, to permit in a residence use district, the use of premises as a children's day camp, day school, accessory two car garage and playroom.

PREMISES AFFECTED—125-147 (137) Beach 8th street, west side, 113.55 ft. south of Seagirt avenue, Block 143, Lot 13, Far Rockaway, Borough of Queens.

Laid over from April 17, 1956 to May 22nd, 1956, for inspection and decision; hearing closed.

985-55-A

APPLICANT—Gabriel Nathan, for Julius Singer and Harold Garvin, owners (Samuel F. Berner, lessee).

SUBJECT—Application December 14, 1955—Appeal from a decision of the borough superintendent—re frame building—school use, stairs, etc.

PREMISES AFFECTED—125-147 (137) Beach 8th street, west side, 113.55 ft. south of Seagirt avenue, Block 143, Lot 13, Far Rockaway, Borough of Queens.

871-55-BZ

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (United Cerebral Palsy of Queens, Inc., contract vendee).

CALENDAR

SUBJECT—Application November 4, 1955—re (decision of the borough superintendent) under sections 7e and 21 of zoning resolution, to permit in a residence use, E area district, the erection and maintenance of a building for therapy, vocational rehabilitation (to include instruction on machines, recreation, administration), the building to exceed permissible coverage.

PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

Laid over from March 20, 1956, to April 24, 1956, for inspection and for any additional new statements by objectors; also for applicant to submit arguments in substantiation of section 21 of the Zoning Resolution, practical difficulty and unnecessary hardship; then to May 22, 1956, for inspection and decision; applicant to file revised plans as to coverage, and for inspection of work done by persons at present quarters on Jamaica avenue; hearing closed.

61-56-A

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (United Cerebral Palsy of Queens, Inc., contract vendee).

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—stairways.

PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

437-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company and Katie Bakal, owners.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed demolition and reconstruction of the existing gas station, stores, motor vehicle repair shop and offices; change of occupancy to gasoline service station, parking and storage of motor vehicles, lubritorium, minor auto repairs, utility room, stores and car washing.

PREMISES AFFECTED—1387 Boston road and 680-686 East 170th street, southwest corner, Block 2937, Lots 14 and 17, Borough of The Bronx.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed.

146-52-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Fred Schumacher, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, ground sign, auto washing, lubrication, office, accessory sales, minor repairs, and auto safety inspection station.

PREMISES AFFECTED—271-01 to 271-15 Union turnpike, northeast corner of 271st street, Block 8555, Lot 75, Bellerose, Borough of Queens.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed.

337-55-BZ

APPLICANT—Ingram S. Carner, for Fasolino Monuments Inc., owner.

SUBJECT—Application April 19, 1955—re (decision of the borough superintendent) under sections 7e, 7A and 21 of the zoning resolution, to permit in a residence use district, the use of said premises for business and the erection of a business sign on the property.

PREMISES AFFECTED—48-30 54th avenue and 54-06 50th street, southwest corner, Block 2556, Lot 30, Maspeth, Borough of Queens.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed.

381-55-BZ

APPLICANT—Julius Komissaroff, for David Rosen, owner (Rudan Electric Supply Co., lessee).

SUBJECT—Application April 28, 1955—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a residence use district the proposed extension of curb cut in a retail use district extending into the residence use district; proposed use of driveway in retail district, extending into residence district, proposed location of a curb cut within 75 ft. of residence use district.

PREMISES AFFECTED—80-02 Surrey place, southside, 7.83 ft. west of Union turnpike, Flushing, Borough of Queens.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed.

550-55-BZ

APPLICANT—Patrick D. Concagh, for Clareve Corp., owner.

SUBJECT—Application July 5, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, office for sale of accessories, auto repairs, storage of auto accessories, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—640-666 Conduit boulevard and 600-608 Grant avenue, entire block bounded by Grant Belmont, Sheridan avenues and Conduit boulevard, Block 4239, Lot 1, Borough of Brooklyn.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed.

558-55-BZ

APPLICANT—Leonard F. Rothkrug, for Carmine Sirico (doing business as Sirico's Restaurant), owner.

SUBJECT—Application July 6, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business, D area district, the erection of a restaurant and catering hall, using more than the area permitted.

PREMISES AFFECTED—8021-8023 13th avenue and 1301-1311 81st street, northeast corner, Block 6280, Lot 1, Borough of Brooklyn.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed.

576-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Automobile Club of New York, Inc., owner.

SUBJECT—Application July 14, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and retail use, E-1 and D area district, the proposed parking of employees and members' cars and business entrances within the residence portion of the plot; the proposed structure using more than the area permitted.

PREMISES AFFECTED—186-06 Hillside avenue and 88-01 to 88-09 186th street, southeast corner, Block 9934, Lot 20, Hollis, Borough of Queens.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed.

813-55-BZ

APPLICANT—Paul Friedman, for Jack Lurio, owner (Lindell's Corner Food Shop, Inc., lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use, D area district, the extension of an existing commercial building into the residence district portion of the plot, using more than the area permitted.

PREMISES AFFECTED—1521-1523 Avenue U, northwest corner of East 16th street, Block 7320, Lot 40, Borough of Brooklyn.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed.

CALENDAR

861-55-BZ

APPLICANT—Charles M. Spindler, for Elizabeth Lipshitz, owner.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs, with hand tools only.

PREMISES AFFECTED—39-47 Neptune avenue, north side, 95.50 ft. west of East 13th street, Block 7486, Lot 48, Borough of Brooklyn.

Laid over from April 24, 1956, to May 22nd, 1956, for inspection and decision; hearing closed.

319-44-BZ

APPLICANT—Ferdinand Savignano, for Joseph Perlmutter, owner.

SUBJECT—Application reopened April 17, 1956 for consideration of extension of term of variance, expired January 24, 1955—re (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the conversion of a stable, store and one family residence building to a motor vehicle repair shop, stores and residence for one family.

PREMISES AFFECTED—8664-8666 18th avenue, west side, 150 ft. north of Benson avenue, Block 6368, Lot 55, Borough of Brooklyn.

942-54-BZ

APPLICANT—John L. Flynn, for Vanlib Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 and restored to docket in accordance with the order of the Court, previously denied—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—144-21 Liberty avenue and 138-34 to 138-52 Lloyd road, northwest corner, Block 10020, Lot 114, Jamaica, Borough of Queens.

303-26-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened May 24, 1955 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district, the proposed change in use from public garage for more than cars to storage of metal furniture on first floor and manufacturing and storage of lamps on the second floor.

PREMISES AFFECTED—405-423 44th street, north side, 38 ft. east of 4th avenue, Block 729, Lot 72, Borough of Brooklyn.

52-48-A—Vol. II

APPLICANT—Reginald S. Hardy for Hayson Corp., owner.

SUBJECT—Application reopened May 24, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—exits, doors and ramp.

PREMISES AFFECTED—405-423 44th street, north side, 38 ft. east of 4th avenue, Block 729, Lot 72, Borough of Brooklyn.

314-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, Inc., owner.

SUBJECT—Application reopened October 25, 1955 as Vol. II re—(decision of the borough superintendent) under

sections 7c, 7f and 7i of the zoning resolution, to permit in a business use district the proposed demolition and reconstruction of an existing gasoline service station to a gasoline service station, lubritorium, car washing, minor auto repairs, store, utility room, parking and storage of motor vehicles.

PREMISES AFFECTED—902-914 Westchester avenue and 911-915 Rogers place, southwest corner and 889-902 East 163rd street, Block 2696, Lot 130, Borough of The Bronx.

67-33-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Salvatore Puma, owner.

SUBJECT—Application reopened October 18, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7i of the zoning resolution, to permit in a business and residence use district, the extension of use of an existing gasoline service station, lubritorium, minor auto repairs, office, parking and storage of motor vehicles, storage and car washing.

PREMISES AFFECTED—1225 East 233rd street and 3900-3910 Baychester avenue, northeast corner, Block 4955, Lots 1 and 5, Borough of The Bronx.

493-41-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company and Anthony Monteleone, owners.

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district the reconstruction and extension of an existing gasoline service station, lubritorium, auto laundry (non-automatic) and the additional uses of minor auto repairs (with hand tools only) and the parking of motor vehicles awaiting service, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—2322 1st avenue, northeast corner of East 119th street, Block 1807, Lot 1 and part of Lot 48, Borough of Manhattan.

435-53-BZ

APPLICANT—Leonard F. Rothkrug, for Concetta Tuozzo, owner.

SUBJECT—Application June 2, 1953—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the change in occupancy from five car garage to storage and baling of scrap paper and rags.

PREMISES AFFECTED—6712 11th avenue, west side, 60 ft. south of 67th street, Block 5765, Lot 44, Borough of Brooklyn.

698-53-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Charles J. Goubeaud, owner.

SUBJECT—Application reopened June 21, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension of a professional use, including dwelling, professional office, kennels and 1 car garage, and change of occupancy to include dwelling, professional office, kennels and parking for 1 car.

PREMISES AFFECTED—204-18 46th avenue, south side, 142.91 ft. east of 204th street, Block 7304, Lots 15 and 17, Bayside, Borough of Queens.

958-54-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Marichal-Agosto, Inc., owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district a temporal variation to increase in width an approved one story brick building for the storage of tropical products in job lots and an office.

CALENDAR

PREMISES AFFECTED—80-84 East 11th street, south side, 114 ft. west of Park avenue, Block 1616, Lots 43, 143 and 42, Borough of Manhattan.

108-55-BZ

APPLICANT—Henry Nordheim, for John Salpizi, owner.
SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a structure located in a residence and business use district the proposed manufacturing, in addition to existing bakery use.

PREMISES AFFECTED—614-616 East 180th street, south side, 145 ft. east of Arthur avenue, Block 3069, Lot 80, Borough of The Bronx.

109-55-A

APPLICANT—Henry Nordheim, for John Salpizi, owner.
SUBJECT—Application February 11, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—614-616 East 180th street, south side, 145 ft. east of Arthur avenue, Block 3069, Lot 80, Borough of The Bronx.

473-55-BZ

APPLICANT—DeRose and Cavalieri, for James Carlson, owner.

SUBJECT—Application June 9, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district, a one story and cellar building of an area contrary to section 14 of the zoning resolution.

PREMISES AFFECTED—2901-2907 Bruckner boulevard and 3399 East Tremont avenue, northeast corner, Block 5309, Lot 1, Borough of The Bronx.

630-55-BZ

APPLICANT—Francis H. McGrath, for Henor Realty Corp., owner.

SUBJECT—Application July 28, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district, the parking of more than 5 cars.

PREMISES AFFECTED—73-83 Henry street and 92 Orange street, southeast corner and 89-93 Pineapple street, Block 227, Lots 5-10, 13 and 32-34, Borough of Brooklyn.

654-55-BZ

APPLICANT—Leonard F. Rothkrug, for Philip Weisbrout, owner.

SUBJECT—Application August 4, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the proposed change of occupancy from warehouse on all floors, to store on first floor, factory on 2nd 3rd and 4th floors.

PREMISES AFFECTED—462-464 52nd street, south side, 160 ft. west of 5th avenue, Block 807, Lot 35, Borough of Brooklyn.

655-55-A

APPLICANT—Leonard F. Rothkrug, for Philip Weisbrout, owner.

SUBJECT—Application August 4, 1955—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—462-464 52nd street, south side, 160 ft. west of 5th avenue, Block 807, Lot 35, Borough of Brooklyn.

682-55-BZ

APPLICANT—Robert Gottlieb, for Luiga Cipriano, owner.

SUBJECT—Application September 2, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles.

PREMISES AFFECTED—1400 Nelson avenue, east side,

east side, 119.29 ft. north of Boscobel avenue, Block 2873, Lot 13, Borough of The Bronx.

765-55-BZ

APPLICANT—Leonard F. Rothkrug, for Nicholas Esposito, doing business as Nick's Service Station, owner.

SUBJECT—Application September 28, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use, D area district, the extension of an existing gas station to include auto accessories, lubritorium, motor repairs and auto laundry.

PREMISES AFFECTED—56-01 Main street, southeast corner of 56th avenue, Block 5165, Lot 28, Flushing, Borough of Queens.

924-55-BZ

APPLICANT—Fred C. Dahlem, for Drebuze Realty Corp., owner.

SUBJECT—Application November 18, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—31-35 Monroe street, north side, 139 ft. 9 in. west of Market street, Block 276, Lots 16, 17 and 18, Borough of Manhattan.

222-56-BZ

APPLICANT—Riverdale Station Parking, Inc., for New York Central Railroad Co., owner.

SUBJECT—Application March 23, 1956—re (decision of the borough superintendent) under sections 21 and 7h of the zoning resolution, to permit in a residence use district, proposed parking lot for more than 5 cars.

PREMISES AFFECTED—East side of New York Central Railroad Right-of-Way, 392 ft. north of West 254th street and 300 ft. west of Palisade avenue, Block 3427, part of Lot 100, Riverdale, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

MAY 22, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 22, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

821-54-A

APPLICANT—Consolidated Cork Corp., lessee, for Bush Terminal Buildings Co., owner.

SUBJECT—Application October 22, 1954—Appeal from an order of the fire commissioner—re smoking in factory.

PREMISES AFFECTED—4012 2nd avenue, block from 39th to 41st streets, Bush Building No. 20, Block 706, Lot 1, Borough of Brooklyn.

959-54-A

APPLICANT—Philip Freshman, for Terminal Fire Brokerage, Inc., owner.

SUBJECT—Application December 10, 1954—Appeal from a decision of the borough superintendent—re stairways and exits.

PREMISES AFFECTED—50 Court street, southwest corner of Joralemon street, Block 265, Lot 43, Borough of Brooklyn.

144-56-A

APPLICANT—Joseph A. March, owner.

SUBJECT—Application February 29, 1956—filed pursuant to section 35 of the General City Law re premises in bed of mapped street—Union street.

PREMISES AFFECTED—36-40 Union street, west side, 50 ft. north of 37th avenue, Block 4977, Lot 64, Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

MAY 29, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 29, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

60-55-BZ

APPLICANT—Charles M. Spindler, for Morris Winick, owner.

SUBJECT—Application reopened March 6, 1955 and re-stored to docket—previously withdrawn—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

Laid over from April 10, 1956, to April 17, 1956 for decision; premises having been previously inspected; then to April 24, 1956 for further consideration by Board; hearing closed; then to May 29, 1956, for notices to be sent out to all owners in the area, subject to the regular procedure.

279-55-BZ

APPLICANT—Herman Kron, for Angeline Peglia, owner.

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection of a building to be used as automobile showroom, gas station, lubritorium, offices, auto laundry, minor repairs, parking of cars waiting to be serviced, without the required rear yard.

PREMISES AFFECTED—2027 Bruckner boulevard, north side, 190 ft. east of Pugsley avenue, Block 3797, Lot 74, Borough of The Bronx.

Laid over from April 24, 1956, to May 29, 1956, at request of the applicant, as owner is negotiating sale of the premises.

515-40-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Kaymos Realty Corp. and Paradis Estates, owners.

SUBJECT—Application reopened October 25, 1955 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles and the maintenance of a frame office building for use as an attendant's shelter.

PREMISES AFFECTED—139-155 (153 official) Beach 117th street, west side, 440 ft. south of Rockaway Beach boulevard, Block 757, Lots 28, 32, 34 and 37, Rockaway Beach, Borough of Queens.

73-46-BZ Vol II

APPLICANT—Albert Melniker, for D. G. and S. Realty Corp., owner.

SUBJECT—Application reopened September 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the extension of an existing gasoline service station to include office space, a new sales room, outdoor parking, and additional gas pumps.

PREMISES AFFECTED—2041 Hylan boulevard, northeast corner of Adams avenue, Block 3561, Lot 66, Grant City, Borough of Richmond.

467-54-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application June 9, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking

and storage of motor vehicles for a term of ten years. PREMISES AFFECTED—940-960 Belmont avenue and 199-223 Crystal street, southeast corner and 530-548 Chestnut street, Block 4228, Lot 11, Borough of Brooklyn.

582-54-BZ—Vol II

APPLICANT—Samuel Rosenblum, for 156 William Street Corp., owner.

SUBJECT—Application reopened February 7, 1956 as Vol. II—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a retail use district an extension of use by the erection of a 6 story addition at the William street front of building having a frontage of 78 ft. 4 in at street and irregular in shape, without the required loading berth.

PREMISES AFFECTED—156-162 William street and 77-83 Ann street, northeast corner and 53 Beekman street, Block 93, Lots 17, 20, 21, 22, 23 31, 32, and 33, Borough of Manhattan.

235-55-BZ

APPLICATION—Andrew Di Camillo, for Anthony and Angelina Guarino, owners.

SUBJECT—Application March 25, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the change in occupancy from 2 family dwelling and 3 family dwelling (class A multiple dwelling) without the required side yard from street to yard.

PREMISES AFFECTED—88-22 81st avenue, south side 201.5 ft. east of 88th street, Block 3826, Lot 50, Glendale, Borough of Queens.

507-55-BZ

APPLICANT—William B. Lichtner, for H. and M. Morris, owners.

SUBJECT—Application June 20, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and business use district, the erection of a building for the storage and sale of floor covering material.

PREMISES AFFECTED—36-19 Rockaway Beach boulevard, southwest corner of Beach 35th street, Block 315, Lots 13, 14, 15, 21, 3032 and 35, Edgemere, Borough of Queens.

583-55-BZ

APPLICANT—John F. Fitzsimons, for Emilio Longo, owner.

SUBJECT—Application July 15, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—168-11 93rd avenue, north side, 90.98 ft. east of 168th place, Block 10211, Lots 77, 78 and 272, Jamaica, Borough of Queens.

674-55-BZ

APPLICANT—Lama, Proskauer and Prober, for May Goodfarb, owner (Polo Ground Motors, Inc., lessee).

SUBJECT—Application August 24, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station lubritorium, minor auto repairs, car washing, storage room office and sales, parking and storage of motor vehicles, with show windows, curb cuts and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—1920-1920 Amsterdam avenue and 501 West 155th street, northwest corner, Block 2114, Lot 40, Borough of Manhattan.

849-55-BZ

APPLICANT—Leonard F. Rothkrug, for Estate of Morris Polivnick, owner.

SUBJECT—Application October 27, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district proposed parking lot principally in conjunction with a 144

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family apartment building at 80 Winthrop street (pleasure type vehicles—non transient) is contrary to Art. 11, Section 3 of the zoning resolution.

PREMISES AFFECTED—79-83 Winthrop street, north side, 643 ft. 3¾ in. east of Flatbush avenue, Block 5045, Lots 70 and 72, Borough of Brooklyn.

882-55-BZ

APPLICANT—Leonard F. Rothkrug, for Eldorado Enterprises, Inc., owner.

SUBJECT—Application October 26, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit partly in a business and partly in a residence use district the erection and maintenance of an auto laundry and to permit the sale and display of used cars on a vacant portion of premises for a term of 10 years.

PREMISES AFFECTED—166-174 Kings highway and 1676-1684 West 12th street, southwest corner and 33-47 Quentin road, Block 6619, Lot 42, Borough of Brooklyn.

934-55-BZ

APPLICANT—Paul Friedman, for Ida Orlick, owner.

SUBJECT—Application November 22, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), storage and sale of auto accessories, parking of cars waiting to be serviced for a term of 15 years.

PREMISES AFFECTED—2444-2460 Linden boulevard and 547-557 Milford street, southeast corner, Block 4503, Lots 1 and 6, Borough of Brooklyn.

20-56-BZ

APPLICANT—Frederick A. Ketcher, for Springhill Realty Corp., owner (Pembroke Corp., lessee).

SUBJECT—Application January 17, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district an electric ground sign.

PREMISES AFFECTED—219-11 Hillside avenue, north side, from Springfield boulevard to 219th street, Block 10689, Lot 16, Springfield Gardens, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

MAY 29, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, May 29, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

680-55-A

APPLICANT—Julius Schwan, for Minority Housing Development Corp., owner.

SUBJECT—Application August 30, 1955—filed pursuant to section 36, General City Law re premises not facing a legal street.

PREMISES AFFECTED—167-16 Brinkerhoff avenue, south side, 64.09 ft. west of 168th street, Block 10195, Lot 8, Jamaica, Borough of Queens.

681-55-A

APPLICANT—Julius Schwan, for Minority Housing Development Corp., owner.

Subject—Application August 30, 1955—filed pursuant to section 36, General City Law re premises not facing on legal street.

PREMISES AFFECTED—167-18 Brinkerhoff avenue, south side, 64.09 ft. west of 168th street, Block 10195, Lot 9, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

JUNE 19, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 19, 1956*, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matter:

781-50-BZ—Vol. II

APPLICANT—Paul Friedman, for Empire Chevrolet, Inc., owner (G and G Auto Sales of Brooklyn, Inc., lessee; Volkswagen, contingent lessee).

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of an automobile showroom and sales (franchised Volkswagen dealer), gasoline service station, lubritorium, auto washing (non-automatic), minor repairs (hand tools only), office, storage and sale of auto accessories, parking and storage for more than 5 cars waiting to be serviced, and outdoor display and sales for more than 5 motor vehicles for a term of 15 years.

PREMISES AFFECTED—68-92 Remsen avenue and 9-35 East 51st street, southwest corner, Block 4592, Lots 1 and 4, Borough of Brooklyn.

Laid over from April 17, 1956 and set for hearing on June 19, 1956, 10 A. M.; notices to be sent out in accordance with the regular procedure.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, APRIL 24, 1956, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, April 10, 1956 and the special meeting of the Board held on Friday morning April 13, 1956, were approved as printed in the Bulletin of April 17, 1956, Vol. 41, No. 16.

437-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company and Katie Bakal, owners.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed demolition and reconstruction of the existing gas station, stores, motor vehicle repair shop and offices; change of occupancy to gasoline service station, parking and storage of motor vehicles, lubritorium, minor auto repairs, utility room, stores and car washing.

PREMISES AFFECTED—1387 Boston road and 680-686 East 170th street, southwest corner, Block 2937, Lots 14 and 17, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

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For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 22, 1956, at 10 A.M. for inspection and decision; hearing closed.

433-29-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug, for Alexander Ratner, Paul Glasser and Ben Shames, d/b/a Fit-Rite Auto Glass and Collision Service Corp., owners.

SUBJECT—Application reopened July 6, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district, the proposed change of occupancy from auto repair shop, wheel alignment, greasing, to auto repair shop, painting, spraying and open space for parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—807-817 East New York avenue, north side, 280 ft. 6¾ in. west of Schenectady avenue, Block 1429. Lots 56, 59, 60 and 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Harry K. Nadell.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 15, 1956, at 10 A.M. for inspection and decision; hearing closed.

530-42-BZ—Vol. III

APPLICANT—Robert Teichman, for Samuel Rudin and Jacob Schif, owners (Waverly Parking Place, lessee).

SUBJECT—Application reopened March 13, 1956 to consider amendment as to additional entrances and exits—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a local retail use district, the parking and storage of more than five motor vehicles for a term of three years.

PREMISES AFFECTED—358-374 Avenue of the Americas, east side, from Washington place to Waverly place, 126-130 Waverly place and 87 Washington place, Block 552, Lot 37, Borough of Manhattan.

APPEARANCES—

For Applicant: Eugene M. Seccia.

For Opposition: Elsa Steinert and Thomas O. Warfield.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 8, 1956, at 10 A.M. for applicant to file more adequate plans, for correction of digest by engineer and for further consideration and decision by the Board; hearing closed.

463-50-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Patrick Filomio, owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed erection and maintenance of an auto laundry.

PREMISES AFFECTED—3221-3225 Boston road and 3250-3254 Laconia avenue, northeast corner, Block 4614, Lot 22, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 1, 1956, at 10 A.M. for applicant to file revised plan showing a more workable operation for the car washing; premises inspected and hearing previously closed.

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner

SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district, the manufacturing on all floors, not incidental to conduct

of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

APPEARANCES—

For Applicant: H. Nordheim and William Slapo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 8, 1956, at 10 A.M. for applicant to file consent of adjoining owner for exit; hearing previously closed.

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

APPEARANCES—

For Applicant: H. Nordheim and William Slapo.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 8, 1956, at 10 A.M. for inspection and decision; hearing closed; applicant to file consent of adjoining owner for exit; hearing previously closed.

146-52-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Fred Schumacher, owner

SUBJECT—Application reopened June 28, 1955 as Vol II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, ground sign, auto washing, lubrication, office, accessory sales, minor repairs, and auto safety inspection station.

PREMISES AFFECTED—271-01 to 271-15 Union turnpike, northeast corner of 271st street, Block 8555, Lot 75, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh, Harry Berger and Fred Schumacher, Jr..

For Opposition: Albert Greenblatt, John T. Jones, Howard M. Morris, Lillian Silver, Sue Di Gianno, Mrs. Thomas Cazzallo, Mrs. Murray Goldstein, Hedwig Bender, Josephine Hasel, John Le Clair, Nicholas Fazio, Bessie Hittelman, Giete Helfst, Josephine Sullivan, Julia Cierniak, Annette Fazio, Helen Messerle, Jesse P. Newsome, Leon Laufer, Adolf Sky, Edward Cierniak, Peter Aloisio, Marie Heeg and Susan Raffaele.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 22, 1956, at 10 A.M. for inspection and decision; hearing closed.

754-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Mary Gianos, Marie Colonna and Theodore Sagliocca, owners.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs (hand tools only), car washing (non automatic), office, storage and sale of auto accessories, and parking of cars waiting to be serviced all for a term of 15 years.

PREMISES AFFECTED—76-31 to 76-45 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

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ACTION OF BOARD—Laid over to May 15, 1956, at 10 A.M. at request of the applicant, to submit revised plans; hearing previously closed.

233-54-BZ—Vol. II

APPLICANT—Arthur S. Hirsch, for Joseph Lubin and Joseph Eisner, owners (Car Wholesalers, Inc., lessee).
SUBJECT—Application reopened November 15, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, the proposed extension in use and area of an existing parking lot for more than 5 motor vehicles and the erection of a 10 ft. x 10 ft. attendant's shelter on a plot presently occupied as parking lot, gasoline service station and garage.

PREMISES AFFECTED—Franklin D. Roosevelt drive, west side, from East 48th to East 49th street, 403-435 East 48th street and 410-430 East 49th street, Block 1360, Lots 1, 2, 3, 4, 5, 7, 8, 11, 14, 15, 16, 26, 34, 35, 37, 38 and 50, Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur S. Hirsch.

For Opposition: Edward Hoffman, for City Construction Coordinator.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 15, 1956, at 10 A.M. for applicant to file revised plans as to fences, showing all buildings removed, parking area, buildings and curb cuts, and gasoline selling area enclosed; hearing previously closed.

957-54-BZ

APPLICANT—Herman Horowitz, for Senville 35th Street Realty Corp., owner.

SUBJECT—Application reopened March 20, 1956—The Supreme Court, Appellate Division, First Department annulled the determination of the Board and remitted the matter to the Board for further proceedings not inconsistent with the opinion herein (New York Law Journal, February 1, 1956). In accordance with the resettled order of the Court, annulment of the resolution of the Board adopted April 12, 1955, recorded and application reopened for further proceedings not inconsistent with the order of the court, and set for hearing on April 24, 1956 at 10 A.M., for applicant to present further arguments—re (decision of the borough superintendent), previously granted by the Board, on certain conditions, under section 21 of the zoning resolution, permitting in a business use, B area district, the extension on first story of proposed structure, using more than the area permitted.

PREMISES AFFECTED—524-532 3rd avenue and 163-167 East 35th street, northwest corner, Block 891, Lots 38, 39, 41, 42 and 43, Borough of Manhattan.

APPEARANCES—

For Applicant: Jesse Climenko, Martin Shelton, Millard Shroder and Irving I. Rosenbaum.

For Opposition: Philip O. Eisenberg, Samuel S. Perlman and Jack Ryback.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over for consideration and decision by the Board; date to be set; hearing closed.

60-55-BZ

APPLICANT—Charles M. Spindler, for Morris Winick, owner.

SUBJECT—Application reopened March 6, 1955 and restored to docket—previously withdrawn—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Stanley W. Berman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 29, 1956, at 10 A.M. for notices to be sent out to all owners in the area, subject to the regular procedure.

279-55-BZ

APPLICANT—Herman Kron, for Angelina Peglia, owner.
SUBJECT—Application April 6, 1955—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection of a building to be used as automobile showroom, gas station, lubritorium, offices, auto laundry, minor repairs, parking of cars waiting to be serviced, without the required rear yard.

PREMISES AFFECTED—2027 Bruckner boulevard, north side, 190 ft. east of Pugsley avenue, Block 3797, Lot 74, Borough of The Bronx.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 29, 1956, at 10 A.M. at request of the applicant, as owner is negotiating sale of the premises.

291-55-BZ

APPLICANT—Herman Kron, for L.B. Oil Co., owner.

SUBJECT—Application April 13, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit partly in an unrestricted and partly in a business use district, the erection and maintenance of a storage garage for more than 5 motor vehicles, auto repairs, and gasoline service station.

PREMISES AFFECTED—335-343 Bowery and 2-4 East 3rd street, southeast corner, Block 458, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 1, 1956, at 10 A.M. for applicant to file revised plans rearranging the gasoline pumps 15 feet from the street building line; hearing previously closed.

337-55-BZ

APPLICANT—Ingraham S. Carner, for Fasolino Monuments Inc., owner.

SUBJECT—Application April 19, 1955—(decision of the borough superintendent) under sections 7e, 7A and 21 of the zoning resolution, to permit in a residence use district, the use of said premises for business and the erection of a business sign on the property.

PREMISES AFFECTED—48-30 54th avenue and 54-06 50th street, southwest corner, Block 2556, Lot 30, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner, Frank M. Nicolosi and Mary Keily.

For Opposition: Gay K. Barland, William Barland, Anna Duris, Angelina Granata, Albert Mandot, Lawrence M. Soiffer, Edith F. Goldenberg, Jeremiah J. Nugent, Madeline S. Nugent, Mary Jensen, Adeline Furrer, Elizabeth McMahon, E. Furrer and Alfred Brandlhofer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 22, 1956, at 10 A.M. for inspection and decision; hearing closed.

MINUTES

381-55-BZ

APPLICANT—Julius Komissaroff, for David Rosen, owner (Rudan Electric Supply Co., lessee).

SUBJECT—Application April 28, 1955—(decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a residence use district, the proposed extension of curb cut in a retail use district extending into the residence use district; proposed use of driveway in retail district, extending into residence district, proposed location of a curb cut within 75 ft. of residence use district.

PREMISES AFFECTED—80-02 Surrey place, south side, 7.83 ft. west of Union turnpike, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Julius Komissaroff and Lawrence Rube.

APPEARANCES—

For Opposition: Sophia Poprock.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 22, 1956, at 10 A.M. for inspection and decision; hearing closed.

500-55-BZ

APPLICANT—Rudolph C. P. Boehler, for Webb and Knapp Inc., owner.

SUBJECT—Application June 17, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, a drive-in restaurant, kitchen service area, storage room and parking of more than 5 motor vehicles.

PREMISES AFFECTED—80-11 Parsons boulevard southeast corner of Union turnpike, Block 6853, Lot 20, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: C. Buckley, Jr.

For Opposition: Knut Gigstad, Daula Gigstad, Ethel McCarthy and John E. Murphy.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 1, 1956, at 10 A.M. for applicant to file revised plans; hearing closed.

514-55-BZ

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application June 22, 1955—(decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a residence and retail use district, the proposed extension of gasoline service station, auto repairs, accessory store, office and dwelling to be used for gasoline station, motor vehicle repair shop, car washing, greasing, office, accessory store, boiler room and dwelling, with curb cut closer to residence use district than permitted.

PREMISES AFFECTED—78-08 51st avenue and 51-02 Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: Mrs. E. George and C. H. Warren.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 8, 1956, at 10 A.M. for applicant to file revised plans showing building not extending beyond the front wall of the adjoining houses along Gorsline street and with pumps extending beyond the building line reset so as to be not less than 10 feet from building line; premises inspected; hearing previously closed.

515-55-A

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application June 22, 1955—Appeal from a decision of the borough superintendent, non-fireproof construction—gasoline service station.

PREMISES AFFECTED—78-08 51st avenue and 51-02

Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 8, 1956, at 10 A.M. for decision in conjunction with Cal. No. 514-55-BZ; hearing previously closed.

550-55-BZ

APPLICANT—Patrick D. Concagh, for Clareve Corp., owner.

SUBJECT—Application July 5, 1955—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, office for sale of accessories, auto repairs, storage of auto accessories, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—640-666 Conduit boulevard, and 600-608 Grant avenue, entire block bounded by Grant, Belmont, Sheridan avenues and Conduit boulevard, Block 4239, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: P. D. Concagh and Maurice C. Greenberg.

For Opposition: None.

For Administration: Samuel L. Becker, Dept. of Buildings.

ACTION OF BOARD—Laid over to May 22, 1956, at 10 A.M. for inspection and decision; hearing closed.

558-55-BZ

APPLICANT—Leonard F. Rothkrug, for Carmine Sirico doing business as Sirico's Restaurant), owner.

SUBJECT—Application July 6, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business, D area district, the erection of a restaurant and catering hall, using more than the area permitted.

PREMISES AFFECTED—8021-8023 13th avenue and 1301-1311 81st street, northeast corner, Block 6280, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Carmine Sirico.

For Opposition: Carl H. Heilberg and Colero Sanitarianio.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 22, 1956, at 10 A.M. for inspection and decision; hearing closed.

576-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Automobile Club of New York, Inc., owner.

SUBJECT—Application July 14, 1955—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and retail use, E-1 and D area district, the proposed parking of employees' and members' cars and business entrances within the residence portion of the plot; the proposed structure using more than the area permitted.

PREMISES AFFECTED—186-06 Hillside avenue and 88-01 to 88-09 186th street, southeast corner, Block 9934, Lot 20, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Alfred A. Rothmann and Martin Klein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 22, 1956, at 10 A.M. for inspection and decision; hearing closed.

812-55-BZ

APPLICANT—Ingram S. Carner, for LMJ Realty Corp., owner (Shell Oil Company, proposed lessee).

SUBJECT—Application October 18, 1955—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erec-

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tion and maintenance of a gasoline service station, lubricatorium, minor repairs (hand tools only), auto washing (non automatic), office, sales and storage of auto accessories, parking of more than 5 cars waiting to be serviced. PREMISES AFFECTED—4011-4029 New Utrecht avenue and 4002-4024 10th avenue, northeast corner and 972-982 40th street, Block 5586, Lots 70, 71, 72, 73 and 75, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 8, 1956, at 10 A.M. for inspection and decision; hearing previously closed.

813-55-BZ

APPLICANT—Paul Friedman, for Jack Lurio, owner (Lindell's Corner Food Shop, Inc., lessee).

SUBJECT—Application October 18, 1955—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use, D area district, the extension of an existing commercial building into the residence district portion of the plot, using more than the area permitted.

PREMISES AFFECTED—1521-1523 Avenue U, northwest corner of East 16th street, Block 7320, Lot 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 22, 1956, at 10 A.M. for inspection and decision; hearing closed.

861-55-BZ

APPLICANT—Charles M. Spindler, for Elizabeth Lipshitz, owner.

SUBJECT—Application October 28, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs, with hand tools only.

PREMISES AFFECTED—39-47 Neptune avenue, north side, 95.50 ft. west of East 13th street, Block 7486, Lot 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Irving Rader, Abe Rabinowitz, Hyman H. Zarett and Nathan Frischling.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 22, 1956, at 10 A.M. for inspection and decision; hearing closed.

871-55-BZ

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (United Cerebral Palsy of Queens, Inc., Contract Vendee).

SUBJECT—Application November 4, 1955—(decision of the Borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of a building for therapy, vocational rehabilitation (to include instruction on machines, recreation, administration), the building to exceed permissible coverage.

PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh, Rev. Edward J. Haviar, Mrs. Anoch H. Lewert, Mrs. Jack Nicholson, Mrs. Harry Norson, Mrs. Sam Rosenfeld, Mrs. Michael Carr, Mrs. Nat H. Hentel, Mrs. Milton Friedlander, Mrs. Leo Kass and Daniel Wieder.

For Opposition: Thomas Briody, I. F. Kardos, Mae A.

Briody, Mildred Morris, Frank J. Reilly, M. Lucinto, John Malfetano, John W. Nicklin and Mrs. John E. Cowan.

For Administration: Samuel L. Becker, Dep't of Buildings. ACTION OF BOARD—Laid over to May 22, 1956, at 10 A.M. for inspection and decision; applicant to file revised plans as to coverage, and for inspection of work done by persons at present quarters on Jamaica avenue; hearing closed.

61-56-A

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (contract vendee: United Cerebral Palsy of Queens).

SUBJECT—Application January 18, 1956—Appeal from a decision of the borough superintendent, re stairways.

PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 22, 1956, at 10 A.M. for inspection and decision; applicant to file revised plans as to coverage; hearing closed.

942-54-BZ

APPLICANT—John L. Flynn, for Vanlib Realty Corp., owner.

SUBJECT—Application for consideration—reopening to restore to docket in accordance with order of the Court—re Application (decision of the borough superintendent); previously denied, under sections 7f and 7A of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubricatorium, auto washing (non automatic) storage and sale of accessories and office, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—144-21 Liberty avenue and 138-34 to 138-52 Lloyd road, northwest corner, Block 10020, Lot 114, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Fred L. Flynn and Mathew Manes.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and restored to docket in accordance with the order of the Court, set for hearing April 24, 1956; public hearing held on April 24, 1956; then laid over to May 22, 1956, at 10 A.M. for inspection and decision; hearing closed.

THE VOTE TO RESTORE TO THE DOCKET—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

410-55-BZ

APPLICANT—Burke, Green and Groh, for Kono Fuel Oil Corp., owner.

SUBJECT—Application May 20, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, ground sign, auto washing, lubricatorium, office and accessory sales and minor repairs with hand tools only.

PREMISES AFFECTED—152-10 Rockaway boulevard, southwest corner of Baisley boulevard, Block 12125, Lot 11, Baisley Park, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Stanley Komoski.

For Opposition: Edward Hoffman, Dept. of Parks

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

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THE RESOLUTION—

WHEREAS, it was determined that this matter is subject to the provisions of Section 21A of the Zoning Resolution because of the location of a park; and

WHEREAS, the applicant requested that he be permitted to withdraw the application.

Resolved, that the application be and it hereby is *withdrawn*.

480-55-BZ

APPLICANT—George W. Swiller, for Tivoli Realty Corp., owner.

SUBJECT—Application June 15, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed alteration of existing 4 apartments, with a total of 11 rooms, into stores at the first story of the 4 story class A multiple dwelling, new law tenement, the extension from 2 stores and 5 apartments to 7 stores and 1 apartment.

PREMISES AFFECTED—1090-1098 Croes avenue and 1700-1712 Watson avenue, southeast corner, Block 3723, Lot 48, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the premises were inspected by a Committee of the Board; and

WHEREAS, the applicant did not appear on the date which was set for decision or the date to which the matter was adjourned to give the applicant another opportunity to appear.

Resolved, that the application be and it hereby is *dismissed* for lack of prosecution.

594-29-BZ—Vol. IV

APPLICANT—Kitzler and Nurick, for Jeanne Frischling, owner (Morey Motors, lessee).

SUBJECT—Application reopened June 7, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a business and residence use district, the proposed change in occupancy from auto showroom, simonizing, greasing, washing, auto repairs for more than 5 cars (hand tools only), office and dressing room to auto showroom, simonizing, greasing, washing and auto repairs (hand tools only) for more than 5 cars, and gasoline service station.

PREMISES AFFECTED—5810-5824 Bay parkway and 2177-2183 59th street, northwest corner, Block 5508, Lot 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: H. J. Nurick.

For Opposition: William M. Johnson.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on June 7, 1955 subject to regular procedure, to consider additional uses, etc.; and

WHEREAS, a public hearing was held on this application on March 13, 1956 after due notice by publication in the Bulletin; laid over to April 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Bay parkway are in business and residence use, C area, class 1 height districts; 59th street is in residence, business and unrestricted use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 3, 1955 acting on Alt. Applic. 1356-55, reads:

"3. Proposed change in occupancy from auto showroom, simonizing, greasing, washing and auto repairs for more than 5 cars (hand tools only) and office and dressing room to auto showroom, simonizing, greasing, washing and auto repairs for more than 5 cars and gasoline station; (note—minor repairs with hand tools only) and office and dressing room in premises partly in Residence and partly in Business zone is contrary to Article II, Section 3 and Article II, Section 4a, subsection 46 of the Zoning Resolution.

Note—Premises were subject of Bd. of Standards and Appeals variance under Cal. #594-29-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 140 ft. 13/4 in. frontage by 56 ft. 11 in. and 141 ft. 10 in. in depth, on which is located an auto showroom, simonizing, greasing, washing, repairs (hand tools only) for more than 5 cars, office, dressing room; that it is proposed to remove the front wall on Bay parkway and replace it with a new wall, 22 ft. west of the building line, in order to provide room for a gasoline selling station; that it is also proposed to provide an office and necessary toilets and a 3-lift lubritorium; that it is further proposed to install 6 new gasoline tanks and 4 new pumps and remove existing gasoline tank and pump which were installed under F.D. permit D-518823, which is still in force; that it is also proposed to build a new cellar for a boiler room; and

WHEREAS, the applicant states that the premises consist of an irregularly shaped plot located at the northwest corner of Bay parkway and 59th street, having a frontage of 140 ft. on Bay parkway and 56 ft. 11 in. on 59th street; that the northerly lot line extends back 140 ft. 10 in. from Bay parkway, forming an "L" shaped plot; that the Bay parkway portion of the premises is in a business use district and a portion of the extension is in a residence use district; that the premises are improved with a one story and mezzanine non-fireproof building, occupied partly as an automobile showroom and sales agency and partly for simonizing, greasing, washing and minor auto repairs for more than 5 cars, in accordance with certificate of occupancy No. 122759; that the front of the building now sets back 10 ft. from the Bay parkway building line; and

WHEREAS, the applicant contends that there are now 2 curb cuts totalling 82 feet., and it is proposed to replace these curb cuts with 3 new 20 ft. curb cuts; that there will be no change to the part of the building on 59th street; that to the north of the subject property is section B of Washington cemetery, for the entire balance of the block, extending to McDonald avenue; that to the south, on the easterly side of Bay parkway, are dwellings to 60th street; that on the easterly side directly opposite the site, is a gas station, auto washing and motor vehicle repair shop; that on the easterly side of Bay parkway, extending from 59th street to 60th street there is a large auto showroom, sales agency and motor vehicle repair shop, with exits and entrances on 59th street and 60th street; that on 59th street, 100 ft. east of Bay parkway, in an unrestricted use district, it is developed with unrestricted uses; that on the southwest corner of Bay parkway and 60th street, there is a large open used car lot; that the west side of Bay parkway, from 59th street to 60th street, and 59th street westerly from Bay parkway is developed with dwellings; that the character of Bay parkway in this location has already been established by the existence of the many uses devoted to the sale, servicing and repairing of automobiles; that Bay parkway extends from Ocean parkway to New York Bay and has heavy automobile traffic in both directions; that permission is requested to create the proposed gas station and

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maintain same for a period of 15 years; that the owner now operates an agency for the sale and servicing of automobiles and now he wishes to reduce the size of the structure used for this purpose and provide instead, room for a gasoline service station; and

WHEREAS, the applicant states that the present owner has held title to the property since 1933; that the assessed valuation of land is \$11,500 and of the building \$19,500 making a total of \$31,000; that the building was erected in 1933; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 29, 1948, by adding thereto:

"that in the event the owner desires to reconstruct the building permitted under the above resolution, reduce the sales portion of same and construct a gasoline selling alcove along Bay Parkway, substantially as proposed and as indicated on plans filed with this application, marked "Received May 18, 1955", 5 sheets, and "March 8, 1956", 1 sheet, such changes may be permitted as thereon proposed, under sections 7f and 7e for a term of fifteen years, and under section 7i for a similar term to permit motor vehicle repairing as proposed, with hand tools only, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building as altered shall be faced with face brick; that curb cuts shall not exceed three, 20 ft. in width each, to Bay parkway, as shown; that sidewalks and curbing abutting the site shall be repaired or reconstructed to the satisfaction of the Borough President; that pumps shall be of a low approved type, erected not nearer than 10 feet to the street building line; that the number of gasoline storage tanks shall not exceed those existing, which shall be tested by the Fire Department as to their safe condition and six new additional 550 gallon approved tanks; that the unbuilt upon space shall be paved with concrete; that no openings shall be constructed in the rear or side lot line walls of accessory building facing or adjoining properties; that on the northerly lot line, from the wall of building through to Bay parkway, there shall be a fence with a masonry base with picket fence thereon to a total height of 5 ft. 6 in.; that signs shall be restricted to permanent signs attached to the face of the existing building and the globes of the pumps, excluding all temporary and roof signs, but permitting the erection of a post standard on the northerly lot line as shown for supporting a sign advertising only the brand of gasoline sold, which sign may be illuminated and may extend beyond the building line for a distance of not over 4 feet; that all curb cuts now in existence and not expressly included in this resolution shall be closed up; and that all permits required shall be obtained, including a new certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

550-32-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Anita Albanese, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the proposed change of use from office, parking and storage lot for more than 5 motor vehicles and area 20 ft. x 65 ft. to be used for selling used motor vehicles, to gasoline service station, lubritorium, minor repairs, car washing, office and sales, storage parking, and storage of motor vehicles, with proposed show window and sign less than 75 ft. from residence use district.

PREMISES AFFECTED—9902-9912 4th avenue and 352-360 99th street, southwest corner, Block 6134, Lot 22, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy and Alfred A. Lama.

For Opposition: I. Cyruli.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 28, 1955 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on March 13, 1956 after due notice by publication in the Bulletin; laid over to April 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 4th avenue are in a retail use, C area, class 1 height district; 99th street is in retail and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 27, 1955 acting on N. B. Applic. 901-55, reads:

"1. Proposed change of use from office, parking and storage lot for more than (5) five motor vehicles, and area 20' x 65' to be used for selling used motor vehicles to, gasoline service station, lubritorium, minor auto repairs, car washing, office & sales, storage, parking & storage of motor vehicles, in a retail use district is contrary to Art. II, PP. 4-A of the Zoning Resolution.

2. Proposed show window & sign on a street which is a transition from non-residential to residential use is contrary to Art. II, PP. 7-A of the Zoning Resolution.

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 87 ft. 95/8 in. in depth, now vacant; that it is proposed to secure a variance of the building zone resolution for a term of 15 years in order to erect and maintain a modern gasoline service station consisting of eight 550 gallon gasoline storage tanks and four dispensing pumps; that the proposed accessory building will have a frontage of 60 ft., a depth of 30 ft., one story in height, of class 3 construction and contain the conjunctive uses of lubritorium, minor auto repairs, car wash, office and sales and storage; that a part of the open area of the site will be reserved for the parking and storage of motor vehicles; and

WHEREAS, the applicant states that the use district maps show that the premises are located in a retail use district, class C area district and class 1 height district; that as of July 25, 1916 the site was in a business use district and received its present use designation on October 15, 1954; and

WHEREAS, the applicant further states that the premises were formerly used as a parking and storage lot for more than 5 motor vehicles and an area 20 ft. by 65 ft. within said plot was used for selling used motor vehicles; that the plot was also developed with an office; that these uses were installed under N.B. No. 1482-51 and certificate of occupancy No. 132334 was issued for these uses; and

WHEREAS, the applicant contends that the building will be modern in design; that 4th avenue is a main auto lane leading north and south across Brooklyn and also the many homes in the area make the proposal in keeping and a required service at this point; that there are sufficient stores on 3rd and 4th avenues for public requirements so that the erection of additional stores on the site would not only not be financially feasible, but would work a hardship upon the present owners in the area; that there are no other gas stations in the affected area, so that the proposal would be of distinct advantage to the area; that the proposal to park and store motor vehicles on the site will also help alleviate the critical parking problem in this area; that the store front and sign as proposed facing 99th street, set 40 ft. back of the 99th street building line does not come within the scope of section 7A of the zoning resolution and could not possibly affect the residential aspect of said street being set

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so far back of the building line; that block 6130, lots 36 and 37 directly opposite the site is now developed with store fronts directly on 99th street building line and within 75 ft. of the residential zone on said street; and

WHEREAS, the applicant states that the present owner has held title to the property since April 20, 1951 and that the assessed valuation of land is \$17,000; and

WHEREAS, the prior record shows that under Calendar No. 550-32-BZ, erection and maintenance of a garage for more than five motor vehicles, and a gas station in a business district were denied, and

WHEREAS, the Board has given careful consideration to this application and the premises and area are familiar to the members of the Board, and the committee of the Board recommends that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions f, i, and A of the zoning resolution

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 901/55, Objection Nos. 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

118-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Paul Keller, owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, parking of cars waiting to be serviced, office and sales, storage.

PREMISES AFFECTED—2269-2281 8th avenue and 301 West 122nd street, northwest corner and 242-252 St. Nicholas avenue, Block 1949, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE:

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 29, 1955 subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on March 6, 1956 after due notice by publication in the Bulletin; laid over to April 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, St. Nicholas avenue and Eighth avenue are in a business use, B area, class 1½ height district; West 122nd street is in business and residence use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated October 5, 1955 acting on N.B. Applic. 173-55, reads:

"1. Proposed gasoline service station, lubritorium, minor auto repairs, car washing, parking of cars waiting to be serviced, office and sales, storage and toilets, located in a business use district, is contrary to Sections 4a(29) and (46) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. 11 in. frontage by 28 ft. 6 in. in depth, irregular, occupied by a one story store building, of class 3 construction, covering the entire lot, erected under N.B. NO. 94 of 1886, for which no certificate of occupancy was ever issued; that it is proposed to demolish the store building and a variance of the building zone resolution is requested for a period of 15 years in order to erect and maintain a modern gasoline service station consisting of

twelve 550 gallon gasoline storage tanks and eight dispensing pumps; that the proposed accessory building will have a frontage of 56 ft., a depth of 28 ft., one story in height, of class 3 construction and contain the conjunctive uses of car wash, lubritorium, minor auto repairs, office and sales and storage; that part of the site will be reserved for the parking and storage of motor vehicles awaiting service; and

WHEREAS, the applicant contends that the building will be highly modern in design; that Eighth avenue and St. Nicholas avenue are highly traversed auto lanes and main arteries leading north and south and as such the proposal is in keeping at this point; that the site is irregular in shape and in a small block which, in effect is isolated, thereby poor for shopping and the rentals received on the present stores are insufficient to warrant their retention as the income does not cover taxes, running expenses or render the owner a return on his investment; that the 4 story public garage in block 1948, lot 5, the 5 story garage on lot 33 and the 2 story garage on lot 30 are all non-conforming uses in the present business zone; that they are located directly opposite the subject site and render the site unfit for business use; that these garages also sell gasoline and it would be a hardship to deprive the owner of the site in question the same privilege as enjoyed by three other properties directly opposite and in the affected area; and

WHEREAS, the applicant states that the present owner has held title to the property since October 3, 1944; that the assessed valuation of land is \$33,000 and of the building \$19,000 making a total of \$52,000; that the building was erected in 1886; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i and e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and accessory uses, substantially a proposed and indicated on plans filed with this application, marked "Received October 24, 1955", 4 sheets, and "February 16, 1956", 1 sheet, *on condition* that all buildings and uses on the premises shall be removed and the premises shall be reconstructed and arranged as indicated on such plans; that the accessory building shall be faced with face brick on the front and two ends, shall have no cellar and in all other respects shall comply with the requirements of the Building Code; that there shall be no windows in the rear lot line wall; that pumps shall be of a low approved type, erected not nearer than 15 feet to the street building lines of 8th avenue and St. Nicholas avenue, where shown; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that along the rear lot line to the north from accessory building to the street building lines there shall be erected masonry walls not less than 5 ft. 6 in. in height as a facing to existing walls of adjoining buildings; that curb cuts shall be restricted to three to St. Nicholas avenue, each 25 ft. in width and two on 8th avenue, each 30 ft. in width; that at the intersection of West 122nd street and St. Nicholas avenue there shall be erected a masonry wall not less than 2 feet in height; that signs shall be restricted to a permanent sign affixed to the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the building lines where shown at each intersection of post standards for supporting signs, which may be illuminated, advertising only the brand of gasoline sold and permitting such signs to extend beyond the building lines of 8th avenue and St. Nicholas avenue for a distance of not more than 4 feet; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that where not occupied by accessory building and pumps, the premises shall be paved with concrete or asphaltic paving; that the sidewalks and curbing abutting the site shall be repaired or reconstructed to the satisfaction of the

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Borough President; that under section 7i, for a similar term, there may be minor repairs maintained within the accessory building with hand tools only for minor adjustments; that under section 7e for a similar term there may be parking of cars on unbuilt upon spaces, but no parking shall interfere with the servicing of the station; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

94-47-BZ—Vol. II

APPLICANT—Siegal and Green, for Dolford Realty Corp., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, accessory building for sales room, lubritorium, auto repairs and automatic auto laundry. PREMISES AFFECTED—2318-2332 Jerome avenue, east side, 197.03 ft. north of East 183rd street, Block 3187, Lot 9, Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on December 6, 1955 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on April 10, 1956 after due notice by publication in the Bulletin; laid over to April 24, 1956, for further inspection, if necessary, and for decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Jerome avenue, East 183rd street and North street are in a business use, B area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated November 4, 1955 acting on Alt. Applic. 1029-55, reads:

"1. Proposed gasoline service and oil selling station, accessory building for salesroom, lubritorium and auto repairs to be located in a business district is contrary to Art. II Sect 4 (46) of the Z.R.

2. Proposed Hi-Speed car washing in a building to be located on a lot in a business use district is contrary to Art. II Sect. 4 (52) of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 ft. frontage by 100 ft. in depth, now used as outdoor sales lot for motor vehicles, with accessory building for sales offices and attendant's shelter (to be removed); that it is proposed to discontinue the existing use on the site, demolish the existing accessory building and develop the plot with a modern gasoline service station with an underground gasoline storage system, dispensing pumps, accessory building for salesroom, lubritorium, minor auto repairs with hand tools only, together with a high speed automatic car washing unit at the rear of the accessory building; that the proposed building will be 70 ft. front, 53 ft. in depth, 16 ft. in height; and

WHEREAS, the applicant states that the subject premises is located on the east side of Jerome avenue, between East 183rd and East 184th streets, with a frontage of 125 ft. on Jerome avenue and a depth of 100 ft.; that it is now used as an outdoor sales lot for motor vehicles with an accessory building for a sales office and attendant's shelter; that there are two existing curb cuts for driveways; that this existing use was originally permitted under a zoning variance by

the Board under Cal. No. 94-47-BZ—Vol. I; that subsequently the zoning resolution was amended to permit outdoor parking and an outdoor sales lot as a matter of right in a business use district; that Jerome avenue in this area contains the elevated subway tracks of the Lexington avenue line; that Jerome avenue in the affected area is predominantly developed with commercial uses devoted to the automotive industry; that there now exists within the affected area several non-conforming uses as follows: block 3197, lot 29—public garage; block 3198, lot 105—public garage and auto service station; block 3198, lot 81—public garage and repair shop; that there likewise exists semi-industrial uses in this block as follows: block 3198, lot 102—factory; block 3187, lot 7—7 story warehouse adjacent to site; and

WHEREAS, the applicant contends that the east side of Jerome avenue, on which side the site is located, is comparatively a long block between East 183rd and East 184th streets, being about 693 ft. long; that the corners of this block are developed with stores which serve as the shopping facilities for the neighborhood east and west of Jerome avenue, together with the stores on the side streets; that there is no demand for store property in the middle of this block, nor would such store projects be successful if built in view of the better located existing store property aforementioned; that the present owner of the subject site, through an affiliate, controls the adjacent vacant plot to the north, lots 14 to 21 inclusive, in block 3187, which is used as a parking lot and outdoor sales lot; that this larger plot will be continued to be used for the purposes now existing on the subject site, should this variance be granted; that in the considered judgment of the owners, this site is desirable for a gas station as proposed; that no other permanent conforming project, in their opinion, would be economically warranted on this site due to the character of Jerome avenue as hereinbefore described; that the proposed development will in no way be detrimental to or adversely affect the other neighboring properties which are similar in most instances; and

WHEREAS, the applicant states that the present owner has held title to the property since June 16, 1947; that the assessed valuation of land is \$30,000 and of the building \$5,000 making a total of \$35,000; that the building was erected in 1947; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulation of the zoning resolution and that the application be and it hereby is *granted* under Section 7i for a term of fifteen years to permit the premises to be occupied substantially as proposed for a gasoline service station, accessory uses and automatic auto laundry as indicated on plans filed with this application marked "Received November 14, 1955" (4 sheets) and "March 20, 1956" (one sheet) *on condition* that all buildings and uses on the premises shall be removed and the premises shall be levelled substantially to the grade of Jerome Avenue; that the premises shall be constructed and arranged as indicated on such plans; that the accessory building and the high speed car wash shall be located on the plot where shown; that there shall be no cellar under such buildings; that such buildings shall in all other respects comply with the requirements of the Building Code; that doors to the toilet rooms shall be rearranged so as not to be adjacent; that the building shall be constructed with face brick on the exterior walls and of a design and arrangement as indicated; that along the rear line the adjoining retaining wall supporting abutting premises shall be maintained with the existing fence thereon; that on the side lot lines where walls of adjoining buildings do not occur there shall be erected a woven wire fence of the chain link type on a masonry base to

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a total height of not less than five feet six inches, with no openings therein to adjoining premises; that where un-built upon, the plot shall be paved with concrete or asphaltic paving; that the sidewalks and curbing in front of the premises shall be restored or repaired to the satisfaction of the Borough President; that curb cuts shall be restricted to not more than three, one existing at 17 ft. to be enlarged to 30 ft. in width, and one center curb cut existing at 16 feet and a new curb cut of 30 ft. in width, with no portion of any such curb cut nearer than 5 ft. to the north side lot line as prolonged; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line of one post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; that such sign may be toward the northerly or the southerly lot line; that pumps shall be of a low approved type and erected not nearer than 15 ft. to the street building line; that the number of gasoline storage tanks shall not exceed eight 550 gallon approved tanks; that under Section 7i for a similar term there may be minor repairing for adjustment with hand tools only maintained within the accessory building; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed and a Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

304-52-BZ—Vol. II

APPLICANT—Henry Nordheim, for Pappy's Motors, Inc., owner.

SUBJECT—Application reopened March 20, 1956 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition under sections 7i and 7h of the zoning resolution, permitting in the retail use district portion of plot, the erection and maintenance of a motor repair shop in conjunction with used car lot (previously granted by the Board—never built), and in the residence use district portion the parking and storage of motor vehicles, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—1489 Bruckner boulevard and 1000 Evergreen avenue, northeast corner, Block 3712. Lot 7, Borough of The Bronx.

APPEARANCES—

For Applicant: H. Nordheim and Seymour Schneider.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, on July 12, 1955 this application (Vol. II) was granted by the Board on certain conditions under sections 7h and 7i of the zoning resolution, to permit in the retail use district portion of the plot, the erection and maintenance of a motor vehicle repair shop in conjunction with used car lot (previously granted by the Board—never built), and in the residence use portion the parking and storage of motor vehicles, with curb cuts nearer the residence use district than is permitted, for a term of 5 years, and

WHEREAS, the applicant requested reopening of this application and extension of time to obtain permits and complete the work, which has expired by time limitation on January 12, 1956; and

WHEREAS, this application was reopened on March 20, 1956 and set for hearing on April 24, 1956 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on April 24, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated April 2, 1956 acting on N.B. Applic. 1325-54, reads:

"4. Board of Standards and Appeals Cal. 304-52-BZ—Vol. II specified that all permits shall be obtained and all work completed within 6 months from the date of the Resolution, July 12, 1955.

5. The proposed curb cut on Evergreen Ave. is contrary to the above resolution."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 24, 1953, as thereafter amended by resolutions adopted through July 12, 1955 only so far as it refers to obtaining permits and completion of work so that as amended this portion of the resolution shall read:

"That all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution."

162-53-BZ

APPLICANT—The Horn and Hardart Co., owner.

SUBJECT—Application February 10, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district, the maintenance of 2 existing electric signs at right angle to building projecting more than the permitted distance.

PREMISES AFFECTED—451-457 Lexington avenue and 124-130 East 45th street, southeast corner (Block 1299, Lot 51), Borough of Manhattan.

APPEARANCES—

For Applicant: Robert A. Kennedy.

For Opposition: A. L. Seiden.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Kleinert 1

Negative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 13, 1956 after due notice by publication in the Bulletin; laid over to April 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Lexington avenue and East 45th street are in a business use, B area, class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated January 7, 1953 acting on amendment to E.S. Applic. 269-51, reads:

"1. Right angle sign projecting more than 18 inches from a building in a Business zone is contrary to section 4a 49a of Building Zone Resolution."

and

WHEREAS, the decision of the borough superintendent, dated January 7, 1953 acting on amendment to E.S. Applic. 270-51, reads:

"1. Right angle sign projecting more than 18 inches from a building in a Business zone is contrary to 4a 49a of Building Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 70 ft. frontage by 75 ft. in depth, on which is located a building covering entire lot, one story and penthouse, 19.9 ft. in height, of class 2 construction, for which temporary certificate of occupancy No. 40585-52 has been filed; that it is proposed to permit the two signs erected at right angles to the building to remain; and

WHEREAS, the applicant states that it is engaged in the business of owning, operating and maintaining a series of "Automat" restaurants at various locations throughout the City of New York; that it acquired title to the premises in question on September 12, 1927 for a purchase price of

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\$1,000,000 and at that time became the landlord of a number of tenants who occupied the premises for business purposes; that on or about December 28, 1945 plans were filed for a new building to be erected on the premises, which were approved by the building department, but it was not until March 2, 1950 that applicant itself took possession of the premises; that beginning on March 2, 1950 the existing buildings were demolished and a new building was erected in accordance with plans on file in the building department, being completed during the month of February, 1951; that applicant now occupies the premises and operates therein an automat cafeteria, under temporary certificate of occupancy No. 40585; that upon completion of the new building, permission was sought from the building department to maintain on the premises two projecting illuminated business signs advertising the business transacted on the premises; that this permission was refused by a decision dated April 16, 1951 which has since been confirmed by decision dated January 7, 1953; that the two signs which are the subject of this application are identical; that one is located at the southern extremity of the Lexington avenue front of the premises, approximately 63 ft. south of the East 45th street building line and projects at right angles from the Lexington avenue front; that the other is located on the East 45th street front approximately 1 ft. east of the corner formed by the intersection of the Lexington avenue and East 45th street building lines and projects at right angles from the East 45th street front; that each sign is 7 ft. 3 in. in length and 3 ft. 3 in. in depth, having an area of $23\frac{1}{4}$ sq. ft. and each sign projects exactly 7 ft. 3 in. beyond the building line; that the lettering of each, formed of non-flashing orange-red neon tubing on an overall cream or ivory-colored surface, reads as follows:

HORN & HARDART AUTOMAT

that each sign is supported by interior metal bracing, amply sufficient to bear its weight; and

WHEREAS, the applicant contends that the premises now operated as an automat cafeteria is a handsome, modern structure, the building of which involved considerable expense and which has effected a noticeable improvement in the general appearance and tone of the entire district; that it replaces a number of buildings which because of their age and the various uses to which they were put had become unattractive and contributed to a lowering of the quality of the district; that furthermore, on the former buildings there were maintained a number of projecting illuminated business signs, of a variety of sizes and shapes and materials; that the two projecting illuminated non-flashing business signs are neatly and attractively made, are in harmony with the supporting structure and are in no way offensive to good taste and by reason of their manner of construction, they offer no threat of danger to users of the sidewalks over which they project; that in addition, the Board is requested to take into consideration the fact that applicant is engaged in a business which is highly competitive and in which it is of the greatest importance that there be means of identifying oneself to the public; that applicant's restaurant is, literally, surrounded by businesses of a similar nature, each of which has availed itself of the use of signs for the purpose of identifying itself; that applicant does not seek any special advantage or privilege; that the signs which it here seeks permission to maintain are the minimum required for the proper operation of its business and to enable it to identify itself sufficiently to the public; and

WHEREAS, the applicant states that the present owner has held title to the property since September 12, 1927; that the assessed valuation of land is \$565,000 and of the building \$260,000 making a total of \$825,000; that the building was erected September 12, 1927; and

WHEREAS, the Department of Buildings record is as follows: Viol. 44-51 issued Mar. 21, 1951—projecting signs (2) erected without permit and measuring approximately 2 ft. high by 6 ft. deep. 90-day temporary C.O. 40585 issued Dec. 17, 1952 under N.B. 181-45-use—cellar kitchen, toilet

room and storage; 1st story—restaurant; bulkhead—air conditioning and machinery room; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, under Calendar numbers 301-51-A and 304-51-A, appeals to determine right to signs were denied; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decisions of the borough superintendent, acting on amendment to E.S. App. 269/51, Objection No. 1 and E.S. App. 270/51, Objection No. 1 be and they hereby are *affirmed* and that the application be and it hereby is *denied*.

300-54-BZ

APPLICANT—Enzo Gaspari, for Consiglia Aufiero, owner.
SUBJECT—Application April 16, 1954—(decision of the borough superintendent) under sections 7a, and 21 of the zoning resolution, to permit in a residence use, C area district, the extension of existing commercial building, using more than the area permitted, without the required rear yard.

PREMISES AFFECTED—3222 Ely avenue, east side, 170 ft. north of Burke avenue (Block 4757, Lot 50), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 6, 1956 after due notice by publication in the Bulletin; laid over to April 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1 height district; Ely avenue is in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 24, 1954 acting on Alt. Applic. 104-54, reads:

"1. In a Residence use district the proposed extension of a commercial building is contrary to Sect. 3 of the Zoning Resolution.

2. The ground coverage exceeds limits specified in Sect. 13 of the Zoning Resolution.

3. A rear yard is required as per Sect. 13 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 95 ft. in depth, on which is located a building 73.9 ft. front, 69 ft. in depth, 24 ft. in height (one story), of class 3 construction, for which certificate of occupancy No. 444 was issued November 10, 1937 under N.B. Applic. 190-37; that it is proposed to extend existing commercial building using more than the area permitted, without the required rear yard; and

WHEREAS, the applicant states that in 1937 a certificate of occupancy was obtained for a one story building on a portion of the subject property; that in 1945 and later in 1949 additional buildings were constructed on the property, plans approved and certificate of occupancy obtained; that as far back as 17 years ago the owner utilized the remaining portion of unused ground as a storage place for equipment, and bales of collected rags and paper and in order to protect this matter from the elements, the unused portion was surrounded with concrete blocks, wooden fences and walls and boards were placed so as to form a roof over the entire area; that in this way the property has been used for 17 years and during that entire period and even before that

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the entire family, father, mother and three sons, have been earning a living and during that entire period they have, of course, been paying the required real estate taxes; and

WHEREAS, the applicant states that the first objection issued by the borough superintendent indicates that the proposed extension of a commercial building is contrary to section 3 of the zoning resolution; that in answer to this the applicant states that the area was not always a restricted area but that for many years, during which time the owners conducted the business which is still being conducted on that location, the area was classified as unrestricted; that the proposed construction is to replace an existing structure which has been on the lot for more than 17 years; that the existing structure is wooden and the new structure will be concrete block walls, brick piers, steel columns and girders and will not only enhance the appearance of the neighborhood but will be a safer place; that the owner should not be penalized and be prohibited from erecting a better and safer structure in an area in which there is now an existing building; that the zoning laws obviously was to prevent the erection of new buildings and the establishment of new businesses and should not apply to this case where the owner wishes to erect a better building in an area in which there is now existing a wooden structure; that the owner does not request any greater variance on the use of this lot than there now exists and which has existed for the last 17 years and which when first started, was an unrestricted area; and

WHEREAS, the applicant states that the area was changed from C to E-1 on August 26, 1954; that the height was changed from 1 to 1/2 on August 26, 1954 and that the use was changed from unrestricted to residence on October 18, 1949; and

WHEREAS, the applicant states that the present owner has held title to the property since April 2, 1937; that the assessed valuation of land is \$4,000 and of the building \$10,000 making a total of \$14,000; that the building was erected in 1937; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the zoning resolution and that the application be and it hereby is *granted* under Section 7a and 21 for a term of fifteen years, to permit the extension of use and area of the building, substantially as proposed and indicated on plans filed with this application, marked "Received April 16, 1954", 4 sheets, and "April 13, 1955", 2 sheets, *on condition* that this variance shall continue only so long as the premises are occupied for the use herein proposed and no other use; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such fire-fighting equipment shall be maintained as the fire commissioner shall direct; that all buildings proposed to be removed shall be removed; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

250-55-BZ

APPLICANT—Albert Melniker, for Anthony Pietracatella, owner.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under sections 7c, 7f, 7i and 21 of the zoning resolution, to permit in the business use district portion of plot located in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, for a term of 15 years.

PREMISES AFFECTED—1605 Hylan boulevard and 320 Karitan avenue, southwest corner, Block 3336, Lot 26, Dongan Hills, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 9, 1955 after due notice by publication in the Bulletin; laid over to April 24, 1956, at the request of applicant to file revised plans; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Karitan avenue are in residence and business use, D and E area, class 1 height districts; Hylan boulevard is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 25, 1955 acting on N.B. Applic. 424-53, reads:

"1. Proposed use of premises as a gas service station, lubritorium, car washing, selling of accessories and minor motor vehicle repairs (hand tools) on a plot located partially in a residence and partly in a business district is contrary to Sec. 3, 4(a), 7(c), 7(i) of the B.Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 107.67 ft. in depth, presently vacant; that it is proposed to erect an accessory building, 45 ft. front by 28 ft. in depth, one story, 14 ft. 4 in. in height, of class 3 construction, to be used for lubrication, auto washing, motor vehicle repairs, storage and sale of accessories and office in conjunction with proposed gasoline service station; that present business use, 1 height, D area was changed from undetermined use, 1 height, D area January 15, 1937; present residence use, 1 height, E area was changed from business to residence on January 21, 1942; proposed change before the City Planning commission, C. P. 11919, to change the existing business use district, which extends 100 ft. from Hylan boulevard to 150 ft. of retail, was changed on October 20, 1955; and

WHEREAS, the applicant contends that the proposed building for a gas station, lubritorium, car wash, sale of accessories and minor motor vehicle repairs, with hand tools, will be both an asset and an improvement to this location; that while the general area is in a business use district, Hylan boulevard is one of the major thoroughfares of Staten island and carries on it a great volume of automobile traffic; that the general area has a number of existing uses that involve automotive service; that west of the site in question are both old and new houses and these require additional facilities for the service of motor vehicles; that the proposed building is intended to provide the necessary functions and yet by means of a granite stone exterior, to provide a transitional character between the commercial aspect of Hylan boulevard and the residential aspect of the areas west of the station; that it is proposed that the building will be erected by Anthony Pietracatella and leased by the Sun Oil company which company has developed a reputation as a careful and conscientious operator of service stations and have several well conducted stations on Staten island; that a variance is requested for a term of not less than 15 years; that the total cost of the proposed building and property will represent an expenditure of approximately \$45,000; that the amortization and depreciation of this amount over a period of less than 15 years would present a difficult financial burden and with a 15 year term, the owner could make an equitable arrangement with a lending institution; and

WHEREAS, the applicant states that the present owner has held title to the property since February 6, 1953 and that the assessed valuation of land is \$2,600; and

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WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Sections 7c and 7f for a term of fifteen years to permit the premises to be occupied as a gasoline service station and accessory uses substantially as proposed and as indicated on revised plans marked "Received March 8, 1956" (3 sheets) and "April 20, 1956" (2 sheets) *on condition* that all buildings and uses on the premises shall be removed and the premises shall be levelled substantially to the grade of the abutting streets and shall be constructed and arranged as indicated on such revised plans; that the accessory building shall be located where shown on such revised plans marked "Received April 20, 1956" and shall be designed and arranged as indicated; that the accessory building shall have three of the exterior walls of stone as proposed with the rear wall of a gray brick to agree with the stone; that the roof shall be covered with asphalt shingles; that there shall be no cellar under the building; that in all other respects the premises shall comply with all laws, rules and regulations applicable thereto; that the pumps shall be of a low approved type erected not nearer than 20 ft. to the street building line of Hylan boulevard, located where shown; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that along the rear, 10 ft. east of the property line, and from the accessory building to the street building line of Raritan Avenue there shall be erected a stone masonry wall, where shown, not less than 5 ft. in height; that a similar wall shall be erected from the accessory building southerly to a side lot line, along the side lot line there shall be to the building line of Hylan Boulevard a chain link fence not less than 5 ft. 6 in. in height, including a masonry base and substantial terminating post; that in the space at the rear between such walls and the westerly property line there shall be maintained suitable landscaping for the full width of 10 ft. and the full width of the lot with a curbing on the lot line not less than one foot in height; that the balance of the premises where not occupied by accessory building and pumps shall be paved with concrete or asphaltic pavement; that curb cuts shall be limited to two to Hyland Boulevard each 30 ft. in width and one to Raritan Avenue not over 25 ft. in width hereby granted under Section 7A, and not nearer than 5 ft. to the street building line as prolonged; that the sidewalks and curbing abutting the premises shall be constructed or repaired to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i for a similar term there may be minor repairing with hand tools only for adjustments maintained solely within the accessory building; that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

406-55-BZ

APPLICANT—Gabriel Nathan, for Edwin and Edna Hernly, owners.

SUBJECT—Application May 13, 1955—re (decision of the Commissioner Marine and Aviation) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the construction of a timber bulkhead wall along the property, and the use of the property for boat landing and parking of patrons cars.

PREMISES AFFECTED—225-229 Beach 3rd street, west side, 240 ft. north of Seagirt avenue and 224-230 Beach 4th street, Block 103, Lot 14, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan.

For Opposition: Maurice A. Pompan.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Not voting: Commissioner Kleinert..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 24, 1956 after due notice by publication in the Bulletin; laid over to February 21, 1956, for inspection and decision; hearing closed; applicant to file plan showing pierhead and bulkhead lines and small scale plan showing distance to boats and where they are moored; then to March 20, 1956, for inspection and decision; then to April 24, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Beach 3rd street and Beach 4th street are in a residence use, E area, class 1 height district; and

WHEREAS, the decision of the department of marine and aviation dated April 18, 1955 acting on request for permit No. 550653, reads:

"On April 5, 1955 you applied for a permit to construct a timber bulkhead wall along your property and use the property at Beach 3rd Street, north of Seagirt Avenue, Bridge Creek, Far Rockaway, Queens, for boat landing and parking of patrons cars.

You are advised that the area is zoned as a residence use district and to permit the requested use will be contrary to the Zoning Resolution.

Your application for permit is therefore denied."

and

WHEREAS, the applicant states that the premises consist of a plot, 70 ft. frontage by 180 ft. in depth, fronting on a creek and improved with a one story frame shed, 12 ft. by 19.5 ft., used for storage and locker; that it is proposed to use the property for the docking and storing of small boats and the parking of patrons' cars; and

WHEREAS, the applicant contends that the owners had this property under lease from the City of New York from 1948 until June 8, 1953 at which time they purchased the fee; that it was leased for the purpose of docking and storing small boats and parking patrons' cars; that this use was continued during the term of the lease and the frame shed was constructed and used without a permit; that the creek on which this property faces connects New York City to the East Rockaway inlet, where large ocean going fishing boats are anchored; that the owners of these large boats must have a mooring dock for the small boats they use as transportation to the large craft; that the subject property, ideally located for this use, is the only site within the city available to New York city residents in the Rockaway area for mooring small boats for this purpose; that there is a property nearby on the same creek, in block 102 and within Nassau county, which is used for the same purpose; that the parking of automobiles will be for boat patrons only and no charge will be made; that as of July 25, 1916 the property was zoned as a D area district and the present E designation became effective on January 11, 1954; and

WHEREAS, the applicant states that the present owner has held title to the property since June 8, 1953 and that the assessed valuation of land is \$5,400; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and study has been given to the residential conditions; the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions e and h of the zoning resolution; and

Resolved, that exercising the Board's powers of original jurisdiction, that the application be and it hereby is *denied*.

418-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Vincenzo Delia, owner.

SUBJECT—Application May 23, 1955—(decision of the borough superintendent) under sections 7c, 7A and 7i of

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the zoning resolution, to permit in a business use district, the proposed reconstruction and rearrangement of an existing gasoline service station, lubritorium, minor auto repairs, car washing, with proposed business entrance, sign and show window closer to the residence use district than is permitted.

PREMISES AFFECTED—1318-1324 Avenue X and 2402-2412 East 14th street, southwest corner, Block 7415, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dept. of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 20, 1956 after due notice by publication in the Bulletin; laid over to April 24, 1956, for inspection and decision; hearing closed; applicant to file more detailed plan; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Avenue X are in a business use, D area, class 1 height district; East 14th street is in business and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 25, 1955 on N.B. Applic. 857-55, reads:

"1. The proposed reconstruction and rearrangement of an existing gasoline filling station to include gasoline service station, lubritorium, minor auto repairs, car washing, in a business use district is contrary to Art. II, PP. 4(a), Sub.Secs. 29, 46 of the Zoning Resolution.

"2. Proposed business entrance and exit, show windows and signs facing on East 14th St. are contrary to Article II, PP. 7-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. in depth, on which is located a gasoline service station, stores and dwellings; that it is proposed to permit the demolished gasoline service station to be reconstructed; that the proposed accessory building will be one story in height of class 3 construction, having a frontage of 44 ft. and a depth of 36 ft., the building to contain the conjunctive uses of lubritorium, minor auto repairs, car wash, office and sales; and

WHEREAS, the applicant states that the premises are at present partially developed with four 1-story in height buildings of class 3 construction, each having a frontage of 20 ft. and a depth of 50 ft., with a legal use of dwelling and store; that the open space at the corner was previously occupied as a gasoline service station; that the gas station building was demolished in 1945; that the four 550 gallon gas tanks are still in place; that in 1925 under N.B. Applic. 2809 of 1925 application was made to erect the 4 present stores and dwellings and a gas station on a plot having a frontage of 100 ft. on Avenue X, 100 ft. on East 14th street, 100 ft. on the southerly lot line and 100 ft. on the westerly lot line; that certificate of occupancy No. 33702 was issued on June 12, 1925 for use as a gasoline service station; and

WHEREAS, the applicant contends that the site occurs in a business zone and the 4 stores are not being used for store purposes, so that the erection of additional stores on the site would not be warranted; that the premises adjoining on lots 12 and 4 cannot be affected as the present stores on the site act as a buffer; that inasmuch as this was a former gas station and the curb cuts still exist on East 14th street and as there are present store fronts closer to the residence zone on said streets, the mere maintenance of the cuts and the proposed show window of the office 18 ft. back of East 14th street building line cannot adversely affect East 14th street; and

WHEREAS, the applicant states that the present owner has held title to the property since September 14, 1945; that the assessed valuation of land is \$8,000 and of the building

\$9,000 making a total of \$17,000; that the building was erected in 1925; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the Committee has taken note of the fact that there is evidence, as stated by the applicant, of a previous gasoline service station on the premises and some of the equipment, namely bases for the pumps exist; the Committee recommended that the application should be granted to permit the gasoline station to be reconstructed, and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulation of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the reconstruction of the former gasoline service station and accessory uses substantially as proposed and as indicated on plans filed with this application marked "Received May 23, 1955" (3 sheets), "March 16, 1956" (one sheet) and "March 29, 1956 (one sheet) on condition that all buildings and uses on the premises shall be removed; that the premises shall be reconstructed substantially as indicated on the plans above cited; that the accessory building shall be located and shall be of the design as indicated; that there shall be no windows in the rear and side walls of the proposed building; that from the building there shall be constructed a brick wall not less than 4 ft. in height from the building to the building line of East 14th street and from the building to the building line of Avenue X; that pumps shall be of a low approved type and located where shown; that the number of gasoline storage tanks shall not exceed six 550 gallon approved tanks, including the existing four tanks which shall be tested by the Fire Department to determine whether they are suitable for reuse; that curb cuts shall be restricted to two curb cuts, as shown, to Avenue X and two curb cuts to East 14th street, with no portion of any curb cut nearer than five feet to a lot line as prolonged; that at the intersection there shall be a block of concrete extending for a distance of not less than 5 ft. from the intersection along both building lines and not less than 12 ins. in height; that where not occupied by accessory building and pumps the premises shall be paved with concrete or asphaltic pavement; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to permanent signs attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line at the intersection of one post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, and permitting such sign to extend, as shown, for a distance of not more than four feet beyond the building line; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7A the entrance and signs and show windows as hereinabove stated may be permitted; that under Section 7i there may be repairing with hand tools only maintained within the accessory building only for adjustments; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

448-55-BZ

APPLICANT—Patrick D. Concagh, for Beretta Realty Corp., owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, F area district the proposed structure to be occupied as stores, with setback less than 15 ft. from the street line, with coverage in excess of that permitted.

PREMISES AFFECTED—5600-5610B Riverdale avenue, northeast corner of West 256th street, Block 3423, Lots 91 and 95, Borough of The Bronx.

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APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.. 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 15, 1956 after due notice by publication in the Bulletin; laid over to March 20, 1956, for inspection and decision; hearing closed; then to April 24, 1956, at request of the applicant, who stated the owner is considering offers to purchase the property; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 256th street and Riverdale avenue are in a residence use, F area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 20, 1955 acting on N.B. Applic. 931-55, reads:

"1. In a Residence use district the proposed structure to be occupied as stores is contrary to Art. II Sect. 3 of the Zon. Res.

2. In an F district no portion of any building may be erected nearer than 15' to the street line as per Sect. 16 of the Zon. Res.

3. The ground coverage must not exceed limits specified in Sect. 16 of the Zon. Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 134.88 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a one story brick building containing 11 retail stores; that the building will cover the entire frontage on Riverdale avenue and extend to a depth of 54 ft. 8 in.; that a rear yard, 45 ft. 4 in. in depth, will be provided extending across the full length of the plot at the rear; that the coverage will therefore be roughly 54% of the area of the lot; that it would be impractical to provide stores of lesser depth and at the same time accommodate the general public, provide toilet facilities and a trap door to the cellars; that the subject site, as well as the surrounding area, is in a residence use district and this designation goes back without change to 1916; that the premises were originally in an E area and a 1¼ times height district and on January 14, 1954 both of these designations were changed to a class 1 height and an F area; and

WHEREAS, the applicant states that in the immediate vicinity of the site, there are several large residential developments, recently constructed, with some one family residences scattered through a wooded area; that across the street from the site there are Riverdale terrace and Netherland gardens and to the south of these and diagonally across from the site is Riverdale gardens; that these three projects have a combined population of approximately 700 families; that across the street from the site, on the southeast corner, is public school No. 81; that there is a reasonable probability that this area will develop, in the immediate future, into large apartment house projects; that this property, owing to the size of the plot and its location within an F area district cannot be improved for any practical conforming use; that the presence of small retail stores, built along lines of modern design and construction, will give an attractive appearance to the general neighborhood and at the same time these stores will serve the needs of the community, particularly families living in nearby apartment buildings who now have to travel a long distance to reach the nearest shopping center which is located at Riverdale avenue and 259th street; that these stores will also serve the needs of school children and the teaching staff of the public school across the way from the site; and

WHEREAS, the applicant contends that Riverdale avenue, although located in a residence use district, is a main auto-

mobile route, a continuation northward of the Henry Hudson parkway which turns eastward at 253rd and 254th streets; that a bus line travels along its route; that the area surrounding the site is ideal for the future development of the large modern high class apartment house type of residence and the presence of these stores of modern design on Riverdale avenue will enhance rather than diminish real estate values in the neighborhood; that they will serve a public need in a residential neighborhood and will thus harmonize with the general purpose and intent of the zoning regulations; and

WHEREAS, the applicant states that the present owner has held title to the property since April 4, 1952 and that the assessed valuation of land is \$15,800; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which noted that adequate store facilities were available at a short distance away and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the zoning resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on N.B. App. 931/55, Objections No. 1, 2 and 3 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

499-55-BZ

APPLICANT—Robert Gottlieb, for Jacob and Gussie Furman, owners.

SUBJECT—Application June 17, 1955—(decision of the borough superintendent) under sections 19A and 21 of the zoning resolution, to permit in a business and residence use district, the proposed conversion of the existing building from garage to factory use, without the required loading berth, using more than the area permitted.

PREMISES AFFECTED—2927 White Plains road, west side, 125 ft. north of Arnow avenue, Block 4542, Lot 20, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 13, 1956 after due notice by publication in the Bulletin; laid over to April 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Arnow avenue are in business and residence use, C area, class 1¼ height districts; White Plains road is in a business use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated January 24, 1956 acting on Alt. Applic. 470-55, reads:

"1. The proposed conversion of the existing bldg. to factory use must comply with Section 19-A(h) (1) & (2) of the Zoning Resolution.

Additional objections as requested by the Bd. of S & A as follows:

2. The proposed factory use of an existing bldg. in a business district on a lot which extends partly into a residence district is contrary to Sect. 3 of Art. II, Zoning Resolution.

3. Existing bldg. occupies 100% of the area of the

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business portion of a lot extending into a residence use district. Same is contrary to Art. IV Sec. 13(b), Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 146 ft. frontage by 108 ft. and 91 ft. in depth, on which is presently located a 2-story public garage of class 1 construction, 146 ft. front, 100 ft. and 91 ft. in depth, 24 ft. in height; that as there is no call for inside parking and storage in this section any more, the owner intends to give up the garage use and lease the premises for manufacturing, of the type permitted in a business zone, using 50% of each floor for factory space and balance for stock and finished materials, office space, etc.; that 2 labor law staircases will be installed, both leading to roof; that the present garage doors, which will be used for required loading, are 10 ft. wide and 10 ft. high; that the clear height of the 1st floor is only 10 ft. 6 in. maximum, due to the deep girders carrying second floor; that this application is based on section 19A(j) to accept the two present 10 ft. by 10 ft. doors as access to loading spaces; and

WHEREAS, the applicant states that the premises consist of a two story fireproof building, class 1, 147 ft. 5 in. front and 100 ft. in depth (approximately), erected in 1928 as a public garage, for which certificate of occupancy No. 2005 was issued in 1928; that the location was then unrestricted and remained so until July 20, 1942 when it was changed to business; that the small, unbuilt upon portion is in a residence district; and

WHEREAS, the applicant contends that the type of manufacturing, being in a business district, will be of the type known as "light manufacturing", probably sewing of dresses or coats; that this type does not necessitate the use of big trailer trucks and the present doorways would be sufficient in size; that to provide any additional height would require a very costly structural change to the second floor; and

WHEREAS, the applicant states that the present owner has held title to the property since February 16, 1946; that the assessed valuation of land is \$28,000 and of the building \$43,000 making a total of \$71,000; that the building was erected in 1927; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19A, Subdivisions h and j and 7c of the Zoning Resolution as to required loading berth, and to warrant exercise of discretion to grant as to use.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulation of the zoning resolution and that the application be and it hereby is granted under Sections 19J and 7c to permit the change of use from garage to factory, as proposed and as indicated on plans filed with this application marked "Received June 17, 1955", 6 sheets, and "February 21, 1956", 1 sheet, on condition that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; and as to Section 19A, subdivision h, 1 and 2, that all loading and unloading shall take place within the building; that trucks shall enter and leave through one or more of the existing driveway openings; that the use of such doors for loading and unloading is hereby permitted under Section 19A, subdivision j; that such fire-fighting equipment shall be maintained as the fire commissioner shall direct; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this resolution.

530-55-BZ

APPLICANT—Abraham N. Horowitz and Herbert Glabman, for Silver Castelli, owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a business and resi-

dence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication and accessory sales and minor repairs with hand tools only, with proposed show window less than 75 ft. from the residence use district, all for a term of 15 years.

PREMISES AFFECTED—144-11 to 144-21 Rockaway boulevard and 123-32 to 123-42 145th street, Block 12047, Lot 32, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Abraham N. Horowitz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Kleinert 1

Negative: Chairman Murdock, Commissioner Keating
and Deputy Chief Connolly 3

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 15, 1956 after due notice by publication in the Bulletin; laid over to March 13, 1956, for inspection and decision; hearing closed; then to April 24, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 145th street are in business and residence use, D and E area, class 1/2 and class 1 height districts; Rockaway boulevard is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 22, 1955 acting on N.B. Applic. 26-1-55, reads:

"1. Proposed use for gasoline service station, auto washing, lubrication, office and accessory sales and minor repairs with hand tools only on the business portion of a lot partly in a business use district and partly in a residence use district is contrary to Art. II Sec. 4a(29) (46) of the Zoning Resolution.

2. Proposed show window less than 75'-0" from an abutting residence use district is contrary to Art. II Sec. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 111.20 ft. frontage by 133.48 ft. in depth, irregular, which is presently vacant, except for two billboards which will be removed; that it is proposed to develop the site with a parkway type gasoline service station; that the proposed building will have face brick facades and a gabled roof; that the pumps will be installed only along Rockaway boulevard frontage; that only one curb cut is proposed on 145th street and this cut will be located near the corner of Rockaway boulevard and will comply with section 7-A of the zoning resolution; that the site is entirely within a business use district with the exception of a small triangle at the rear of the plot, less than 500 sq. ft. in area; that this residential use portion of the property will be devoted entirely to planting and shrubbery and will not be occupied for gas station purposes; that an ornamental iron fence on a brick base will be provided along the rear lot line and along a portion of the 145th street building line; that a woven wire fence on a concrete base is proposed along the west lot line which adjoins the blank side wall of an adjoining two story upholstery shop and dwelling; that a 15 ft. deep strip of planted area will be provided for the entire width of the plot along the rear lot line to act as a buffer between the site and the residential area to the north; and

WHEREAS, the applicant further states that there are a number of non-conforming uses within the affected area including a gas station in block 12048, lot 77 and another gas station on the same block with the site (block 12047, lots 39 and 40); that between this existing gas station and the site there are two buildings with a combined frontage of 44 ft., occupied on the 1st floor as an upholstery shop; that there are also a number of plots containing large advertising billboards within the affected area; that the variance herein requested under section 7-A applies only to a show window in the proposed building facing 145th street; that this show

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window will be set back approximately 27 ft. from the street and there will be a fence and landscaped area along the building line opposite this show window; that the repairing herein requested under section 7i will consist of minor repairs using hand tools only and will be confined to the interior of the accessory building; that at present there is no sidewalk or curb along 145th street adjacent to the site and if this application is granted sidewalks and curbs will be provided which will improve pedestrian conditions on 145th street; and

WHEREAS, the applicant contends that in view of the existing non-conforming use previously mentioned and the nature of the present development of Rockaway boulevard, it is felt that the granting of this application will not adversely affect surrounding property; that the owner has held title to this property for many years, during which time he has made constant efforts to sell the property for a conforming use, without success; and

WHEREAS, the applicant states that as of July 25, 1916 the entire property was zoned as a one times height district and a D area district; that on June 30, 1947 the portion of the property more than 100 ft. from Rockaway boulevard was changed from 1/2 height district and an E area district; that the use designation has remained unchanged since July 25, 1916; and

WHEREAS, the applicant states that the present owner has held title to lot 32 since July 21, 1948 and to lot 34 since July 13, 1948; that the assessed valuation of land is \$13,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions e, f, i and A of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N. B. 2641/55, Objections No. 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

624-55-BZ

APPLICANT—Herman Kron, for Oscar and Ethel Gordon, owners.

SUBJECT—Application July 26, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline station, lubritorium, office, auto laundry, minor repairs, parking of cars waiting to be serviced, with ground signs, curb cuts and show windows closer to the residence use district than is permitted.

PREMISES AFFECTED—202-15 Northern boulevard and 43-22 to 43-30 203rd street, northwest corner, Block 6263, Lot 17, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron and Paul Gordon.

For Opposition: Rae Sunshine.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.. 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 13, 1956 after due notice by publication in the Bulletin; laid over to April 24, 1956, for inspection and decision; hearing closed; applicant to file revised plan showing pumps 15 ft. from building line, etc; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Northern boulevard are in a business use, D area, class 1 height district; 202nd street and 203rd street are in business and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 18, 1956 acting on N.B. Applic. 3097-55, reads.

"1. Proposed gas station, lubritorium, laundry, motor vehicle repair shop and parking of cars waiting to be served in a Business Use District is contrary to Art. II Sec. 4 of the Zoning Resolution.

2. Proposed ground signs in a Business Use District is contrary to Art. II Sec. 4 of the Zoning Resolution.

3. Proposed business entrances and show windows within 75 ft. of an abutting Residence Use District is contrary to Art. II Sec. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 114.42 ft. frontage by 94.01 ft. in depth, irregular, now vacant; that it is proposed to construct a gasoline service station consisting of a one story accessory store building with 3 bays to be used as a lubritorium and car washing, with a store and toilets, to be of modern design with alumilite canopy and show windows; that the accessory building will be faced with face brick on three sides and the rear wall will be of common brick; that there will be no cellar under accessory building; that it is also proposed to install ten 550 gallon gasoline tanks, one 550 gallon fuel tank and one 550 gallon waste oil tank; that there will be three pump islands, three 25 ft. curb cuts facing Northern boulevard and two 30 ft. cuts facing 203rd street; that permission is requested to have minor repairs with hand tools only, done within the accessory building, and also to permit parking of cars waiting to be serviced; and

WHEREAS, the applicant contends that the land is vacant and unproductive except for an overabundance of weeds, rubbish, etc.; that attempts to seek productive return for this highly assessed land in a non-conforming area (Northern boulevard, east side of Francis Lewis boulevard) have proven unsuccessful, prior ownerships having been unable to find any suitable use for subject property so that until present ownership in 1953, the City of New York was unable to realize payment to it of real estate taxes from as far back as November 1941; that the subject premises lies on a main highway route (25-A) which is one of the keys to the evergrowing borough of Queens; that the westerly side of Francis Lewis boulevard is being used for automobile showrooms and repair shops, used car dealers and other non-conforming uses; and

WHEREAS, the applicant states that the present owner has held title to the property since June 7, 1955 and that the assessed valuation of land is \$11,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which noted the existing conditions and the adjacent gasoline stations toward the west, and recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions f, i and A of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 3097/55, Objections No. 1, 2 and 3, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

706-55-BZ

APPLICANT—Charles M. Spindler, for Michael Bove, owner.

SUBJECT—Application September 9, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the proposed use of gasoline service station, auto safety inspection station, minor repairs (hand tools only), lubrication, auto washing, storage, office and sales, and storage of more than 5 motor vehicles.

PREMISES AFFECTED—8825-8911 5th avenue, east side, 108 ft. 7 in. north of 90th street, Block 6067, Lots 7 and 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

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For Administration: Samuel L. Becker, Dep't of Buildings
and John J. Saunders, Board of Education

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0
Negative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 28, 1956 after due notice by publication in the Bulletin; laid over to April 10, 1956, for inspection and decision; hearing closed; then to April 24, 1956, at request of the applicant, because of new owner; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 5th avenue are in a business use, C area, class 1½ height district; 90th street is in business, residence and unrestricted use, C area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated August 25, 1955 acting on N.B. Applic. 2008-55, reads:

"1. Proposed building and premises, in a Business use zone, to be used for gasoline service station, auto safety inspection station, minor repairs with hand tools only, lubrication, washing, storage, office and sale of auto accessories and parking and storage of more than 5 motor vehicles is contrary to Art. II, P. 4(a), subsection 29 and 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 141 ft. 7½ in. frontage by 116 ft. 3 in. in depth; that it is now proposed to eliminate the used car lot to develop the site as a modern gasoline service station; that the existing masonry building will be used for lubrication, washing and minor repairs, and a small extension, 17 ft. by 27 ft., will be constructed to house toilets, storage room and office; that the present frame office and the fencing and ground signs along the building line will be removed; that the site will be paved and fences will be provided along all interior lot lines except where the unpierced masonry wall of an adjoining building occurs along the south lot line; that planting and shrubbery protected by a concrete curb will be provided along a portion of the side lot lines as shown on drawings; that heavy shrubbery and planting now exists on the adjoining lots along his rear lot line, screening off the site from the property to the rear; that the repairing herein proposed under section 7i will consist of minor repairs and adjustments required by the New York State auto safety inspection law, in conjunction with the safety inspection use proposed in this building; and

WHEREAS, the applicant states that the site consists of an interior plot made up of two tax lots (7 and 10) with a combined frontage of 141 ft. 7½ in. and a depth of 116 ft. 3 in.; that this plot is now occupied as a used car lot and parking lot pursuant to certificate of occupancy No. 130507, a copy of which is filed with this application; that in addition to a small frame office, there is also located on the site a one story masonry building constructed under N.B. Applic. No. 1538-51; that this building was approved for the storage and sale of auto accessories and is now also being used for lubrication and minor repairs; and

WHEREAS, the applicant contends that adjoining the site to the north on lot 15 is a frame dwelling occupied on the 1st floor by a cabinet maker's shop and on the same block with the site (block 6067, lot 1), there is a motor vehicle repair shop and garage fronting on 90th street; that opposite the site on the northwest corner of 89th street and 5th avenue (block 6065, lot 28) is a parking lot in conjunction with an adjoining store building; that just west of this parking lot in block 6065, lot 39 there is a large garage building; that also within the affected area on 89th street in block 6066, lots 19, 21, 22, 23, and 24 there is under construction a new building to be used as a garage, motor vehicle repair shop and beverage and ice storage and also within the affected area in block 6082, lot 27 there is a lumber yard; that just outside the affected area but within the area shown on the block diagram there are two large public garages and

repair shops and a wet wash laundry; that there are also a number of stores within the affected area which are used for factory purposes; that there are no gas stations on either side of 5th avenue for more than a mile to the north of the site; that the present proposal will not adversely affect surrounding property and that the proposed gas station will be an improvement over the present used car lot; and

WHEREAS, the applicant states that the present owner has held title to the property since June 3, 1954; that the assessed valuation of land is \$22,400 and of the building \$5,100 making a total of \$27,500; that the building was erected in 1951; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision f and i of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. App. 2008/55, Objection No. One, be and it hereby is affirmed and that the application be and it hereby is denied.

737-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Weinstein and Abraham Saperstein, owners.

SUBJECT—Application September 20, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a unrestricted and business use district, the proposed change of use from storage of used tires to auto wrecking, buying, selling, processing, sorting and storage of scrap ferrous and non-ferrous metals, metal products, used auto parts, torch, truck scale, storage of motor vehicles in open area and one gasoline pump and tank (for accessory use).

PREMISES AFFECTED—289-309 Dewitt avenue, 814-834 Van Sinderen avenue, northwest corner and 709-747 Bank street, Block 3872, Lots 1, 46 and 47, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 13, 1956 after due notice by publication in the Bulletin; laid over to April 24, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Bank street are in unrestricted and business use, B and D area, class 1 height districts; Dewitt avenue is in a business use, B area, class 1 height district; Van Sinderen avenue is in business, residence and unrestricted use, B and D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 1, 1956 acting on N.B. Applic. 2003-55, reads:

"1. Proposed change of use from storage of used tires to auto wrecking, buying, selling, processing, sorting and storage of scrap ferrous and non-ferrous metals, metal products, used auto parts, torch, truck scale, and storage of motor vehicles in open area, one gasoline pump and tank (for accessory use), on a lot located partly in a business use district and partly in an unrestricted use district is contrary to Art. II Sec. 4(a), Par. 20 & 50 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 180 ft. frontage by 320 ft. in depth, irregular, presently used for the storage of used tires; that it is proposed to erect a new building, one story in height, of class

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3 construction, having a frontage of 50 ft. and a depth of 100 ft., to be used as an office and for the manufacturing, processing, buying, selling, sorting and storage of scrap ferrous and non-ferrous metals, used auto parts and metal products; that it is also proposed to use the open area of the site for a truck scale and also the sorting and storage of scrap ferrous and non-ferrous metals, used auto parts, a torch, auto wrecking and the storage of cars and trucks; and

WHEREAS, the applicant states that the use district maps indicate that the premises are in class 1 height district; that part of the site within 100 ft. of Dewitt avenue is in a business use district and class B area district and the balance of the site is in an unrestricted use district and class D area district; that as of July 25, 1916 the entire site was in an unrestricted use district, class 1 height and class A area district; that on April 26, 1951 the present use, area and height designations became effective; that the premises are presently being used for the storage of used tires installed under Alt. Applic. 353-47 and certificate of occupancy No. 125796; and

WHEREAS, the applicant contends that the building will be modern in design; that an 8 ft. high corrugated metal fence will be erected on all lot lines and on all building lines, except where the proposed building occurs, and openings in said building line fence will be protected with two 6 ft. by 8 ft. gates at each opening; that most of the site occurs in an unrestricted zone and all of the above uses are legally permitted in an unrestricted zone and it is only proposed to extend these uses to the entire site; that although part of the site is in a business zone, said part is faced directly to the east in block 3873 by a steel yard, directly to the south in block 3880 by a factory, directly to the west in block 3871 by an auto junk yard and directly to the north by the unrestricted zone; that in addition, Van Sinderen avenue is developed with an elevated railroad, rendering the site unsuitable for business use and therefore, with the above quoted conditions on all four sides of the site, it would be a hardship to develop the site with anything but a non-conforming use as proposed; and

WHEREAS, the applicant states that the present owners have held title to lots 1 and 46 since December 1, 1954 and to lot 47 since June 30, 1955 and that the assessed valuation of land is \$12,140; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which noted that a portion of the premises is in the unrestricted use district and the balance in the business district, on which it is proposed to erect a one-story office building and enclose the balance of the plot with an 8 ft. fence, and recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the extension of the use as proposed from the unrestricted into the business use district and for the use proposed, substantially as shown on plans filed with this application, marked "Received September 20, 1955", 3 sheets, and "February 27, 1956", 1 sheet, *on condition* that the premises shall be leveled substantially to the grade of the abutting streets, surfaced and treated with a binder and properly rolled; that there shall be erected on the interior lot lines, where proposed, a corrugated metal fence to a total height of 8 feet; that the proposed office building shall have no cellar and in all other respects shall comply with the requirements of the Building Code; that there may be one gasoline pump and one 550 gallon approved gasoline storage tank, solely for use by the trucks engaged in the business and not for sale to others; that such fire-fighting appliances shall be installed as the fire commissioner shall direct; that curb cuts shall be restricted to those shown to Bank street, DeWitt avenue and Van Sinderen avenue; that the openings opposite same shall be fitted

with gates which shall normally be kept closed; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

747-55-BZ

APPLICANT—August and Concetta LoBue, owners.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the use of the premises as a 2 family dwelling, with side yards less than the required 5 feet.

PREMISES AFFECTED—29-20 Bell boulevard, west side, 186 ft. south of 29th avenue, Block 6053, Lot 31, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: August LoBue.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 10, 1956 after due notice by publication in the Bulletin; laid over to April 17, 1956, for inspection and decision; hearing closed; then to April 24, 1956 in view of the non-appearance of the applicant; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Bell boulevard are in a residence use, G-1 area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated December 1, 1954 acting on Alt. Applic. 2494-54, reads:

"1. The use of the premises as a two family dwelling in a G-1 area district is contrary to Art. IV, Sec. 16c Z.R.

2. New construction must be kept a minimum of 5 ft. from side lot lines. Art. IV, Sec. 16C(c) Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100 ft. in depth, on which is a frame building 36 ft. 4 in. front by 39 ft. 4 in. deep, present use 1 family; that it is proposed to change the use to 2 families; and

WHEREAS, the applicant states that the subject property was purchased on September 22, 1954; that it was a large one family frame dwelling, 49 years old; that plans were filed to remove the attic and enclose the entire house with brick veneer, replace the wooden porch with a brick and concrete terrace, completely modernize the exterior and convert to 2-family use; that this plan was filed on October 13, 1954 when the area was zoned for 2-family, were approved November 16, 1954 and permit to build was later issued; that the work was completed and certificate of occupancy was applied for about May 22, 1955; that on June 16th zoning violation No. 117-1955 was issued and on June 20th a letter was received from the borough superintendent of Queens, which is included with this application, revoking approval and permit mentioned above for the reason that an error was made in approving the application as in a G-1 area district no dwelling shall be erected or altered than for occupancy for a single family; and

WHEREAS, the applicant contends that the application was made in good faith and that the error was not made by him or the architect; that the finished building is of excellent appearance and conforms fully with other buildings on the street; that on right and left are two-family houses and across the street are 2-story garden apartments; that the building loan which has been secured must be repaid soon and it will be impossible to do so because the permanent mortgage will not be given until the certificate of occupancy is issued; that a temporary certificate of occupancy, for 90 days only, has been issued by the borough superintendent in order to apply to the Board for a variance; and

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WHEREAS, the applicant states that the present owner has held title to the property since September 22, 1954; that the assessed valuation of land is \$2,250 and of the building \$3,750 making a total of \$6,000; that the building was erected in 1905; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee noted that there are other two family houses in the area, presumably erected before the change in zoning and the committee recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standard and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 to permit the existing dwelling, designed and arranged for two-family occupancy, to be occupied as such substantially as proposed and as indicated on plans filed with this application marked "Received September 22, 1955" (4 sheets) and "April 2, 1956" (one sheet) *on condition* that in all other respects the dwelling and the existing yards shall be maintained; that the structure shall be occupied for no other use than that proposed, as a two-family dwelling; that the building shall not be increased in height or area; and that all permits, including a Certificate of Occupancy, shall be obtained and all work completed within six months from the date of this resolution.

753-55-BZ

APPLICANT—Fred C. Dahlem, for All Estates, Inc., owner.

SUBJECT—Application September 22, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the use of premises for the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—112-114 Bennett avenue, west side, 108.64 ft. north of West 186th street, Block 2180, Lot 196, Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem and A. A. Platt.

For Opposition: None.

For Administration: Samuel L. Becker, Dept of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3
Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 20, 1956 after due notice by publication in the Bulletin; laid over to April 24, 1956, for inspection and decision; hearing closed; applicant to submit to the Board a statement as to the tenants in the immediate area who desire parking accommodations on the subject lot; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Bennett avenue, West 186th street and West 187th street are in a residence use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated September 22, 1955 acting on Alt. Applic. 1121-55, reads:

"1. Parking & storage of motor vehicles on vacant land in a Residence use District is not permitted. Article II, Para. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to use premises for parking and storage of more than 5 motor vehicles; and

WHEREAS, the applicant contends that the lot is too small to erect an apartment house, considering the present costs, but that a parking lot would be of great help to the tenants on Bennett avenue; that while a 50 ft. by 100 ft. lot will accommodate only a small number of cars, it will help to relieve the congestion on Bennett avenue; that the owner will conform to any conditions the Board may require to make this parking lot a presentable place and in keeping with the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since June 1, 1955 and that the assessed valuation of land is \$6,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of five years to permit the premises to be occupied as proposed for the parking and storage of motor vehicles *on condition* that the plot shall be levelled substantially to the grade of Bennett Avenue and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled, that where walls of adjoining buildings do not occur there shall be erected a chain link fence not less than five feet six inches in height; that a similar fence shall be erected along the street building line of Bennett avenue with an opening as indicated which shall be fitted with a gate and with curb cut opposite not over 14 ft. in width; that wood bumpers shall be maintained along all lot lines for the protection of the fences; that signs shall be restricted to a permanent sign near the entrance, attached to the fence, advertising the use of the premises for the tenants of the adjoining apartment houses and such other information as the Commissioner of Licenses shall require; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that sidewalks and curbing in front of the premises shall be repaired to the satisfaction of the Borough President; and that all permits, including a Certificate of Occupancy, shall be obtained and all work completed within six months from the date of this resolution.

Adjourned: 4:10 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 24, 1956, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

217-55-A

APPLICANT—Jacob W. Sherman, for Barbara Parente, owner.

SUBJECT—Application March 17, 1955—Appeal from a decision of the borough superintendent, frame building—business use.

PREMISES AFFECTED—679 DeKalb avenue, north side, 100 ft. west of Marcy avenue, Block 1774, Lot 55, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob W. Sherman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

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THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated February 17, 1955 on Alt. App. 1124/53, reads:

"1. The extension of business use in frame building is contrary to Sec. 4.2.1 of Code."

WHEREAS, the applicant states the building is one and three stories, 30 ft. in height, 25 ft. by 50 ft. in area at street level, 25 ft. by 36 ft. in area at typical floor level, of class 4 construction, erected prior to 1909, located on a lot 25 ft. front by 100 ft. in depth, in a business use, C area; class 1½ height district and used and occupied since 1938—Cellar—storage; 1st floor—2 stores, 18 persons; 2nd floor—one family; 3rd floor one family. The building is provided with one 2 ft. 6 in. wide interior wood stairs enclosed in partitions of wood studs, wood lath and plaster, equipped with doors which are not self-closing; stair hall is provided with a ladder and scuttle roof; there is one multiple dwelling type fire escape on the front extending to street by ladder; and

WHEREAS, violation was issued by the Tenement House Department April 4, 1936 in that on the first story a frame extension had been erected at the rear west, enclosing water closet and all partitions removed from rear west apartment at first story, and including several other violations of the Multiple Dwelling Law enumerated thereon; and

WHEREAS, the applicant has filed a communication dated June 4, 1953 addressed to the owner by the Chief Inspector of the Division of Housing stating that the building was classified as on Old Law Tenement having a legal occupancy of two stores and six apartments on June 21, 1909 and that if it was proposed to maintain the building as a two-family dwelling it would be necessary to file an alteration plan and obtain a new Certificate of Occupancy; and

WHEREAS, the applicant states the building was erected prior to 1909 and occupied as an Old Law Tenement with a legal occupancy of two stores and six apartments and is now occupied by two stores on the first floor and one family on each of the upper two floors; the building is provided with one 2 ft. 6 in. wide interior wood stairs enclosed in partitions of wood studs, wood lath and plaster; that hall doors are of wood which are not self-closing; stair hall leads direct to street and is provided with a scuttle to roof; there is a multiple dwelling type fire escape on the street front; that the Hyde Atlas of the Borough of Brooklyn indicated a one story frame extension across the rear of the building; that the frame walls of the westerly half of this extension have at some time been replaced with 8 in. brick on the original foundation and new bathrooms installed on the second and third floors without a permit; and

WHEREAS, the applicant states that although the building has been occupied by only two families, the Housing Division will not change the classification of the building from Old Law Tenement until plans and required work is approved by the Department and a new Certificate of Occupancy issued; that the owner was fined in Municipal Term, Magistrates' Court for violation of the Multiple Dwelling Law on May 1, 1953 and the Housing Division is now holding the matter in abeyance pending approval for the use of the building as a two-family dwelling; and

WHEREAS, the applicant states it is proposed to enclose the existing cellar stairs with fireproof blocks and equip same with fireproof self-closing doors, to enclose the toilet compartment on the first floor and provide ventilation, to make the scuttle to roof conform to the Building Code requirements and to legalize plumbing fixtures previously installed; all Housing Division violations will be removed; and

WHEREAS, the applicant requests that the Board exercise discretion so as to modify the requirements of the Borough Superintendent's decision for the reason that the rear of the first floor has not been used for dwelling purposes at least since 1938 when the present owner acquired title; that the floor loads for the entire first floor are adequate for 100 lb. liveload; that the area of the building has not been increased over that which is indicated in the 1929 map; that the area in question cannot be adequately established and is not suitable for living quarters, and the Board is therefore

requested to permit the use of the first floor for business purposes as shown on plans filed with this appeal; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated February 17, 1955, acting on Alt. App. 1124/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuation of use of the extension to the building, formerly of frame and now enclosed in brick walls, as proposed and as indicated on plans filed with this appeal, marked "Received March 17, 1955", (6 sheets), only so long as the store for which this extension is used is occupied by a plumber concern as at present and for no other use; that the building as proposed shall be removed from the multiple dwelling class and used only for two families; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto.

28-55-A

APPLICANT—Continental Baking Co., owner.

SUBJECT—Application January 11, 1955—Appeal from an order and a decision of the fire commissioner—re direct method of refrigeration.

PREMISES AFFECTED—87-105 Heyward street, north side, 100 ft. east of Bedford avenue and 128 Rutledge street, Block 2225, Lot 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, Order #1341-4 issued by the Fire Commissioner February 10, 1954, reads in part as follows:

"4. Discontinue and remove the direct method of refrigeration from that part of the building prohibited by C19-98.0-b, Administrative Code. (A9)."

and

WHEREAS, the said order was referred to in a decision of the Fire Commissioner dated January 4, 1955; and

WHEREAS, the applicant states the building is 3 stories, 40 feet in height, 189 ft. front by 200 ft. in depth, of Class 3 construction, erected in 1890, located in a business use, B area, Class 1½ height District, used and occupied since erection: Basement—bake shop and boiler room, 14 persons; 1st floor—packing and wrapping, 15 persons; 2nd floor—mixing room, sales and office, 25 persons; 3rd floor—storage of flour, 1 person. No change in use or occupancy is now proposed. The building is equipped with a standpipe system without siamese, as installed under F.D. Plan #991/26 and a one-source sprinkler system throughout. There are three 44 in. wide wood stairs, enclosed in partitions of cement plaster on wood, equipped with metal clad wood doors, which are self-closing; stairhall leads from roof bulkhead direct to street. Certificate of Occupancy #60198 issued April 23, 1930, permits the use of the building throughout for bakery and storage; and

WHEREAS, the applicant states there are two 7½ horsepower Freon refrigeration compressors on the 1st floor as well as an Atmospheric condenser and liquid receiver; that this equipment is located on the floor below the Dough Mixers, the jackets of which require this refrigeration; and

WHEREAS, the applicant contends there is no possible room on the floor upon which the dough mixers are located to install this equipment and it was necessary to run the 7/8 in. liquid and 1½ in. suction line from the mixer jacket to the Freon receiver and compressor below and it is therefore requested that the Board modify the order of the Fire Commissioner to permit the continued maintenance of these liquid and suction lines as now existing running horizontally through an existing partition on the same floor with

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the compressor equipment and then vertically through the floor above, connecting to the jackets of the dough mixing machines; and

WHEREAS, under Cal. 537-50-A the Board modified Order #24680-LC issued by the fire commissioner May 8, 1950, so as to permit the continuation of the then existing ammonia refrigerating system for a term of three months pending the proposed rearrangement of the system and change of the refrigerant to Freon; and

WHEREAS, Combustible Inspector's report filed with F.D. Folder 657842 indicates under date of June 6, 1952, that the occupant had discontinued the York refrigerating system and substituted F-12 units; and

WHEREAS, the premises was inspected by a committee of the Board; and

WHEREAS, the applicant stated that all the matters brought to his attention at the previous hearing have been corrected and the work involved has been done.

Resolved, that the decision of the Fire Commissioner, as expressed in Order #1341-4, Objection 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the continuation of the direct method of refrigeration, as proposed and indicated on plans filed with this appeal, marked "Received January 11, 1955", (3 sheets), *on condition* that the installation shall be maintained to the satisfaction of the Fire Commissioner; that the manufacturer of the hose used for the connection shall file application with the Board for approval of same and in the event the hose is not approved by this Board, it shall be removed and replaced by an approved hose which shall also be satisfactory to the Fire Commissioner; that the hose herein permitted may be continued until it is approved by the Board or such change takes place.

721-48-A—Vol. I

APPLICANT—Norman Lederer and Leonard Joseph, for Lawrence Harding Company, Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—187-20 Peck avenue, southwest corner of 188th street; 189-20 Peck avenue, southwest corner of 190th street; 53-56 188th street, northwest corner of 56th avenue; 56-21 189th street, southeast corner of Peck avenue; 56-27 189th street, east side, 87.32 ft. south of Peck avenue; 56-31 189th street, east side, 127.32 ft. south of Peck avenue; 56-35 189th street, east side, 167.32 ft. south of Peck avenue; 56-40 190th street, west side, 20.55 ft. south of Peck avenue; 56-44 190th street, west side, 62.55 ft. south of Peck avenue, 56-48 190th street, west side, 42 ft. north of 58th avenue; 56-45 190th street, southeast corner of Peck avenue and 190-05 58th avenue, northeast corner of 190th street (Block 5658, Lots 2 and 7; Block 5675, Lots 10, 12, 14, 16, 23, 28, 30 and 32 and Block 5676, Lots 2 and 7), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened to consider amendment as to extension, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

74-46-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Numa Cherry, owner.

SUBJECT—Application for consideration—reopening as Vol. II as to change of use and new decision—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—865-867 Grand street, north side, 175 ft. west of Olive street, Block 2922, Lot 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider change of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

433-53-A

APPLICANT—Cinerama Productions Corp., lessee, for Stanley-Mark-Strand Corp., owner.

SUBJECT—Application June 1, 1953—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—1579 Broadway, northwest corner of West 47th street (1st floor); (Block 1019, Lot 24), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

216-54-A

APPLICANT—Elias G. Kontanis, owner. (Dynamic Systems, Inc., lessee).

SUBJECT—Application March 29, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—40-27 29th street, southeast corner of 40th road, Block 403, Lot 43, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

96-55-A

APPLICANT—Leonard F. Rothkrug, for I. J. Stein Co., owner.

SUBJECT—Application February 9, 1955—re Appeal from a decision of the borough superintendent—frame building—factory.

PREMISES AFFECTED—137 Manhattan avenue, west side, 75 ft. north of Montrose avenue, Block 3051, Lot 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 1, 1956, at 2 P.M., at request of the applicant.

132-55-A

APPLICANT—Leonard F. Rothkrug, for Max Forman, owner (Gibraltar Fabrics, lessee).

SUBJECT—Application February 16, 1955—Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—2236-2238 Pitkin avenue, south side, 75 ft. west of Hendrix street, Block 4010, Lots 21 and 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 1, 1956, at 2 P.M., at request of the applicant.

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244-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Beth Sholom Peoples Temple, Inc., owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—frame building—business use.

PREMISES AFFECTED—8686-8696 Bay parkway and 2164-2180 Benson avenue, southwest corner, Block 6414, Lot 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 1, 1956, at 2 P.M., at request of the applicant.

422-55-A

APPLICANT—Leonard F. Rothkrug, for Mario Bencivenza, owner.

SUBJECT—Application May 25, 1955—re Appeal from a decision of the borough superintendent—frame building—business use.

PREMISES AFFECTED—639 Lorimer street, east side, 25 ft. south of Jackson street, Block 2747, Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 1, 1956, at 2 P. M. at request of the applicant.

431-55-A

APPLICANT—Leonard F. Rothkrug, for Irving M. Young and Jack Jacobson, owner (d/b/a I.D.J. Decorators Co.).

SUBJECT—Application May 19, 1955—Appeal from a decision of the borough superintendent, re exits, live load, etc.

PREMISES AFFECTED—783-785 Coney Island avenue, east side, 299 ft. 8 $\frac{1}{8}$ in. north of Dorchester road, Block 5153, Lots 55 and 56, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 1, 1956, at 2 P. M., at request of the applicant.

661-55-A

APPLICANT—Leonard F. Rothkrug, for Ida Shiffman, owner.

SUBJECT—Application August 10, 1955—re Appeal from a decision of the borough superintendent—frame extension, exits, stair.

PREMISES AFFECTED—266 Ainslie street, south side, 150 ft. east of Graham avenue, Block 2777, Lot 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 1, 1956, at 2 P. M., at request of the applicant.

170-36-BZ

APPLICANT—Frank Kessler, for Michael J. and Hannah Shea, owners.

SUBJECT—Application for consideration—reopening as to extension of term of variance which expired April 20, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution; permitting in a residence use district, for a term of years, the occupancy of a portion of a plot of ground as an open air parking space of more than five motor vehicles and also the conversion of occupancy of an existing structure on the plot to three 3 car garages.

PREMISES AFFECTED—25-13 35th street, east side, 92.04 ft. south of Astoria boulevard, Block 633, Lots 30, 31 and 32, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Kathe Kessler.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 9, 1937, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on April 20, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 9, 1937, as thereafter *amended* by resolutions adopted through April 20, 1954, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a term of two years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Misc. App. 987/41)

320-37-BZ—Vol. I

APPLICANT—Bronxville Realty Corp., owner (Liberty Fabrics of New York Inc., lessee).

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7a of the zoning resolution permitting in a residence use district, the extension of an existing factory building.

PREMISES AFFECTED—901 East 228th street, east side of Bronxwood avenue, from east 228th to East 229th streets, (Building 2); Block 4864, Lot 35, Borough of The Bronx.

APPEARANCES—

For Applicant: J. G. Friedman and Ralph J. Marx.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. I, on October 19, 1937, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on December 7, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 19, 1937 as thereafter *amended* by resolutions adopted through December 7, 1954, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that additional time is required to complete the work, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the

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Zoning Resolution from the date of this *amended* resolution." (Alt. App. 474/37.)

320-37-BZ—Vol. III

APPLICANT—Bronxville Realty Corp., owner (Liberty Fabrics of New York, Inc., lessee).

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7a of the zoning resolution, permitting in a residence use district, the extension of an existing factory building.

PREMISES AFFECTED—901 East 228th street, east side of Bronxwood avenue, from East 228th to East 229th streets (Building 2); Block 4864, Lot 35, Borough of The Bronx.

APPEARANCES—

For Applicant: J. G. Friedman and Ralph J. Marx.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application, reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on March 23, 1954, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on January 17, 1956; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 23, 1954, as thereafter *amended* by the resolution adopted January 17, 1956, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 556/53)

1148-38-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Neill Supply Company, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution permitting in a residence use district, the additional use of storage for pipe as well as parking and storage of more than five motor vehicles for a term of years.

PREMISES AFFECTED—47-45 to 47-63 49th street and 49-01 49-07 48th avenue, northeast corner, Block 2287, Lots 1, 2, 3, 5, 7 and 8 (now lot 1) Sunnyside, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on May 9, 1944, on certain conditions; and

WHEREAS, the term of variance was extended from time and last extended on May 24, 1955; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 9, 1954, only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

"... *granted* under Section 7, subdivision e for a term of two years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Mis. 342/44, N.B. 146/54)

1012-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Abraham I. Stern, owner. (Socony Vacuum Oil Company, Inc., lessee.)

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the reconstruction and extension of an existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4902-4910 Kings highway and 1161-1163 East 49th street, southeast corner and 4901-4909 Avenue H, Block 7733, Lots 7 and 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on April 26, 1955, on certain conditions; and

WHEREAS, the resolution was amended on September 13, 1955; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 26, 1955 as thereafter *amended* by resolutions adopted through September 13, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 1221/54.)

63-42-BZ—Vol. II

APPLICANT—Harry A. Yarish, for Newtal Corporation, owner. (George D. Lambert, lessee).

SUBJECT—Application for consideration—reopening as to extension of time to obtain permit and complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the addition of the parking and storage of motor vehicles and the sale and display of used cars to existing gasoline service station and two car garage.

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PREMISES AFFECTED—402-412 40th street and 4001-4011 4th avenue, southeast corner, Block 714, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Stanley Yarish.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on January 26, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 26, 1954 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. 795/53)

220-44-BZ—Vol. II

APPLICANT—Imre Chairman, for D'Abramo Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance which expired July 1, 1952 and amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under section 7i of the zoning resolution, permitting in a residence use district, for a term of years, the change in occupancy from stable to non-storage garage for five motor vehicles, and motor vehicle repair shop, first floor and warehouse upper floors.

PREMISES AFFECTED—89 Thompson street, west side, 100 ft. 1 in. north of Spring street, Block 503, Lot 35, Borough of Manhattan.

APPEARANCES—

For Applicant: Imre Chairman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, resolution amended and term extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on July 1, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on February 25, 1948; and

WHEREAS, the applicant requested an amendment of the resolution and an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted under Vol. II, under date of July 1, 1947 to permit the use of the premises as stated in the resolution set forth under Section 7i for a term of five years from the date of this *amended* resolution; that under Section 7i, as provided in the resolution above cited and adopted July 1, 1947, under Volume II limiting the repair work to the owner's own cars within the building with hand tools only, and the use limited to the first floor and cellar and the balance of the building from the second to fifth floor to be sealed off; and that all permits shall be obtained and work completed and a new Certificate of Occupancy obtained within six months from the date of this *amended* resolution. (Alt. App. 88/44)

220-44-BZ—Vol. IV

APPLICANT—Imre Chairman, for D'Abramo Realty Corp., owner.

SUBJECT—Application reopened June 19, 1951 as Vol. IV—re Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence use district the proposed alteration of a 5-story building of class 3 construction and change of occupancy from non-storage garage in cellar, 1st, 2nd and 3rd floors dead storage, 4th and 5th floors vacant to cellar, non-storage garage, 1st floor repair shop, 2nd, 3rd and 4th floors non-storage garage, 5th floor to remain vacant.

PREMISES AFFECTED—89 Thompson street, west side, 100 ft. 1 in. north of Spring street, Block 503, Lot 35, Borough of Manhattan.

APPEARANCES—

For Applicant: Imre Chairman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn as to Volume IV.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

899-50-BZ

APPLICANT—Ingram S. Carner, for Nathaniel Roven.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking of motor vehicles for employee's cars for a term of years.

PREMISES AFFECTED—162-02 to 162-12 89th avenue and 89-05 162nd street, southeast corner, Block 9761, Lot 42, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 13, 1951, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 13, 1951, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of the *amended* resolution." (Alt. App. 2623/50)

93-51-BZ

APPLICANT—Charles J. Nagar, for Safeway Stores, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution permitting in a residence and business use district, the parking of customer's motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—160 Tompkins avenue, north-

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west corner of Vanderbilt avenue, Block 558, Lot 1, Stapleton, Borough of Richmond.

APPEARANCES—

For Applicant: Charles J. Nager.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 19, 1951, on certain conditions; and

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 19, 1951, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (N.B. App. 955/50)

792-53-BZ

APPLICANT—Henry Nordheim, for 214th Street Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance which expired April 6, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—3371 Elwood place, south side, from East 213th street to Block 4708, Lots 9 and 70, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 6, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 6, 1954 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a term of two years from the date of this *amended* resolution, to permit; that other than he herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 238/53)

815-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Menashe Shekerdge, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution,

permitting for a term of twenty years, in a business use district, the erection and maintenance of an auto showroom, gasoline service station, lubritorium, car wash, motor vehicles, storage and sale of accessories and office and permitting the parking and storage of motor vehicles (previously denied by the Board).

PREMISES AFFECTED—2153-2159 8th avenue and 301 West 116th street, northwest corner, Block 1943, Lots 29, 30 and 31, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on April 26, 1955, on certain conditions; and

WHEREAS, working drawings submitted as being in substantial compliance with the Board's requirements were approved on December 20, 1955; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 26, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 112/54)

787-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired April 12, 1956—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a retail use district, the reconstruction of existing gasoline service station and to add the use of motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 12, 1955, on certain conditions; and

WHEREAS, the applicant requested on extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 12, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all

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work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 946/52 and 947/52)

197-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Harold J. Weinstock, owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 7h of the zoning resolution, permitting in a residence use district, for a term of 15 years, the erection and maintenance of a doctor's office and a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office and permitting the parking and storage of motor vehicles.

PREMISES AFFECTED—58-12 to 58-30 (official 58-12 and 58-20) Francis Lewis boulevard and 58-15 to 58-37 Hollis Court boulevard, northwest corner, Block 7450, Lot 11, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on January 17, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 17, 1956 only so far as it refers to changing the size of the building and to arrange for a boiler room so that as *amended* this portion of the resolution shall read:

"that the size of the building, for doctors' offices, may be reduced from 20 ft. by 120 ft. to 20 ft. by 115 ft.; and the cellar may be arranged to contain a boiler room within the building as now proposed and as indicated on revised plans marked "Received March 29, 1956" (2 sheets) and that in all other respects the requirements of the resolution as above cited shall be complied with.

392-54-BZ

APPLICANT—Frederick A. Ketcher, for Chelsea Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to amendments and as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in a business use district, the reconstruction and extension of metal accessory building on existing gasoline service station and the reconstruction and replacement of two car metal garages to include gasoline service station, lubritorium, motor vehicle repairs, car washing, office and two car garages, and permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2415 Webster avenue, northwest corner of East 187th street, Block 3025, Lot 26, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 3, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 3, 1955 by adding thereto:

"that the existing pumps may remain in their present locations as shown on plans filed with this application; that the requirement for a block of concrete within the intersection of Webster Avenue and East 187th Street may be omitted; that the post standard for supporting a sign may remain in its present location toward the northerly portion of the lot along Webster Avenue marked "Received April 9, 1956" (one sheet), *on condition* that in all other respects the resolution above cited shall be complied with; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution. (Alt. App. 1029/53)

931-54-BZ

APPLICANT—Paul Friedman, for Reincking Family Company, Inc., owner. (Harry Klein, lessee.)

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution permitting for a term of fifteen years, in a residence use district, the change in occupancy from public garage for over five cars and motor vehicle repair shop, 43 one-car garages, one family dwelling and private garage and stores and one family dwelling to gasoline service station, motor vehicle repair shop, including body and fender work, welding and paint spraying, lubritorium, auto wash (non automatic) storage and sale of auto accessories and office and the parking of cars waiting to be serviced.

PREMISES AFFECTED—3513-3527 Atlantic avenue and 308-316 Grant avenue, northwest corner, Block 4151, Lot 54, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 26, 1955, on certain conditions; and

WHEREAS, the resolution was amended on July 26, 1955; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 26, 1955, as thereafter *amended* by resolution adopted July 26, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 3889/54.)

1197-23-BZ—Vol. III

APPLICANT—Frederick A. Ketcher, for 728 Southern Boulevard Corp., owner. (Commodore Garage Corp., lessee.)

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SUBJECT—Application for consideration—reopening as Vol. III to consider extension of use and reconstruction, subject to regular procedure—re Application (decision of the superintendent of buildings and a decision of the commissioner of buildings); previously granted on condition, under section 21 of the zoning resolution, permitting in a business district the maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—729 Bruckner boulevard and 728 Southern boulevard, east side of 156th street, Block 2729, Lot 12, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider extension of use and reconstruction.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

956-27-BZ—Vol. III

APPLICANT—Fred C. Dahlem, for Max Meyers, owner (Al. Goldman, lessee).

SUBJECT—Application for consideration—reopening as Vol. III to consider extension of area and reconstruction, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a business district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1508-1510 Jerome avenue, east side, 105.41 ft. north of East 172nd street, Block 2846, Lot 6, Borough of the Bronx.

APPEARANCES—

For Applicant: Fred C. Dahlem.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure to consider extension of area and reconstruction.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

253-34-BZ—Vol. II

APPLICANT—Ralph E. Leff, for S.P.R. Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application (decision of the borough superintendent); previously denied, under section 21 of the zoning resolution, to permit in a business district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2275-2299 Westchester avenue, north side, of 1400-1408 Doris street and 1401-1409 Glover street, Block 3965, Lot 35, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Siegel.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, for consideration under sections 7e, f and i; previously denied under Section 21.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

578-42-BZ—Vol. III

APPLICANT—Maxfield Blaubeux, for LaPozina Associates, Inc., owner. (Ridgeway Automotive Service and Carvel Stores, Inc., lessee).

SUBJECT—Application for consideration—reopening as Vol. III to consider changes in use, subject to regular

procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7i and 7e of the zoning resolution, permitting in a business use district, the change in occupancy from garage for five motor vehicles, office and storage of building materials and the sale of used cars to motor vehicle repair shop, storage garage for more than five motor vehicles and office, and the parking and sales of more than five motor vehicles.

PREMISES AFFECTED—902-918 68th street, south side, from 9th avenue to Fort Hamilton parkway, 6803-6811 9th avenue and 6802-6810 Fort Hamilton parkway, Block 5771, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Maxfield Blaubeux.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider changes in use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

298-50-BZ—Vol. II

APPLICANT—Lawrence M. Rothman, for Efram Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of area into residence district, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of a commercial structure to be used for storage, stores, sales and loading platform.

PREMISES AFFECTED—325-331 E. 148th street, 326-328 E. 149th street, south side, 222 ft. west of Cortlandt avenue, Block 2330, Lot 30, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider extension of area, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

160-52-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Enlaw Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider a new proposal—re Application (decision of the borough superintendent); previously granted on condition, under sections 7A and 7h of the zoning resolution, permitting the residence use portion of the plot, the parking of customer's motor vehicles, the continuance of parking of patron's cars in the business use district and permitting the removal of glass blocks and the substitution of plate glass, creating a show window more than the permitted distance from intersection, in proposed restaurant and amusement center.

PREMISES AFFECTED—760-778 East 189th street, south side, from 2450-2480 Prospect avenue and 2455-2479 Southern boulevard, Block 3115, Lot 21, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

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814-54-BZ—Vol. II

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of uses, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 21 and 7h of the zoning resolution, permitting in a residence use F area district, more than one building on a lot by the erection of a two-story garden apartment development not in conformity with the area district requirements of the zoning resolution as to side and rear yards and with parking and garage spaces as calculated for the development as a unit instead of individual buildings affecting premises, and with the required open spaces; and to permit the calculation of height of building based on grade within the plot.

PREMISES AFFECTED—90-02 to 90-46 153rd avenue, 86-07 to 90-55 Shore parkway, 86-06 to 89-30 155th avenue, 155-05 to 155-23 86th street, 155-03 to 155-27 and 155-06 to 155-24 89th street, Block 11451, Lots 50 and 9, Block 11466, Lots 1 and 25, Lindenwood, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

Adjourned: 5:10 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on July 27, 1951, as they appeared in Bulletin No. 31, Vol. 36, are hereby corrected to read as follows:

345-51-BZ

APPLICANT—Goldwater and Flynn, for Certified Carent, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7e, 7h and 7f of the zoning resolution, to permit in a residence use district, the reconstruction of accessory building on existing gasoline service station to be used for auto washing, lubritorium, repairing, accessory sales and office and to permit existing ten individual metal garages used for storage of motor vehicles and the parking and storage of motor vehicles to remain.

PREMISES AFFECTED—83-91 Macombs place, northwest corner of West 153rd street (Block 2039, Lot 15—formerly part of Lot 45), Borough of Manhattan.

APPEARANCES—

For Applicant: Monroe Goldwater and Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION (345-51-BZ)

WHEREAS, Goldwater and Flynn, for Certified Carent, Inc., owner, filed March 21, 1951 an application under sections 7c, 7e, 7h and 7i of the zoning resolution, to permit in a residence use district, the reconstruction of an accessory building on an existing gasoline service station to be used for auto washing, lubritorium, repairing, accessory sales, and

office and ten existing individual metal garages and parking and storage of motor vehicles, affecting premises 83 to 91 Macombs place, northwest corner of West 153rd street (Block 2039, Lot 15), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on July 17, 1951, after due notice by publication in the Bulletin; laid over to July 24, 1951 and July 27, 1951 for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Macombs place is in residence and business use, A and B area, class 1½ height district; West 153rd street is in residence and business use, B area, class 1½ height district; the site is in residence use, B area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 3, 1951, acting on N.B. Applic. 31-51, reads:

"1. Proposed new bldg. to be used for washing, repairing, lubritorium, sales and office in connection with an existing gasoline service station, existing parking and storage of motor vehicles, and existing 10 individual metal garages for storage of motor vehicles in a Residence Use District is contrary to Sec. 3, Article II, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 114 feet, ¾ inches frontage by 85 feet in depth (irregular) on which is located a one-story building, 19 feet by 37 feet metal service building, 10 metal individual garages, six 550-gallon gasoline tanks and three dispensing pumps; that certificate of occupancy 10001-25 (N.B. 282-25) was issued for office and store for a gasoline station, and that certificate of occupancy 11969-26 was issued for 16 metal garages; that it is proposed to substitute for the present metal building a new office and lubritorium, washing and repair building, to be constructed of brick and neatly designed; that there are no new uses proposed but merely the replacement of an old building which has become outmoded; that there is to be no change in the present facilities and existing gasoline tanks and pumps are to remain; and

WHEREAS, the applicant contends that the plot covers a frontage of 114 feet, ¾ inches on Macombs place to the centre line of the block between West 153rd and West 154th streets; that the northerly lot line is 140 feet deep and the frontage on West 153rd street is 85 feet; that this plot was formerly part of lot 45, which was the entire lot between West 153rd and West 154th streets; that the northerly section has since been designated as lot 45 and a modern one-story post office building has been erected on same, and that the southerly half has received designation as lot 15; that the existing gasoline station dates back to 1922 and at that time the district was zoned for business purposes and a gasoline station was permissible; that the district was changed from business to residence use on November 4, 1940; that on the other side of Macombs place, there is an entrance to what is known as the Col. Chas. A. Young Triangle; that this gasoline station and the curb cuts were in existence 18 years prior to the adoption of Sec. 21A which, insofar as it has reference to public parks, was adopted in 1940; that section 21A also provides for the continuance of the existing use where a certificate of occupancy has previously been issued; that such a certificate of occupancy has been filed; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions c, i and h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under section 7c, to permit the premises to be reconstructed and rearranged substantially as proposed and as indicated on plans filed with this application marked "Received March 21, 1951," 4 sheets, on condition that all existing buildings and uses, including the rear metal garages shall be removed and the new accessory building

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shall be erected of the design and arrangement as indicated on such plans *on condition* that the balance of the premises shall be leveled substantially to the grade of Macombs place and shall be surfaced with concrete or bituminous paving; that the existing pumps if not nearer to the street building lines than 10 ft. may remain, and the existing six (6) 550 gallon gasoline storage tanks may remain; that the curb cuts shall be restricted to the existing curb cut to West 153rd street, as shown, and along Macombs place, existing curb cuts shall be restored except that there may be two curb cuts each not over 25 ft. in width, not nearer than 5 ft. to the street building line of 153rd street as prolonged and one (1) not nearer than 5 ft. to the northerly side lot line as prolonged; that the sidewalks and curbs adjoining premises shall be restored to the satisfaction of the Borough President; that there shall be no buildings other than the accessory building erected or maintained on the premises; that all greasing, washing and repairing of cars shall be within the accessory building; that under Section 7i motor vehicle repairing may be permitted within the accessory building; that the parking *and storage* of cars may be permitted under section 7h for a term of five (5) years; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line near the northerly corner of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 ft.; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that any heater room installed shall be at grade and there shall be no cellar under the building; that such heater room shall be separated from the balance of the building by fireproof construction, except that the ceiling may be fire retarded; that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution and a new superseding certificate of occupancy shall be obtained.

* Correction—Reference in the resolution to the parking of cars, corrected to include “*and storage*” as indicated in italics.

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on May 19, 1953, as they appeared in Bulletin No. 21, Vol. 38, are hereby corrected to read as follows:

238-27-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 51-37 Codwise Place, Inc., owner (B & O Silk Dyeing Co., Inc., lessee).

SUBJECT—Application, July 16, 1952 reopened September 9, 1952 as Vol. III re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the extension of existing structure to be used for storage in conjunction with existing silk dyeing works for a term of fifteen years.

PREMISES AFFECTED—51-37 Codwise place, east side, 149.49 ft. south of Van Kleeck street (Block 2473, Lot 82), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on September 9, 1952 subject to regular procedure, to consider extension in area and use; and

WHEREAS, a public hearing was held on this application on February 3, 1953 after due notice by publication in the Bulletin; laid over to March 10, 1953, for inspection and decision without further argument; then to April 21, 1953, for further inspection and consideration; then to May 19, 1953, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1½ height district; Codwise place and Van Kleeck street are in residence and business use, C area and class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated July 1, 1952 acting on Alt. Applic. 2338-51, reads:

“1. Proposed extension of a business use in a residence use district is contrary to Art. 2, Sec. 3 of the Z.R. and the resolution of the Board 238-27-BZ Vol. 2.”
and

WHEREAS, the applicant states that the premises consist of a plot, 136 ft. and 131 ft. 6 in. frontage by 100 ft. in depth, irregular, on which is located a class 1 and partly class 3, one story building, having a frontage of 101 ft. 6 in. and a depth of 94 ft. 4 in., being used as a silk dyeing works and boiler room; that the building was originally erected under N.B. 103/21 and certificate of occupancy No. 2650 was issued for a factory; that the building was extended to be occupied as a laundry under Alt. No. 5279/27; that variance was granted by the Board under Cal. No. 238-27-BZ to extend the building and change the use to a silk dyeing establishment; that the last certificate of occupancy issued, No. 79029, permits the use as a silk dyeing establishment for a period ending June 30, 1956; that it is proposed to maintain the present building as a silk dyeing work and boiler room and erect a new extension to the south approximately 39 ft. 2 in. in depth by 47 ft. 4 in. in width, to be of class 3 construction and to be used for storage in conjunction with the silk dyeing works; and

WHEREAS, the applicant further states that the subject premises are located in block 2473, lot 38, having a frontage of 136 ft. on Codwise place, 97 ft. on the northerly lot line, 100 ft. on the southerly lot line and 131 ft. 6 in. on the easterly lot line; that as of July 25, 1916 the premises were in a business use district and received its present use designation on February 5, 1926; and

WHEREAS, the applicant contends that the building originally had a non-conforming use, which was further extended by permission of the Board, and at this time it is requested that the present building be extended due to the increase in business, and also to replace a former frame storage building damaged by fire and since removed; that it would be a hardship to force the company to relocate its expensive plant and equipment to a new location because of the extended business and fire; that the proposed extension situated at the rear of the site will not have any effect on the street; and

WHEREAS, the premises and surrounding area were re-inspected by a committee of the board and the committee noted an attempt is being made to clean up the building, which is a non-conforming use.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on November 30, 1937, as amended through June 19, 1951, by adding thereto:

“* * * that in the event the owner desires to construct an extension to the premises to the south along the rear lot line, as indicated on plans filed with this application marked “Received July 16, 1952,” 4 sheets, such extension may be permitted, *for a term of 15 years, on condition* that the existing loading platform shall be removed and the loading condition shall be as shown on such plans indicating the proposed arrangement, on condition that there shall be no windows opening on the lot line to the west or south; that a proper substantial fence shall be main-

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tained from the proposed extension to the street line of Codwise place; that in all other respects the resolutions above cited shall be complied with as to the requirements where not inconsistent with this amended resolution; that no further extension of area or use shall be permitted; that the requirements of the resolution adopted this day under Calendar number 653-52-A shall be complied with and all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution."

* Correction—The term of variance, which was inadvertently omitted, corrected to read "*for a term of 15 years*", as indicated in *italics* in the resolution.

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on July 7, 1954, as they appeared in Bulletin No. 28, Vol. 39, are hereby corrected to read as follows:

889-52-BZ

APPLICANT—A. L. Andujar, for Texas Company, owner.
SUBJECT—Application December 19, 1952 (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail use district the extension in use and area of existing gasoline service station, grease pits, tire and battery service and auto laundry to gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs and office; and to permit the parking and storage of motor vehicles on un-built upon portion of plot.

PREMISES AFFECTED—35-26 to 35-40 Union street and 137-89 Northern boulevard, northwest corner, Block 4961, Lots 1 and 26, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Jos. B. Lynch.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 7, 1954 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a retail use, B area, Class 1½ height district; Union street and Northern boulevard are in residence and retail use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated November 19, 1952 acting on Alt. Applic. 71-52, reads:

"1. The extension in area along Union St. of an existing gasoline service station; the additional use of parking and storing motor vehicles as an accessory use to the gasoline station; and the additional use of minor auto repair shop with hand tools only, in a Retail use district is contrary to Sect. 4A of Zoning Resolution.

2. Show compliance with Sect. 21A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 191.71 ft. frontage by 109.71 ft. in depth, irregular, on which is located a gasoline service station for which certificate of occupancy No. 52590-36 has been filed; that it is proposed to extend the existing legal gasoline station for a distance of 50 ft. northerly along Union street and to include the additional uses of minor auto repair shop, with hand tools only, and the parking and storing of motor vehicles, both of which uses will be accessory to the present gas station; and

WHEREAS, the applicant further states that on July 25, 1916 the premises were zoned for business use and a rezoning on July 20, 1950 changed the entire plot to retail use; that the Texas company purchased the plot known as lot No. 1 on August 26, 1919 and at that time it was being used legally as a gas station in a business use district; that lot No. 26 which has a frontage of 50 ft. on Union street and which is now located in a retail use district, was acquired on July 14, 1950; that this lot No. 26, which is adjacent to the present gas station, is to be considered the proposed extension in area; that present conditions consist of the aforementioned legal non-conforming use and certificate of occupancy No. Q-52590 was issued on December 27, 1936 for a complete reconstruction of the plot on B.N. permit No. 3140-36; that the certificate permits an office, tire and battery service, grease pits, auto laundry and gasoline station; that the reconstruction during 1936 included the demolition of the existing facilities which were erected in 1921 and 1922 under N.B. Applic. 2653-21; that curb cut permit No. Q-8885 which was issued August 28, 1936 permitted the enlargement of the three existing driveways and curb cuts; that one cut, located on the north side of Northern boulevard, permitted the increase from 26 ft. to 40 ft., one on the west side of Union street was increased from 30 ft. to 42 ft., and the other, on the west side of Union street, was enlarged from 25 ft. to 44 ft.; and

WHEREAS, the applicant contends that the present legal gas station was established prior to the restriction in business use districts and prior to the amendment to the old section 21, schools, etc., which was added to and became effective for gas stations on May 22, 1925; that while additional property for parking is included in this application, there will be no additional curb cuts or entrances and plan marked proposed conditions clearly shows that the two curb cuts now legally permitted under permit No. 8885 on Union street are being reduced in size; that the permit allows one 42 ft. cut, one 44 ft. cut and there exists a 12 ft. cut on the property on which the extension is requested along Union street, and it is proposed to reduce the two legal curb cuts of 42 and 44 ft. respectively to two cuts of 35 ft. each, with no cuts being within the corner or interior lot line as extended; that N.B. Applic. 2653-21 was approved June 24, 1921 for an office for an oil selling station in a business use district with metes and bounds being 48 ft. 6⅞ in. on Northern boulevard and 141 ft. 8⅞ in. on Union street; that alt. application No. 2161-14 was approved September 20, 1914 for an alteration of present stable and garage; that fire department records, folder No. 21018.05 (old folder #16413.01) known as #137-89 Northern boulevard and 35-34 Union street, show that Alt. Applic. 1151-19 was approved January 7, 1952 with metes and bounds, being 140 ft. on Union street (Whitestone avenue) thence west 95 ft., and east 45 ft.; that these dimensions are substantially the thence south 30 ft., thence east 30 ft., thence south 105 ft. same as now shown on plan filed for lot No. 1; that fire department plan No. 431-21 was approved May 12, 1921 for gasoline pump and tank installation in a business use district consisting of six 550-gallon tanks with metes and bounds being 48.57 ft. on Northern boulevard and 141.71 ft. on Union street, with interior dimensions as well as street dimensions being the same as shown on present plan for lot No. 1; that the proposed 50 ft. extension is known as lot No. 26 and will be used solely for licensed parking; that the station has been in continuous operation since prior to August 26, 1919 and annual fire department permits have been obtained; that the neighborhood in this part of Flushing is heavily congested and there is a definite need for parking space; that it is felt that the reducing in size of the present curb cuts on Union street will be an improvement over existing conditions, and while section 21A now applies, the entrances and exits to the station existed prior to requirements of former section 21; that the 50 ft. lot on which the extension is requested will be partly fenced along Union street and entrance to or exit from will be through the gas station on which legal curb cut permits exist; that revised plans clearly show this condition; that no new

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entrance ramps or curb cuts are being sought in this application; and

WHEREAS, the applicant states that the present owner has held title to the property since August 26, 1919 for lot No. 1 and since July 14, 1950 for lot No. 26; that the assessed valuation of land is \$50,500 and of the buildings \$32,000, making a total of \$82,500; that the buildings were erected in 1919 and 1921 and reconstructed in 1936; and

WHEREAS, the Board deemed that section 21A of the Zoning Resolution does not apply as entrances to gasoline station are not to be increased and have existed for years, and are proposed to be reduced in width; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i and e of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7i, to permit minor repairs with hand tools only for minor adjustments performed solely within the existing accessory building, and to permit the reduction in size of the curb cuts as shown on plans showing proposed conditions marked "Received December 19, 1952" (4 sheets) and "May 28, 1954" (2 sheets); and *granted* under section 7e for a term of five (5) years, to permit the parking of motor vehicles on lot 26, as proposed, which may be operated in conjunction with the existing gasoline service station, substantially as indicated on such plans, *on condition* that this portion of the premises shall be surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that entrance to such parking lot shall be by curb cuts to gasoline station on Union street; that on the interior lot lines as shown there shall be erected a woven wire fence of the chain link type with masonry base to a total height of not less than 5 ft. 6 in.; that the fence shall be returned along the building line of Union street for a distance of approximately 40 feet with substantial terminating post; that signs advertising the parking use, the rates charged and such other information as the commissioner of licences may require may be attached to such fence, provided the sign does not extend beyond the building line, is not illuminated and does not exceed 25 sq. ft. in area; that the parking lot shall at all times be under the operation of the attendant of the existing gasoline station adjoining; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall require; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

*Correction—One of the sections of the zoning resolution under which this application was acted upon, corrected to read "7e" in place of "7f".

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on March 13, 1956, as they appeared in Bulletin No. 12, Vol. 41, are hereby corrected to read as follows:

866-53-SM

APPLICANT—Suspended Ceilings Division of Sanymetal Products Co., Inc., owner.

SUBJECT—Application November 29, 1953—Sanymetal Ceiling Suspension Systems Nailock Channel—Screwlock Channel and Accessories, approved of.

APPEARANCES—

For Applicant: Albert R. Mueller.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.. 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 866-53-SM

Subject: Sanymetal Ceiling Suspension Systems Nailock Channel, Screwlock Channel and Accessories.

Suspended Ceiling Division of Sanymetal Products Company, Inc., filed November 29, 1953 an application with the Board of Standards and Appeals for approval of Sanymetal Ceiling Suspension Systems Nailock Channel, Screwlock Channel and Accessories under the provisions of C26-178.0.b and C26-461.0 Administrative Building Code.

Purpose

A system of suspended metal supports for hanging acoustical ceilings.

Description

Sanymetal Suspended Ceiling Systems are comprised of basic steel furring channels with necessary accessories for attachment of 1½" channels, bar joints, "I" beams, purlins and other structural members from which ceilings are commonly suspended. The basic channels are marketed under the trade names, "Nailock Nailing Channel" and "Screwlock Metal Furring Channel."

Nailock Channels are cold rolled channels provided with an arch at the center. Through the back of the arch rectangular sections are punched inward at 6" intervals, forming a series of stirrups 3/16" wide along the inside center line of the channel. Quarter inch steel rod is inserted through the stirrups. Facing material is attached to the channel by driving a flat nail in the usual manner into the channel opening. The arch acts as an anvil, curving the nail around the ¼" rod in a tight loop.

Nailock channels are most commonly used for suspended acoustical ceilings where the acoustical material are screwed or cemented to a solid backing. The nailock channels are attached to the structural supporting members either by specially designed spring steel clips or by a standard wire tie. The backing, gypsum board, plywood or other materials are nailed to the Nailock channel as described. The acoustical material is then attached to the backing with screws or adhesive.

Nailock channel is 1½" wide across the back, 1" high from back to face, ¾" wide across the nailing face. The weight is then ¾ lbs. per lineal foot. Screwlock metal furring channels is used in suspended ceilings construction where materials are to be attached with screws. Screwlock channel serves the same purpose as wood furring where incombustibility is required. The channel is attached to supporting structural members or specially provided supports such as 1½" channel, by special clips or the usual wire ties. The face of Screwlock channel is perforated with a series of diamond shape indented holes. Screws are driven into the holes in the usual manner forming a thread at the back of the indentation.

Screwlock channel is formed from .022" thick strip steel electro-galvanized before fabrication. The channel is 2¾" wide and 1" high. The field or perforations in the face of the channel provided a surface 2⅛" wide through which screws may enter.

Ceiling construction with Screwlock channel may be of the "backed" type, backing for finish tile attached directly to the channel or acoustical tile is screwed directly to the channel with or without a non-breathing or vapor barrier membrane back of the tile.

Both Nailock and Screwlock channels are spaced on centers as recommended by the manufacturers of the materials to be supported by the channels.

Inspection and Test

Inspection and test of this suspended ceiling was made at 1079 East Grand Avenue, Eliabeth, New Jersey at the plant of Jacobson and Co., Warehouse. Present at the test were Chief Engr: L. V. Huber and representatives of the

Periodical Division
University of Illinois Library
Urbana, Ill.

MINUTES

applicant and it was found that the ceiling suspension system operated as described.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Sanymetal Ceiling Suspension Systems Nailock Channel, Screwlock Channel and Accessories for vountary use in New York City on condition that the systems comply with this report and the requirements of C26-461.0 Administrative Building Code and also that the material shall bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 866-53-SM," and further that this system shall be used only for the erection of suspended acoustical ceilings.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

*Correction—In the report of the Committee on Test under the heading of *Description*, in paragraph 5 thereof, in relation to the screwlock channel, the thickness of the strip steel corrected from .002" to .022".

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on April 3, 1956, as they appeared in Bulletin No. 15, Vol. 41, are hereby corrected to read as follows:

678-55-BZ

APPLICANT—Lama, Proskauer and Prober, for The Dime Savings Bank of Brooklyn, Sidney Silverman, Max Zeisk and Howard I. Goldberg, owners.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the

borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a business and residence use district, the extension of present banking facilities in a business use district, into the residence use district and the parking of patron's and executive's cars (no fee to be charged) in conjunction with new Drive-In Banking Booth.

PREMISES AFFECTED—8501-8523 19th avenue and 1901-1911 86th street, northeast corner and 1902-1910 85th street, Block 6345, Lots 1, 6, 9, and 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board on November 15, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 15, 1955, by adding thereto:

"that in the event the owner desires to rearrange the parking layout and locate the 20 ft. curb cut on 19th avenue to within 5 feet of the 85th street building line and to change the size of the teller's booth from 8 x 10 to 8 x 11, as shown on revised plans marked "Received March 13, 1956", (2 sheets), such changes may be permitted provided that in all other respects the above cited resolution shall be complied with; *that the 30 foot curb cut to 19th Avenue may be constructed as previously permitted, in addition to the 20 foot curb cut previously permitted, but to be relocated as shown on latest revised plan marked "Received April 24, 1956 (1 sheet)." (Alt. 2865/55)*

* Correction—Reference to the two curb cuts on 19th Avenue corrected, as indicated in *italics* at the end of the resolution.

52.05
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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York
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May 8, 1956

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No. 19

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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Water Supply.

PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

Special meetings as published in this Bulletin

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engi-
neers, pertaining to the work of the board, will be seen only
between the hours of ten in the morning and one in the
afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

New Cases filed up to May 1, 1956

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266-56-A—B.Bx.—1530 MacDonough place, east side, 275 ft. north of Griswald avenue, Block 5411, Lot 210, Borough of The Bronx, Alt. 87-56—re conversion of 2 story, basement, cellar dwelling to 3 family Multiple Dwelling.

267-56-BZ—B.Q.—221-22 110th avenue, south side, 271.79 ft. west of 223rd street, Block 11203, Lot 22, Queens Village, Borough of Queens, Alt. 157-56—re rear yard; side yards, parking space—residence use district.

268-56-A—B.M.—31-33 West 12th street, north side, 325 ft. west of 5th avenue, Block 576, Lot 56, Borough of Manhattan, Amendment to Alt. 2023-54—re offices in a residence use district.

269-56-BZ—B.B.—1845 Rockaway parkway and 9701 to 9715 Avenue M, northeast corner, Block 8262, Lot 6, Borough of Brooklyn, Alt. 542-56—re change in use to restaurant from residence use.

270-56-A—B.B.—1845 Rockaway parkway and 9701 to 9715 Avenue M, northeast corner, Block 8262, Lot 6, Borough of Brooklyn, Alt. 542-56—re business use in frame building.

271-56-BZ—B.Bx.—1165-1181 Ogden avenue and 151-167 West 167th street, northeast corner, Block 2528, Lots 35, 37, 39 and 42, Borough of The Bronx, N.B. 288-56—re gasoline service station, lubritorium, car washing, parking and storage; curb cuts—retail and residence use district.

272-56-BZ—B.R.—961 Todt Hill road, east side, 15.05 ft. south of Coventry road, Block 896, Lot 45, Dongan Hills, Borough of Richmond, Alt. 7-56—re alteration—portion of building nearer than 15 ft. from building line—G area district.

273-56-BZ—B.B.—1102 DeKalb avenue, south side, 200 ft. east of Reid avenue, Block 1604, Lot 15, Borough of Brooklyn, Alt. 92-56—re change in use from store to manufacturing—retail use district.

274-56-A—B.B.—1102 DeKalb avenue, south side, 200 ft. east of Reid avenue, Block 1604, Lot 15, Borough of Brooklyn, Alt. 92-56—re exit stairs.

275-56-BZ—B.R.—929 Manor road, northeast corner of Lincoln street, Block 700, Lot 1, West New Brighton, Borough of Richmond, N.B. 1-56—re gasoline service station, car washing, office and sales minor repairs, etc.—local retail use district.

276-56-BZ—B.M.—287-303 West 10th street, north side, and 150-168 Charles street, south side, 51 ft. 10½ in. west of Washington street, Block 636, Lot 70, Borough of Manhattan, Amendment to Alt. 80-56—re loading berth.

277-56-BZ—B.B.—2252-2254 Linden boulevard and 885-893 Cleveland street, southeast corner, Block 4360, Lot 1, Borough of Brooklyn, N.B. 199-56—re gasoline service station, setback—residence use, DD area district.

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279-56-A—F.D.—124 Columbia Heights, northwest corner of Pineapple street, Block 223, Lot 6, Borough of Brooklyn, Decision re V.O. 11954-55—re refrigeration system.

280-56-A—B.M.—1091 Amsterdam avenue and 443 West 113th street, northeast corner, Block 1866, part of Lot 1, Borough of Manhattan, Amendment to Alt. 158-55—re information booth; shaft opening; corridor partitions.

281-56-A—B.Q.—37-78 to 78-80 Junction boulevard, west side, 88 ft. 8½ in. north of Roosevelt avenue, 95-45A Roosevelt avenue and 37-71 to 37-75 Warren street, Block 1484, Lot 44, Jackson Heights, Borough of Queens, Alt. 200-56—re stairways.

282-56-BZ—B.Bx.—1134 East 222nd street, south side, 102-83 ft. west of Eastchester road, Block 4716, Lots 24 and 25, Borough of The Bronx, N.B. 99-56—re gasoline service station, lubritorium, parking and storage, minor repairs—retail and residence use district.

283-56-BZ—B.B.—241-247 Bay Ridge avenue, north side, 293 ft. 3 in. west of 3rd avenue, Block 5862, Lot 66, Borough of Brooklyn, Alt. 145-56—re change in use garage to factory—residence and manufacturing use district.

284-56-A—B.B.—241-247 Bay Ridge avenue, north side, 293 ft. 3 in. west of 3rd avenue, Block 5862, Lot 66, Borough of Brooklyn, Alt. 145-56—re Class III construction on interior lot area exceeding tabular limits.

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1042-40-SA—Duo-Therm Circulating Heaters (reopened for test and report as to exterior design and to include new models), manufactured by Duo-Therm Division of Motor Wheel Corp., Appliance.

231-50-SM—SK Insulrock (as inner portion of hollow panel enclosure walls); (reopened for test and report as to addition use and new owner), manufactured by SK Insulrock Corp., Material.

288-55-SA—Tokheim Gasoline Dispensing Pumps, Models 300 and 305 and National Gasoline Dispensing Pumps, Models 360 and 365 (reopened for report as to additional trane name), manufactured by Tokheim Corp., Appliance.

568-50-SA—Norman Southerner Horizontally Designed Forced Air Gas Fired Central Furnace, Models FU-40A, FU-60A, FUB-40A, FUB-60A, FUB-80A, FUB-100A, UH-40, UH-60, UHB-60, UHB-80 and UHB-100 (reopened for test and report of additional models of forced air furnaces and duct furnaces), manufactured by Norman Products Co., Appliance.

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CALENDAR

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160-48-BZ—Vol. II—B.Q.—93-59 183rd street, east side, 62.35 ft. north of Liberty avenue, Block 10353, Lot 140, Hollis, Borough of Queens, Alt. 273-56—re height of building.

69-36-BZ—Vol. II—B.B.—5511-5629 19th avenue, southeast corner of 57th street, Block 5495, Lot 1, Borough of Brooklyn, Alt. 851-56—re alteration, extension of existing building—change in use.

709-55-BZ—Vol. II—B.B.—1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 8299, Lots 63-68 inclusive, Borough of Brooklyn, N.B. 1380-55—re gasoline service station, sales office, lubricatorium, parking of more than 5 cars; parking and signs within required setback—residence use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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	Last Publication
Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1955.
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	April 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	April 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	April 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	May 25, 1954.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	April 15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26

	Last Publication
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—\$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

MAY 8, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 8, 1956, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

662-55-BZ

APPLICANT—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the extension of a non-conforming use (residence and stores).

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

Laid over from April 10, 1956, to May 8, 1956, at 10 A.M. for inspection and decision; hearing closed.

663-55-A

APPLICATION—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—Appeal from a decision of the borough superintendent—re frame building business use.

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

814-55-BZ

APPLICANT—Fred C. Dahlem, for Estate of Newbold Morris, Bank of New York, trustee, owner (Martin Gollubier, lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of use of parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—1034-1040 College avenue, east side 100 ft. north of East 165th street, Block 2433, Lots 1 and 6, Borough of The Bronx.

Laid over from April 10, 1956, to May 8, 1956, for inspection and decision; hearing closed.

930-55-BZ

APPLICANT—Fred C. Dahlem, for Valentine Galcik, owner.

SUBJECT—Application November 21, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7c and 21 of the zoning resolution, to permit in a retail use, D area district, the use of a building for motor vehicle repairs and garage for more than 5 motor vehicles and extension of subject building to occupy 100% of the area of the lot.

PREMISES AFFECTED—424-426 East 10th street, south side, 306 ft. west of avenue D, Block 379, Lot 21, Borough of Manhattan.

Laid over from April 10, 1956, to May 8, 1956, for inspection and decision; hearing closed.

CALENDAR

888-54-BZ

APPLICANT—Abraham Grossman, for 87-25 108th Street Corp., owner.

SUBJECT—Application November 24, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from stable, garage and apartment to existing use of refrigerator storage, servicing and testing.

PREMISES AFFECTED—87-25 108th street, east side, 229.17 ft. south of Jamaica avenue, Block 9298, Lot 62, Richmond Hill, Borough of Queens.

Laid over from March 6, 1956, to April 17, 1956, for inspection and decision; hearing closed; then to May 8, 1956, applicant to submit revised plans of unloading and information as to continued operation of premises and statement as to trucks; objector to file photograph of trailer truck unloading; hearing previously closed.

514-55-BZ

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application June 22, 1955—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a residence and retail use district, the proposed extension of gasoline service station, auto repairs, accessory store, office and dwelling to be used for gasoline station, motor vehicle repair, shop, car washing, greasing, office, accessory store, boiler room and dwelling, with curb cut closer to residence use district than permitted.

PREMISES AFFECTED—78-08 51st avenue and 51-02 Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed; then to May 8, 1956, for applicant to file revised plans showing building not extending beyond the front wall of the adjoining houses along Gorsline street and with pumps extending beyond the building line reset so as to be not less than 10 feet from building line; premises inspected.

515-55-A

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application June 22, 1955—re Appeal from a decision of the borough superintendent—non-fireproof construction—gasoline service station.

PREMISES AFFECTED—78-08 51st avenue and 51-02 Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

812-55-BZ

APPLICANT—Ingram S. Carner, for LMJ Realty Corp., owner (Shell Oil Company, proposed lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs (hand tools only), auto washing (non automatic), office, sales and storage of auto accessories, parking of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—4011-4029 New Utrecht avenue and 4002-4024 10th avenue, northeast corner, and 972-982 40th street, Block 5586, Lots 70, 71, 72, 73 and 75, Borough of Brooklyn.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed; then to May 8, 1956, for inspection and decision.

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct

of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

Laid over from May 3, 1955 to June 7, 1955, to permit the applicant to obtain a decision from the Building Department as to structural conditions to comply with the Labor Law and to permit the filing of a companion administrative appeal to be heard with the zoning application on the laid over date; laid over, date to be set for hearing when companion "A" appeal has been examined and set for hearing; the "A" and "BZ" cases to be heard on the same date; then set for hearing January 10, 1956; then February 15, 1956, for inspection and decision; hearing closed; then to February 28, 1956, for applicant to file revised plan; then laid over to March 20, 1956, for further inspection and decision; then to April 3, 1956, for applicant to furnish consent of adjoining owner for use of property as means of egress from foot of fire escape; then to April 24, 1956, at request of the applicant, to obtain a consent of the adjoining owner for exit across his property; then to May 8, 1956, for applicant to file consent of adjoining owner for exit.

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

530-42-BZ—Vol. III

APPLICANT—Robert Teichman, for Samuel Rudin and Jacob Schif, owners (Waverly Parking Place, lessee).

SUBJECT—Application reopened March 13, 1956 to consider amendment as to additional entrances and exits—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a local retail use district, the parking and storage of more than five motor vehicles for a term of three years.

PREMISES AFFECTED—358-374 Avenue of the Americas, east side, from Washington place to Waverly place, 126-130 Waverly place and 87 Washington place, Block 552, Lot 37, Borough of Manhattan.

Laid over from April 24, 1956, to May 8, 1956, for applicant to file more adequate plans, for correction of digest and for further consideration and decision by the Board; hearing closed.

263-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Thomas Amari, owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a refreshment building, and parking of patrons cars, no fee to be charged.

PREMISES AFFECTED—2003-2013 Rockaway parkway and 9705-9711 Sea View avenue, northeast corner, Block 8300, Lots 8 and 13, Borough of Brooklyn.

Laid over from March 20, 1956 to April 17, 1956, for inspection and decision; hearing closed; then to May 1, 1956, for inspection and decision; then to May 8, 1956, for decision.

532-46-BZ Vol. III

APPLICANT—Siegel and Green, for Milton C. Rose, trustee/owner (Bertbli Realty Corp., lessee).

SUBJECT—Application reopened April 17, 1956 as Vol III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail and restricted retail use district, the extension in area of an

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existing parking lot, from the retail into the restricted retail use district.

PREMISES AFFECTED—1300-1306 Avenue of the Americas and 55-67 West 52nd street, northeast corner and 56-64 West 53rd street, Block 1268, Lots 1, 7, 8 and 9, Borough of Manhattan.

621-24-BZ—Vol. III

APPLICANT—Howard H. Snyder, for Terin Garage Corp., owner.

SUBJECT—Application reopened January 31, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7a, 7c and 7f of the zoning resolution, to permit in a business use district an existing three story garage, the additional parking of motor vehicles on the roof.

PREMISES AFFECTED—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan.

252-36-BZ—Vol. II

APPLICANT—Allan Crane and Hoist Corp., lessee., for Electric Hoist and Motor Company, Inc., owner.

SUBJECT—Application reopened April 19, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district, the proposed use of an existing building for a factory, for the manufacture of electric hoists, and office with welding in connection with the manufacture of hoists.

PREMISES AFFECTED—60 Bayard street, south side, 100 ft. east of Lorimer street, Block 2722, Lot 8, Borough of Brooklyn.

658-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Julius Procacci, owner.

SUBJECT—Application reopened October 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, storage room and parking and storage of motor vehicles.

PREMISES AFFECTED—627-637 86th street, north side, 214 ft. 7 in. east of Fort Hamilton parkway, Block 6037, Lots 17, 96, 99, 100 and 101, Borough of Brooklyn.

127-46-BZ—Vol. II

APPLICANT—Paul Friedman, for Interboro Management, Inc., owner.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of auto accessories and parking of more than 5 cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—46-11 to 46-21 Hollis Court boulevard and 46-02 to 46-16 189th street, northwest corner and 188-12 to 188-20 46th avenue, Block 5528, Lot 1, Flushing, Borough of Queens.

815-52-BZ—Vol. II

APPLICANT—Reuben Rappaport, for City Bank Farmers Trust Co. and Florence D'Olier, Trustees under will of Thomas Diamond, owners (N. R. M. Garage Corp., lessee).

SUBJECT—Application reopened January 10, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and business use district, the proposed combining of both buildings for garage and parking of more than 5 motor vehicles, and the proposal to extend use of garage wherein gasoline and oil is sold.

PREMISES AFFECTED—248-250 West 80th street and

2231-2239 Broadway, southwest corner, Block 1227, part of Lots 54 and 59, Borough of Manhattan.

23-56-A

APPLICANT—Reuben Rappaport, for City Bank Farmers Trust Co. and Florence D'Olier, Trustees under the will of Thomas Diamond, owners (N. R. M. Garage Corp., lessee).

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—non-fireproof construction and exits.

PREMISES AFFECTED—248-250 West 80th street and 2231-2239 Broadway, southwest corner, Block 1227, part of Lots 54 and 59, Borough of Manhattan.

711-54-BZ

APPLICANT—Leonard F. Rothkrug, for Sam Tepperberg, owner (Empire Store Construction Co., Inc., lessee).

SUBJECT—Application August 20, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed use of premises for light manufacturing (store fixtures), involving the use of power saws on wood, thus constituting a saw mill.

PREMISES AFFECTED—334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn.

712-54-A

APPLICANT—Leonard F. Rothkrug, for Sam Tepperberg, owner (Empire Store Construction Co., Inc., lessee).

SUBJECT—Application August 20, 1954—re Appeal from a decision of the borough superintendent—frame building, commercial use.

PREMISES AFFECTED—334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn.

855-52-A

APPLICANT—Benjamin Saltzman, Borough Superintendent.

OWNERS OF RECORD—Annie Tepperberg and Pauline Greenbaum.

SUBJECT—Application November 26, 1952—re Revocation of Certificate of Occupancy #113920.

PREMISES AFFECTED—332-334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn.

187-55-BZ

APPLICANT—Leonard F. Rothkrug, for Anthony D'Angelo, owner.

SUBJECT—Application February 25, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the maintenance of existing extension using more than the area permitted.

PREMISES AFFECTED—356 Evergreen avenue and 29-35 Harmon street, northwest corner, Block 3274, Lot 33, Borough of Brooklyn.

188-55-A

APPLICANT—Leonard F. Rothkrug, for Anthony D'Angelo, owner.

SUBJECT—Application February 25, 1955—re Appeal from a decision of the borough superintendent—use of frame building as factory—exits, etc.

PREMISES AFFECTED—356 Evergreen avenue and 29-35 Harmon street, northwest corner, Block 3274, Lot 33, Borough of Brooklyn.

450-55-BZ

APPLICANT—Leonard F. Rothkrug, for Thomas Nastasi, owner.

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SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district occupancy of a class 4, single family residence by 2 families.

PREMISES AFFECTED—157-22 Powell Cove boulevard, south side, 180 ft. east of 157th street, Block 4554, Lot 50, Beechhurst, Borough of Queens.

584-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Charlotte W. Sanders, owner.

SUBJECT—Application July 15, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed demolition, reconstruction and extension of an existing gas station, office and sales, storage, lubricatorium, car washing and minor auto repairs.

PREMISES AFFECTED—699 Morris avenue and 266 East 155th street, southwest corner and 3012-3016 Park avenue, Block 2442, Lot 65, Borough of The Bronx.

850-55-BZ

APPLICANT—Burke, Green and Groh, for Samuel Rosenberg, owner.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7e and 7A of the zoning resolution, to permit in a retail and residence use district the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs (hand tools only), with proposed signs, show windows, and curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—4401-4411 Church avenue, northeast corner of Troy avenue, Block 4881, Lots 38, 40 and 41, Borough of Brooklyn.

715-55-BZ

APPLICANT—Herman Wolff, for Samuel, Max, Nathan and Julius Kassover, owners.

SUBJECT—Application September 15, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the erection of a one story, class 3 construction store building with area of 2910 square feet which is in excess of permitted area of 75% or 2182 square feet of lot.

PREMISES AFFECTED—983-985 Flatbush avenue, east side, 95 ft. 3 in. south of Albermarle road, Block 5126, Lot 14, Borough of Brooklyn.

738-55-BZ

APPLICANT—Patrick D. Concagh, for 333 West 46th Street Corp., owner.

SUBJECT—Application September 21, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—333-337 West 46th street, north side, 378 ft. west of 8th avenue, Block 1037, Lots 16, 116 and 117, Borough of Manhattan.

991-55-BZ

APPLICANT—Charles M. Spindler, for Claire-A1 Realty Corp., owner.

SUBJECT—Application November 15, 1955—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district, the proposed extension in area and reconstruction of an existing gasoline service station, and use of premises for a gasoline service station, office and sale of auto accessories, lubrication, washing, minor repairs (with hand tools only), parking and storage of motor vehicles, with proposed curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—236-244 Dyckman street, southwest corner of Seaman avenue, Block 2246, Lots 61, 63 and 65, Borough of Manhattan.

621-54-BZ

APPLICANT—Leonard F. Rothkrug, for Soljak Realty Corp., owner (M. H. Murray Supply Corp., lessee).

SUBJECT—Application July 29, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from public garage to the storage and sale of plumbing supplies.

PREMISES AFFECTED—1565-1567 Bergen street, north side, 225 ft. west of Utica avenue, Block 1348, Lot 62, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MAY 8, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 8, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

137-54-A

APPLICANT—Fred C. Dahlem, for Benjamin Edelman, owner.

SUBJECT—Application February 17, 1954—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—654 Broadway, east side, 58 ft. south of Bond street, Block 529, Lot 6, Borough of Manhattan.

469-45-A Vol. II

APPLICANT—Seymour A. Mitteldorf, for 2370 Hoffman Street Corp., owner (Lindy Heaters, Inc., lessee).

SUBJECT—Application reopened November 9, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—2368-2370 Hoffman street, east side, 269-28 ft. south of East 187th street, Block 3065, Lot 27, Borough of The Bronx.

147-56-A

APPLICANT—R. L. Heeren, for The Brooklyn Union Gas Co., owner.

SUBJECT—Application February 17, 1956—re Appeal from a decision of the borough superintendent—installation of oil storage tank.

PREMISES AFFECTED—170 Lombardy street, southwest corner of Varick avenue, Block 2837, Lot 1, Borough of Brooklyn.

774-53-A

APPLICANT—Kollsman Instrument Corp., owner.

SUBJECT—Application October 26, 1953—re Appeal from a decision of the fire commissioner—smoking.

PREMISES AFFECTED—80-08 45th avenue, south side, 10 ft. east of 80th street, buildings A, B, C and D; Block 1533, Lots 36, 45 and 69, Elmhurst, Borough of Queens.

602-54-A

APPLICANT—J. M. Berlinger, for 38-42 Exchange Place Corp., owner.

SUBJECT—Application July 9, 1954—re Appeal from a decision of the borough superintendent—plastic light diffuser in stair hall.

PREMISES AFFECTED—38-42 Exchange place and 25-29 William street, southwest corner, Block 25, Lot 27, Borough of Manhattan.

993-54-A

APPLICANT—Elias K. Herzog, for Postgal Realty Corp., owner.

SUBJECT—Application December 27, 1954—re Appeal from a decision of the borough superintendent—cellar egress.

PREMISES AFFECTED—345-351 West 35th street, north side, 266 ft. 4 in. east of 9th avenue, Block 759, Lot 14, Borough of Manhattan.

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186-56-A

APPLICANT—Charles L. Koester, for Cross Bay Builders, Inc., owner.

SUBJECT—Application March 9, 1956—re Appeal from a decision of the borough superintendent—storm or combined sewer and floor level accessory garage.

PREMISES AFFECTED—160-15 96th street, east side, 140 ft. south of 160th avenue, Block 14186, Lot 54, Howard Beach, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MAY 15, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 15, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

73-55-BZ

APPLICANT—Henry Nordheim, for Rubenstein and Tutnauer, owners.

SUBJECT—Application February 3, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, and office and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1680 Gun Hill road and 1674 Allerton avenue, intersection of Gun Hill road, Allerton avenue and Lodovick avenue, Block 4539, Lot 1, Borough of The Bronx.

Laid over from February 7, 1956, to March 13, 1956, for inspection and decision; hearing closed; then to April 10, 1956, at the request of the applicant to furnish revised plan. then to May 15, 1956, at request of objector.

573-55-BZ

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application July 13, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto wrecking (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

Laid over for inspection and decision; hearing closed; date to be set, awaiting information as to action of Board of Education and the Board of Estimate as to proposed adjacent school; then set for January 17, 1956; then to February 15, 1956, for information from the Board of Education; then to March 13, 1956; then to March 16, 1956; then to April 17 1956, for further consideration after selection by Board of Estimate of school site; publication of Board's action of March 13, 1956 withheld; then to May 15, 1956, to await the selection by the Board of Estimate of a school site.

1044-55-A

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application December 27, 1955—filed pursuant to section 35, General City Law re part of premises located in bed of mapped street—Clintonville street.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner, and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

56-40-BZ—Vol. IV

APPLICANT—Charles C. Weinstein, for 4747 Bronx Boulevard Corp., owner.

SUBJECT—Application reopened February 1, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district the proposed use of premises for the manufacture of aerosol products and the storage and fabrication of foam rubber products.

PREMISES AFFECTED—4745-4755 Bronx boulevard and 550 East 242nd street, southwest corner, Block 5102, Lot 27, Borough of The Bronx.

Laid over from April 17, 1956 to May 15, 1956, for inspection and decision; hearing closed.

171-55-A

APPLICANT—Charles G. Weinstein, for 4747 Bronx Boulevard Corp., owner (G. Barr and Co., lessee).

SUBJECT—Application March 2, 1955—re Appeal from a decision re an order of the fire commissioner and a decision of the borough superintendent—storage of refrigerated liquid under pressure.

PREMISES AFFECTED—4747-4755 Bronx boulevard and 550 East 242nd street, southwest corner, Block 5102, Lot 27, Borough of The Bronx.

929-53-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application reopened November 9, 1955 and restored to docket, previously withdrawn—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years, the erection and maintenance of a gasoline service station, auto wash, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—10504-10524 Flatlands avenue, south side, from East 105th to East 106th streets, 901-911 East 105th street and 902-912 East 106th street, Block 8213, Lots 37, 40, 41, 42 and 43, Borough of Brooklyn.

Laid over from April 17, 1956, to May 15, 1956, for inspection and decision; hearing closed.

367-55-BZ

APPLICANT—Jack Z. Cohen, for Angelina Pellegrino, owner (Beltway Service Station, Inc., lessee).

SUBJECT—Application May 6, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district the maintenance of an existing gasoline service station, office, auto repair shop, lubritorium, auto laundry, parking and storage of more than 5 motor vehicles without the required rear yard.

PREMISES AFFECTED—9012-9022 7th avenue, west side, 94 ft. 6¾ in. south of 90th street, Block 6094, Lot 26, Borough of Brooklyn.

Laid over from April 17, 1956, to May 15, 1956, for inspection and decision; hearing closed; applicant to file additional plan showing nearest entrance to hospital and nearest entrance to existing gasoline station.

494-55-BZ

APPLICANT—Leonard F. Rothkrug, for Louis Ciervo, owner.

SUBJECT—Application June 15, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district a proposed 5 car garage and automobile repair shop.

PREMISES AFFECTED—67-69 Avenue U, north side, 40 ft. east of West 11th street, Block 7095, Lot 47, Borough of Brooklyn.

Laid over from April 17, 1956, to May 15, 1956, for inspection and decision; hearing closed.

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618-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Hyman Herringman, owner.

SUBJECT—Application July 22, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles, with proposed show windows and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—3902-3924 Avenue U, south side, from Ryder street to Kimball street, 2201-2211 Ryder street and 2202-2212 Kimball street, Block 8556, Lot 37, Borough of Brooklyn.

Laid over from April 17, 1956, to May 15, 1956, for inspection and decision; hearing closed.

811-55-BZ

APPLICANT—Ingram S. Carner, for Milton Waldman, owner.

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district, the erection and maintenance of a 2 car garage located within 15 ft. of the street line.

PREMISES AFFECTED—157-68 20th avenue, southwest corner of 160th street, Block 4750, Lot 41, Whitestone, Borough of Queens.

Laid over from April 17, 1956, to May 15, 1956, for inspection and decision; hearing closed.

754-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Mary Gianos, Marie Colonna and Theodore Sagliocca, owners.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), car washing (non automatic), office, storage and sale of auto accessories, and parking of cars waiting to be serviced all for a term of 15 years.

PREMISES AFFECTED—76-31 to 76-45 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

Laid over from March 6, 1956, to April 24, 1956, for inspection and decision; hearing closed; then to May 15, 1956, at request of the applicant, to submit revised plans.

233-54-BZ—Vol. II

APPLICANT—Arthur S. Hirsch, for Joseph Lubin and Joseph Eisner, owners (Car Wholesalers, Inc., lessee).

SUBJECT—Application reopened November 15, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, the proposed extension in use and area of an existing parking lot for more than 5 motor vehicles and the erection of a 10 ft. x 10 ft. attendant's shelter on a plot presently occupied as parking lot, gasoline service station and garage.

PREMISES AFFECTED—Franklin D. Roosevelt drive, west side, from East 48th to East 49th street, 403-435 East 48th street and 410-430 East 49th street, Block 1360, Lots 1, 2, 3, 4, 5, 6, 8, 11, 14, 15, 16, 26, 34, 35, 37, 38 and 50, Borough of Manhattan.

Laid over from March 20, 1956 to April 17, 1956, for applicant to file revised plans of existing conditions showing permitted uses of all lots and plan of proposed use indicating manner of protection of view towards United Nations; hearing continued; then to April 24, 1956, for applicant to file additional statement and revised plans of additional fences and hedges; hearing closed; then to May 15, 1956, for applicant to file revised plans as to fences, showing all

buildings removed, parking area, buildings and curb cuts, and gasoline selling area enclosed.

433-29-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug, for Alexander Ratner, Paul Glasser and Ben Shames, d/b/a Fit-Rite Auto Glass and Collision Service Corp., owners.

SUBJECT—Application reopened July 6, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the proposed change of occupancy from auto repair shop, wheel alignment, greasing, to auto repair shop, painting, spraying and open space for parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—807-817 East New York avenue, north side, 280 ft. 6¾ in. west of Schenectady avenue, Block 1429, Lots 56, 59, 60 and 61, Borough of Brooklyn.

Laid over from April 24, 1956, to May 15, 1956, for inspection and decision.

734-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 19, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in retail use district proposed use of premises for high speed auto laundry, office, waiting area and simonizing, with ground signs closer to residence use district than is permitted.

PREMISES AFFECTED—14-59 150th place, east side, 44.66 ft. north of Cross Island parkway and 14-54 Clintonville street, Block 4697, Lot 8, Whitestone, Borough of Queens.

Laid over from April 3, 1956, for further consideration after hearing to be held on April 10, 1956, on similar application under Cal. 752-55-BZ, affecting property in the vicinity; hearing to be continued; then to May 1, 1956, for inspection and decision; hearing closed; then to May 15, 1956, for information as to acquisition of Lot 25 in Block 4717 and whether revision of plans is contemplated, and for decision.

752-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, office, storage, lubritorium, minor auto repairs, car washing and parking of motor vehicles awaiting service.

PREMISES AFFECTED—14-43 to 14-47 (14-45 official) Clintonville street, east side, 63.99 ft. south of 14th road, 151-20 to 152-20 14th road and 153-15 to 153-91 Cross Island parkway, Block 4717, Lot 16, Whitestone, Borough of Queens.

Laid over from April 10, 1956, to May 1, 1956, for inspection and decision; hearing closed; then to May 15, 1956, for further consideration by the Board and for decision.

423-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Epstein, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, high speed auto laundry, lubritorium, body and fender work, welding, incidental repairs, brake testing, wheel alignment, incidental painting and spraying, office and sales, parking of motor vehicles awaiting service with entrances closer to the residence use district than permitted.

PREMISES AFFECTED—70-11 to 70-19 Northern boule-

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vard, and 32-62 to 32-70 71st street, northwest corner, Block 1166, Lot 37, Woodside, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed; then to April 17, 1956, for inspection and decision; then to May 1, 1956 for applicant to file revised plans to provide adequate reservoir space; hearing previously closed; then to May 15, 1956, for applicant and the Construction Coordinator to file information as to site of housing development; laid over for decision.

688-45-BZ

APPLICANT—Carl H. Salminen, for Emil Kupprat, owner.

SUBJECT—Application reopened April 10, 1956 for consideration as to extension of term of variance, expired March 26, 1956—re (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, permitting in a business use district, the change of occupancy from office and marble storage to permit cutting, polishing and lettering of stones and monuments in addition to office and marble storage. PREMISES AFFECTED—162-34 Pidgeon Meadow road, west side, 289.54 ft. south of 46th avenue, Block 5461, Lot 40, Flushing, Borough of Queens.

5-33-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Thomas and Louis Filomio, owners.

SUBJECT—Application reopened October 25, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7e and 7h, of the zoning resolution to permit in a business, retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, sales and storage room, for auto accessories and minor repairs, and parking and storage for more than 5 cars.

PREMISES AFFECTED—3480-3498 Baychester avenue and 3800-3812 Boston road, southeast corner, Block 5257, Lot 1, Borough of The Bronx.

1501-39-BZ—Vol. III

APPLICANT—James R. Curreri, for Rosa Marinelli, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, to consider use of existing garages formerly accessory, for rental purposes, and parking upon unbuilt upon portion of the plot.

PREMISES AFFECTED—2012 Daly avenue, east side, 66 ft. south of East 179th street, Block 3127, Lot 11, Borough of The Bronx.

629-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for M. H. A. Associates, Inc., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the proposed extension of an existing non-conforming use, present use storage, office and car washing, to be used as storage and boiler room, gasoline service station, high speed auto laundry, lubritorium, motor vehicle repairs, office and sales, parking and storage of cars awaiting service, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—53-15 Queens boulevard and 43-32 to 43-40 54th street, northwest corner, Block 1322, Lot 39, Woodside, Borough of Queens.

611-54-BZ

APPLICANT—George J. Rusciano, for Pietro Catino, owner.

SUBJECT—Application July 20, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the

zoning resolution, to permit in a residence use district for a term of ten years, the maintenance of existing frame garages (formerly stables) to be used for more than three motor vehicles.

PREMISES AFFECTED—3222 Olinville avenue, east side, 170.69 ft. north of Burke avenue, Block 4595, Lot 8, Borough of The Bronx.

612-54-A

APPLICANT—George J. Rusciano, for Pietro Catino, owner.

SUBJECT—Application July 20, 1954—Appeal from a decision of the borough superintendent—re construction.

PREMISES AFFECTED—3222 Olinville avenue, east side, 170.69 ft. north of Burke avenue, Block 4595, Lot 8, Borough of The Bronx.

890-54-BZ

APPLICANT—Irving A. Rudder, for Rose and David Koblenz, owners (David Koblenz, lessee).

SUBJECT—Application November 24, 1954—re (decision of the borough superintendent) under sections 7i and 7f of the zoning resolution, to permit in a business use district, the change of occupancy from 5 car storage garage, auto renting and driving school, to storage garage and motor vehicle repair shop and gasoline service station.

PREMISES AFFECTED—1106 Stebbins avenue, east side, 25 ft. south of East 167th street, Block 2691, Lot 77, Borough of The Bronx.

436-55-BZ

APPLICANT—Leonard F. Rothkrug, for Arthur P. Ferretti, owner.

SUBJECT—Application May 26, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the extension of a 2 story building of class 4 construction, for the uses of glass manufacturing, grinding, publishing, and storage, using more than the area permitted.

PREMISES AFFECTED—63-17 to 63-19 Metropolitan avenue, north side, 173 ft. 5 in. east of 62nd street, Block 2771, Lot 55, Maspeth, Borough of Queens.

437-55-A

APPLICANT—Leonard F. Rothkrug, for Arthur P. Ferretti, owner.

SUBJECT—Application May 26, 1955—re Appeal from a decision of the borough superintendent—frame building, factory use, exits, etc.

PREMISES AFFECTED—63-17 to 63-19 Metropolitan avenue, north side, 173 ft. 5 in. east of 62nd street, Block 2771, Lot 55, Maspeth, Borough of Queens.

508-55-BZ

APPLICANT—John J. Tricarico, for Joseph Banto, owner.

SUBJECT—Application June 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, minor auto repairs, storage for more than 5 commercial vehicles.

PREMISES AFFECTED—5801-5803 16th avenue, southeast corner of 58th street, Block 5503, Lot 9, Borough of Brooklyn.

526-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Chanaga Realty Corp., owner.

SUBJECT—Application June 27, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto repairs, car washing, storage room, office, parking and storage of motor vehicles.

PREMISES AFFECTED—23-38 to 23-44 (23-40 official) Cornaga avenue, north side, from Beach Channel drive

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to Gipson street, 23-18 to 23-34 Beach Channel drive and 10-02 to 10-14 Gipson street, Block 221, Lot 11, Far Rockaway, Borough of Queens.

582-55-BZ

APPLICANT—Reginald S. Hardy, for U. K. Realty Corp., owner.

SUBJECT—Application July 14, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repairs (hand tools only) and parking of motor vehicles awaiting service, with show windows, signs and curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—1881-1889 Utica avenue, east side, from Flatlands avenue to Avenue K, Block 7798, Lots 6, 8 and 9, Borough of Brooklyn.

665-55-BZ

APPLICANT—Henry Nordheim, for Jovel Realty Corp., owner.

SUBJECT—Application August 16, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, proposed change of occupancy from vacant cellar and 4 metal garages at street level, to motor vehicle repair shop in cellar and 4 metal garages at street level.

PREMISES AFFECTED—164 West Kingsbridge road and 2669 Kingsbridge terrace, northwest corner, Block 3240, Lot 59, Borough of The Bronx.

788-55-BZ

APPLICANT—Charles M. Spindler, for John and Margaret Rose, owners.

SUBJECT—Application October 5, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, proposed motor vehicle repair shop and parking and storage of more than 5 motor vehicles, for a term of 15 years.

PREMISES AFFECTED—150-47 12th road, north side, 100.50 ft. west of Clintonville street, Block 4517, Lot 41, Whitestone, Borough of Queens.

977-55-BZ

APPLICANT—Robert Gottlieb, for E. Devlin, Inc., owner (Walter B. Cooke, Inc., lessee).

SUBJECT—Application December 9, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business and residence use, B area district, the erection of an extension to be used in conjunction with the existing funeral parlor, on the residence portion of the plot, using more than the area permitted.

PREMISES AFFECTED—1 West 190th street and 2501 Jerome avenue, northwest corner, Block 3201, Lot 56, Borough of The Bronx.

983-55-BZ

APPLICANT—Henry George Greene, for Isaac Jaffess, owner (Jess Gelb, lessee).

SUBJECT—Application December 14, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed extension of an existing gasoline service station to include gasoline service station, lubritorium, car washing, car repairs, sales area, utility room and parking of patrons' cars.

PREMISES AFFECTED—261-265 Nagle avenue, 3822-3830 10th avenue and 501-505 West 204th street, entire block, Block 2216, Lot 58, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

MAY 15, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 15, 1956, at 2 o'clock in Room

1013, Municipal Building, Manhattan, on the following matters:

179-56-A

APPLICANT—Robert J. Reiley, for St. Josephs Day Nursery, owner.

SUBJECT—Application March 7, 1955—re Appeal from a decision of the borough superintendent—Day Nursery in Class 3 building.

PREMISES AFFECTED—471 West 57th street, north side, 75 ft. east of 10th avenue, Block 1067, Lot 4, Borough of Manhattan.

49-56-A

APPLICANT—Robert Kaplan, for Arthur C. Stifel, Jr., owner.

SUBJECT—Application January 26, 1956—re Appeal from a decision of the borough superintendent—egress—fire tower.

PREMISES AFFECTED—123-125 East 55th street, north side, 127 ft. 6 in. west of Lexington avenue, Block 1310, Lots 11 and 11½, Borough of Manhattan.

721-48-A—Vol. I

APPLICANT—Norman Lederer and Leonard Joseph, for Lawrence Harding Co., Inc., owner.

SUBJECT—Application reopened April 24, 1956 to consider amendment as to proposed extension—re Appeal from a decision of the borough superintendent—frame building within fire limits.

PREMISES AFFECTED—187-20 Peck avenue, southwest corner of 188th street; 189-20 Peck avenue, southwest corner of 190th street; 53-56 188th street, northwest corner of 56th avenue; 56-21 189th street, southeast corner of Peck avenue; 56-27 189 street, east side, 87.32 ft. south of Peck avenue; 56-31 189th street, east side, 127.32 ft. south of Peck avenue; 56-35 189th street, east side, 167.32 ft. south of Peck avenue; 56-40 190th street, west side, 20.55 ft. south of Peck avenue; 56-44 190th street, west side, 62.55 ft. south of Peck avenue; 56-48 190th street, west side, 42 ft. north of 58th avenue; 56-45 190th street, southeast corner of Peck avenue and 190-05 58th avenue, northeast corner of 190th street (Block 5658, Lots 2 and 7; Block 5675, Lots 10, 12, 14, 16, 23, 28, 30 and 32 and Block 5676, Lots 2 and 7), Flushing, Borough of Queens.

87-55-A

APPLICANT—Ribelle Perotto, for Richard J. Welsh, owner (Precision Metal Finishing Co., lessee).

SUBJECT—Application February 7, 1955—re Appeal from a decision of the borough superintendent—location of spray booths.

PREMISES AFFECTED—37-20 10th street, west side, 175.15 ft. south of 37th avenue, Block 359, Lot 28, Long Island City, Borough of Queens.

239-55-A

APPLICANT—Herman Horowitz, for London Terrace, Inc., owner.

SUBJECT—Application March 24, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 102 of the Multiple Dwelling Law re egress, etc.

PREMISES AFFECTED—224-240 10th avenue, east side, from West 23rd to West 24th streets, 463-471 West 23rd street and 470-482 West 24th street, Block 721, Lot 1, Borough of Manhattan.

238-55-A

APPLICANT—Herman Horowitz, for London Terrace, Inc., owner.

SUBJECT—Application March 24, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 102 of the Multiple Dwelling Law re egress, etc.

PREMISES AFFECTED—215-225 9th avenue, west side, from West 23rd to West 24th street, 401-411 West 23rd street and 400-412 West 24th street, Block 721, Lot 31, Borough of Manhattan.

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941-54-A

APPLICANT—DeRose and Cavalieri, for Libby Walker Levine, owner.

SUBJECT—Application December 10, 1954—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—4033-4039 3rd avenue, west side, 100 ft. 11 5/8 in. north of East 174th street, Block 2922, Lot 54, Borough of The Bronx.

909-55-A

APPLICANT—Julius S. Rapson, for Bel-Aire Building Corp., owner.

SUBJECT—Application November 15, 1955—Appeal from a decision of the borough superintendent—re frame construction, fire limits, etc.

PREMISES AFFECTED—130-11 to 130-19 135th avenue, northwest corner of 130th place, Block 11789, Lots 1, 2 and 5, South Ozone Park, Borough of Queens.

207-56-A

APPLICANT—Leonard F. Rothkrug, for Antonio Aluotto, owner.

SUBJECT—Application February 24, 1956—Appeal from a decision of the borough superintendent—re location of building from lot line.

PREMISES AFFECTED—5811-5825 Kingsway place, north side, 1 ft. 2 3/8 in. west of Ralph avenue, Block 7932, Lot 140, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MAY 22, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 22, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

984-55-BZ

APPLICANT—Gabriel Nathan, for Julius Singer and Harold Garvin, owners (Samuel F. Berner, lessee).

SUBJECT—Application December 14, 1955—re (decision of the borough superintendent) under sections 7e of the zoning resolution, to permit in a residence use district, the use of premises as a children's day camp, day school, accessory two car garage and playroom.

PREMISES AFFECTED—125-147 (137) Beach 8th street, west side, 113.55 ft. south of Seagirt avenue, Block 143, Lot 13, Far Rockaway, Borough of Queens.

Laid over from April 17, 1956 to May 22nd, 1956, for inspection and decision; hearing closed.

985-55-A

APPLICANT—Gabriel Nathan, for Julius Singer and Harold Garvin, owners (Samuel F. Berner, lessee).

SUBJECT—Application December 14, 1955—Appeal from a decision of the borough superintendent—re frame building—school use, stairs, etc.

PREMISES AFFECTED—125-147 (137) Beach 8th street, west side, 113.55 ft. south of Seagirt avenue, Block 143, Lot 13, Far Rockaway, Borough of Queens

871-55-BZ

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (United Cerebral Palsy of Queens, Inc., contract vendee).

SUBJECT—Application November 4, 1955—re (decision of the borough superintendent) under sections 7e and 21 of zoning resolution, to permit in a residence use, E area district, the erection and maintenance of a building for therapy, vocational rehabilitation (to include instruction on machines, recreation, administration), the building to exceed permissible coverage.

PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

Laid over from March 20, 1956, to April 24, 1956, for inspection and for any additional new statements by objectors; also for applicant to submit arguments in substantiation of section 21 of the Zoning Resolution, practical difficulty and unnecessary hardship; then to May 22, 1956, for inspection and decision; applicant to file revised plans as to coverage, and for inspection of work done by persons at present quarters on Jamaica avenue; hearing closed.

61-56-A

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (United Cerebral Palsy of Queens, Inc., contract vendee).

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—stairways.

PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

437-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company and Katie Bakal, owners.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed demolition and reconstruction of the existing gas station, stores, motor vehicle repair shop and offices; change of occupancy to gasoline service station, parking and storage of motor vehicles, lubritorium, minor auto repairs, utility room, stores and car washing.

PREMISES AFFECTED—1387 Boston road and 680-686 East 170th street, southwest corner, Block 2937, Lots 14 and 17, Borough of The Bronx.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed.

146-52-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Fred Schumacher, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, ground sign, auto washing, lubrication, office, accessory sales, minor repairs, and auto safety inspection station.

PREMISES AFFECTED—271-01 to 271-15 Union turnpike, northeast corner of 271st street, Block 8555, Lot 75, Bellerose, Borough of Queens.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed.

337-55-BZ

APPLICANT—Ingram S. Carner, for Fasolino Monuments Inc., owner.

SUBJECT—Application April 19, 1955—re (decision of the borough superintendent) under sections 7e, 7A and 21 of the zoning resolution, to permit in a residence use district, the use of said premises for business and the erection of a business sign on the property.

PREMISES AFFECTED—48-30 54th avenue and 54-06 50th street, southwest corner, Block 2556, Lot 30, Maspeth, Borough of Queens.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed.

381-55-BZ

APPLICANT—Julius Komissaroff, for David Rosen, owner (Rudan Electric Supply Co., lessee).

SUBJECT—Application April 28, 1955—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a residence use district the proposed extension of curb cut in a retail use district extending into the residence use district; proposed use of driveway in retail district, extending into residence

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district, proposed location of a curb cut within 75 ft. of residence use district.

PREMISES AFFECTED—80-02 Surrey place, southside, 7.83 ft. west of Union turnpike, Flushing, Borough of Queens.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed.

550-55-BZ

APPLICANT—Patrick D. Concagh, for Clareve Corp., owner.

SUBJECT—Application July 5, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubricatorium, car wash, office for sale of accessories, auto repairs, storage of auto accessories, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—640-666 Conduit boulevard and 600-608 Grant avenue, entire block bounded by Grant Belmont, Sheridan avenues and Conduit boulevard, Block 4239, Lot 1, Borough of Brooklyn.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed.

558-55-BZ

APPLICANT—Leonard F. Rothkrug, for Carmine Sirico (doing business as Sirico's Restaurant), owner.

SUBJECT—Application July 6, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business, D area district, the erection of a restaurant and catering hall, using more than the area permitted.

PREMISES AFFECTED—8021-8023 13th avenue and 1301-1311 81st street, northeast corner, Block 6280, Lot 1, Borough of Brooklyn.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed.

576-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Automobile Club of New York, Inc., owner.

SUBJECT—Application July 14, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and retail use, E-1 and D area district, the proposed parking of employees and members' cars and business entrances within the residence portion of the plot; the proposed structure using more than the area permitted.

PREMISES AFFECTED—186-06 Hillside avenue and 88-01 to 88-09 186th street, southeast corner, Block 9934, Lot 20, Hollis, Borough of Queens.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed.

813-55-BZ

APPLICANT—Paul Friedman, for Jack Lurio, owner (Lindell's Corner Food Shop, Inc., lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use, D area district, the extension of an existing commercial building into the residence district portion of the plot, using more than the area permitted.

PREMISES AFFECTED—1521-1523 Avenue U, northwest corner of East 16th street, Block 7320, Lot 40, Borough of Brooklyn.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed.

861-55-BZ

APPLICANT—Charles M. Spindler, for Elizabeth Lipshitz, owner.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district,

the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs, with hand tools only.

PREMISES AFFECTED—39-47 Neptune avenue, north side, 95.50 ft. west of East 13th street, Block 7486, Lot 48, Borough of Brooklyn.

Laid over from April 24, 1956, to May 22nd, 1956, for inspection and decision; hearing closed.

528-55-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Gaiti, owner.

SUBJECT—Application June 29, 1955—re (decision of the borough superintendent) under sections 7i and 7e of the zoning resolution, to permit in a business and residence use district, proposed building to be used for motor vehicle repair shop.

PREMISES AFFECTED—518 Coney Island avenue, west side, 60 ft. 1¼ in. south of Turner place, Block 5342, Lot 17, Borough of Brooklyn.

Laid over from April 3, 1956, to May 1, 1956, for inspection and decision; hearing closed; then to May 22, 1956, for inspection and decision.

465-55-BZ

APPLICANT—Lama, Proskauer and Prober, for 325 North Macquesten Parkway Corp., owner.

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed change in occupancy from gasoline station, public garage, parking lot for more than 5 cars and auto laundry, to boiler room, gasoline station, public garage, parking lot for more than 5 motor vehicles, auto laundry, auto repairs, painting and spraying, body and fender repairs, welding, wheel alignment, brake testing, recapping and vulcanizing of tires, sale and storage of car washing, supplies.

PREMISES AFFECTED—486-496 Coney Island avenue, west side, 80 ft. 2½ in. north of Turner place and 820-826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

Laid over from April 10, 1956, to May 1, 1956, for inspection and decision; hearing closed; then to May 22, 1956, for inspection and decision.

466-55-A

APPLICANT—Lama, Proskauer and Prober, for 325 North Macquesten Parkway Corp., owner.

SUBJECT—Application May 23, 1955—Appeal from a decision of the borough superintendent—re frame building—factory use, etc.

PREMISES AFFECTED—486-496 Coney Island avenue, west side, 80 ft. 2½ in. north of Turner place and 820-826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

319-44-BZ

APPLICANT—Ferdinand Savignano, for Joseph Perlmutter, owner

SUBJECT—Application reopened April 17, 1956 for consideration of extension of term of variance, expired January 24, 1955—re (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the conversion of a stable, store and one family residence building to a motor vehicle repair shop, stores and residence for one family.

PREMISES AFFECTED—8664-8666 18th avenue, west side, 150 ft. north of Benson avenue, Block 6368, Lot 55, Borough of Brooklyn.

942-54-BZ

APPLICANT—John L. Flynn, for Vanlib Realty Corp., owner.

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SUBJECT—Application reopened April 24, 1956 and restored to docket in accordance with the order of the Court, previously denied—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, with a curb cut nearer the residence use district than is permitted.
PREMISES AFFECTED—144-21 Liberty avenue and 138-34 to 138-52 Lloyd road, northwest corner, Block 10020, Lot 114, Jamaica, Borough of Queens.

303-26-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.
SUBJECT—Application reopened May 24, 1955 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district, the proposed change in use from public garage for more than cars to storage of metal furniture on first floor and manufacturing and storage of lamps on the second floor.
PREMISES AFFECTED—405-423 44th street, north side, 38 ft. east of 4th avenue, Block 729, Lot 72, Borough of Brooklyn.

52-48-A—Vol. II

APPLICANT—Reginald S. Hardy for Hayson Corp., owner.
SUBJECT—Application reopened May 24, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—exits, doors and ramp.
PREMISES AFFECTED—405-423 44th street, north side, 38 ft. east of 4th avenue, Block 729, Lot 72, Borough of Brooklyn.

314-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, Inc., owner.
SUBJECT—Application reopened October 25, 1955 as Vol. II re—(decision of the borough superintendent) under sections 7c, 7f and 7i of the zoning resolution, to permit in a business use district the proposed demolition and reconstruction of an existing gasoline service station to a gasoline service station, lubritorium, car washing, minor auto repairs, store, utility room, parking and storage of motor vehicles.
PREMISES AFFECTED—902-914 Westchester avenue and 911-915 Rogers place, southwest corner and 889-902 East 163rd street, Block 2696, Lot 130, Borough of The Bronx.

67-33-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Salvatore Puma, owner.
SUBJECT—Application reopened October 18, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7i of the zoning resolution, to permit in a business and residence use district, the extension of use of an existing gasoline service station, lubritorium, minor auto repairs, office, parking and storage of motor vehicles, storage and car washing.
PREMISES AFFECTED—1225 East 233rd street and 3900-3910 Baychester avenue, northeast corner, Block 4955, Lots 1 and 5, Borough of The Bronx.

493-41-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company and Anthony Monteleone, owners.
SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district the reconstruction and extension of an existing gasoline service station, lubritorium, auto laundry (non-automatic) and the additional uses of minor

auto repairs (with hand tools only) and the parking of motor vehicles awaiting service, with curb cuts less than 75 ft. from the residence use district.
PREMISES AFFECTED—2322 1st avenue, northeast corner of East 119th street, Block 1807, Lot 1 and part of Lot 48, Borough of Manhattan.

435-53-BZ

APPLICANT—Leonard F. Rothkrug, for Concetta Tuozzo, owner.
SUBJECT—Application June 2, 1953—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the change in occupancy from five car garage to storage and baling of scrap paper and rags.
PREMISES AFFECTED—6712 11th avenue, west side, 60 ft. south of 67th street, Block 5765, Lot 44, Borough of Brooklyn.

698-53-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Charles J. Goubeaud, owner.
SUBJECT—Application reopened June 21, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension of a professional use, including dwelling, professional office, kennels and 1 car garage, and change of occupancy to include dwelling, professional office, kennels and parking for 1 car.
PREMISES AFFECTED—204-18 46th avenue, south side, 142.91 ft. east of 204th street, Block 7304, Lots 15 and 17, Bayside, Borough of Queens.

958-54-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Marichal-Agosto, Inc., owner.
SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district a temporal variation to increase in width an approved one story brick building for the storage of tropical products in job lots and an office.
PREMISES AFFECTED—80-84 East 11th street, south side, 114 ft. west of Park avenue, Block 1616, Lots 43, 143 and 42, Borough of Manhattan.

108-55-BZ

APPLICANT—Henry Nordheim, for John Salpizi, owner.
SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a structure located in a residence and business use district the proposed manufacturing, in addition to existing bakery use.
PREMISES AFFECTED—614-616 East 180th street, south side, 145 ft. east of Arthur avenue, Block 3069, Lot 80, Borough of The Bronx.

109-55-A

APPLICANT—Henry Nordheim, for John Salpizi, owner.
SUBJECT—Application February 11, 1955—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—614-616 East 180th street, south side, 145 ft. east of Arthur avenue, Block 3069, Lot 80, Borough of The Bronx.

473-55-BZ

APPLICANT—DeRose and Cavalieri, for James Carlson, owner.
SUBJECT—Application June 9, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district, a one story and cellar building of an area contrary to section 14 of the zoning resolution.
PREMISES AFFECTED—2901-2907 Bruckner boulevard and 3399 East Tremont avenue, northeast corner, Block 5309, Lot 1, Borough of The Bronx.

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630-55-BZ

APPLICANT—Francis H. McGrath, for Henor Realty Corp., owner.

SUBJECT—Application July 28, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district, the parking of more than 5 cars.

PREMISES AFFECTED—73-83 Henry street and 92 Orange street, southeast corner and 89-93 Pineapple street, Block 227, Lots 5-10, 13 and 32-34, Borough of Brooklyn.

654-55-BZ

APPLICANT—Leonard F. Rothkrug, for Philip Weisbrout, owner.

SUBJECT—Application August 4, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the proposed change of occupancy from warehouse on all floors, to store on first floor, factory on 2nd 3rd and 4th floors.

PREMISES AFFECTED—462-464 52nd street, south side, 160 ft. west of 5th avenue, Block 807, Lot 35, Borough of Brooklyn.

655-55-A

APPLICANT—Leonard F. Rothkrug, for Philip Weisbrout, owner.

SUBJECT—Application August 4, 1955—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—462-464 52nd street, south side, 160 ft. west of 5th avenue, Block 807, Lot 35, Borough of Brooklyn.

682-55-BZ

APPLICANT—Robert Gottlieb, for Luiga Cipriano, owner.

SUBJECT—Application September 2, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles.

PREMISES AFFECTED—1400 Nelson avenue, east side, east side, 119.29 ft. north of Boscobel avenue, Block 2873, Lot 13, Borough of The Bronx.

765-55-BZ

APPLICANT—Leonard F. Rothkrug, for Nicholas Esposito, doing business as Nick's Service Station, owner.

SUBJECT—Application September 28, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use, D area district, the extension of an existing gas station to include auto accessories, lubritorium, motor repairs and auto laundry.

PREMISES AFFECTED—56-01 Main street, southeast corner of 56th avenue, Block 5165, Lot 28, Flushing, Borough of Queens.

924-55-BZ

APPLICANT—Fred C. Dahlem, for Drebuze Realty Corp., owner.

SUBJECT—Application November 18, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—31-35 Monroe street, north side, 139 ft. 9 in. west of Market street, Block 276, Lots 16, 17 and 18, Borough of Manhattan.

222-56-BZ

APPLICANT—Riverdale Station Parking, Inc., for New York Central Railroad Co., owner.

SUBJECT—Application March 23, 1956—re (decision of the borough superintendent) under sections 21 and 7h of the zoning resolution, to permit in a residence use district, proposed parking lot for more than 5 cars.

PREMISES AFFECTED—East side of New York Central Railroad Right-of-Way, 392 ft. north of West 254th

street and 300 ft. west of Palisade avenue, Block 3427, part of Lot 100, Riverdale, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

MAY 22, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 22, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

689-55-SA

APPLICANT—Harold Massey, for Dwyer Products Corp., owner. (Murphy Bed and Kitchen Company, agent).

SUBJECT—Application July 29, 1955—Dwyer Insulated Gas Range for incorporation in Kitchen Units, Model G-4821 with Suffix E or S, approval of.

688-55-SA

APPLICANT—Harold Hassey, for Dwyer Products Corp., owner. (Murphy Bed and Kitchen Company, agent).

SUBJECT—Application July 29, 1955—Dwyer Table Top Gas Range incorporated in Kitchen Unit, Model G-48, with Suffix E or S, approval of.

687-55-SA

APPLICANT—Harold Massey, for Dwyer Products Corp., owner. (Murphy Bed and Kitchen Company, agent).

SUBJECT—Application July 29, 1955—Dwyer Kitchen Unit, Model G-39 (incorporating 2 Burner Hot Plate), approval of.

961-55-SA

APPLICANT—Bengal Range Division of John Wood Company, owner.

SUBJECT—Application November 23, 1955—Bengal Gas Ranges, Models AA, AB, AC, AD, AE, AG and BG, approval of.

546-55-SA

APPLICANT—Erich Loeb, for Samuel Stamping and Enameling Company, owner.

SUBJECT—Application June 27, 1955—Suburban Gas Counter Top Unit Ranges, Models G-27-PW, G-27-PC, G-27-S and G-27-S, approval of.

396-52-SA

APPLICANT—Carrier Corporation, owner. (Fayette S. Dunn, agent).

SUBJECT—Application March 25, 1952—Carrier 5FHJ Refrigeration Compressors and Condensers, Models 5F20, 5F30, 5F40, 5F41, 5F60, 5H60, 5H40, 5H41, 5H61, 5H80, 5H81, 5J40, 5J41, 5J43, 5J60, 5J61 and 5J63, approval of.

647-48-SA—Vol. II

APPLICANT—Automatic Burner Corp., owner. (E. F. Groves, agent).

SUBJECT—Application reopened January 24, 1956—re amendment to resolution as to additional trade name—re ABC Oil Burner, Model 53 and Cities Service Oil Burner, Model CS53; previously approved.

283-50-SA—Vol. II

APPLICANT—Automatic Burner Corp., owner. E. F. Groves, agent).

SUBJECT—Application reopened January 24, 1956—re amendment to resolution as to additional trade names—re ABC Oil Burner, Models 62 and 64; previously approved.

985-40-SM—Vol. III

APPLICANT—National Gypsum Company, owner. (Sheldon H. Cady, agent).

SUBJECT—Application reopened November 15, 1955—re amendment to resolution as to additional thickness of acoustical tile—re Travacoustic and Acoustic Metal System (fireproof ceiling finish); previously approved.

CALENDAR

364-52-SM

APPLICANT—Laue Bros. Inc., for Joanna Western Mills Company, owner.

SUBJECT—Application reopened March 15, 1956—re amendment to resolution as to additional material known as Vii-L-Fab—re Joanna Vinylized Wall Fabric; previously approved.

500-50-SA

APPLICANT—Bryant Heater Division of Affiliated Gas Equipment, Inc., owner.

SUBJECT—Application reopened October 19, 1954—re amendment to resolution as to additional models; Models 75-329, 95-329, 125-329, 160-329, 195-329, and 225-329—re Crane Gas Fired Unit Heaters, Models CR50-327, CR75-327, CR100-327, CR125-327, CR200-327, CR225-327; previously approved.

821-54-A

APPLICANT—Consolidated Cork Corp., lessee, for Bush Terminal Buildings Co., owner.

SUBJECT—Application October 22, 1954—Appeal from an order of the fire commissioner—re smoking in factory.

PREMISES AFFECTED—4012 2nd avenue, block from 39th to 41st streets, Bush Building No. 20, Block 706, Lot 1, Borough of Brooklyn.

959-54-A

APPLICANT—Philip Freshman, for Terminal Fire Brokerage, Inc., owner.

SUBJECT—Application December 10, 1954—Appeal from a decision of the borough superintendent—re stairways and exits.

PREMISES AFFECTED—50 Court street, southwest corner of Joralemon street, Block 265, Lot 43, Borough of Brooklyn.

144-56-A

APPLICANT—Joseph A. March, owner.

SUBJECT—Application February 29, 1956—filed pursuant to section 35 of the General City Law re premises in bed of mapped street—Union street.

PREMISES AFFECTED—36-40 Union street, west side, 50 ft. north of 37th avenue, Block 4977, Lot 64, Flushing, Borough of Queens.

180-56-A

APPLICANT—Burke, Green and Groh, for Erich and Maria Frixel, owners (Margaret S. Hrones, lessee).

SUBJECT—Application February 17, 1956—Appeal from a decision of the borough superintendent—re use of frame building.

PREMISES AFFECTED—93-22 210th street, west side, 196.42 ft. south of 93rd avenue, Block 10550, Lot 52, Beldaire, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MAY 29, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 29, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

60-55-BZ

APPLICANT—Charles M. Spindler, for Morris Winick, owner.

SUBJECT—Application reopened March 6, 1955 and restored to docket—previously withdrawn—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and

signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

Laid over from April 10, 1956, to April 17, 1956 for decision; premises having been previously inspected; then to April 24, 1956 for further consideration by Board; hearing closed; then to May 29, 1956, for notices to be sent out to all owners in the area, subject to the regular procedure.

279-55-BZ

APPLICANT—Herman Kron, for Angeline Peglia, owner.

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection of a building to be used as automobile showroom, gas station, lubritorium, offices, auto laundry, minor repairs, parking of cars waiting to be serviced, without the required rear yard.

PREMISES AFFECTED—2027 Bruckner boulevard, north side, 190 ft. east of Pugsley avenue, Block 3797, Lot 74, Borough of The Bronx.

Laid over from April 24, 1956, to May 29, 1956, at request of the applicant, as owner is negotiating sale of the premises.

441-51-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Joseph Coscia, owner.

SUBJECT—Application reopened May 3, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the extension and reconstruction of a structure used as a garage for more than 5 motor vehicles for use and storage garage for motor vehicles, lubritorium, minor auto repairs, wheel alignment, brake testing, car washing, office and sales, using more than the area permitted, without the required rear yard.

PREMISES AFFECTED—353-367 91st street, north side, 154 ft. 8 5/8 in. west of 4th avenue, Block 6081, Lots 77, 78 and 79, Borough of Brooklyn.

Laid over from May 1, 1956, to May 29, 1956, for inspection and decision; hearing closed.

755-55-BZ

APPLICANT—Leonard F. Rothkrug, for 66-17 Grand Avenue Corp., owner (Times Square Corp., lessee).

SUBJECT—Application September 23, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a retail and residence use district, the proposed patrons and employees parking of more than 5 motor vehicles.

PREMISES AFFECTED—66-19 Grand avenue, north side, 85.44 ft. east of Hamilton place and 66-02 Perry avenue, southeast corner of 66th street, Block 2724, Lots 8 and 69, Maspeth, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for inspection and decision; hearing closed.

867-55-BZ

APPLICANT—Paul Friedman, for William Gottfried, owner (conditional vendee; W. L. Associates, Inc.).

SUBJECT—Application November 2, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, for a term of 15 years.

PREMISES AFFECTED—66-11 to 66-33 Queens Midtown expressway, northeast corner of Clinton avenue, Block 2394, Lot 8, Maspeth, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for applicant to file up-to-date photographs and for inspection and decision; hearing closed.

CALENDAR

232-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Freya Heintze, (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and local retail use, D and G-1 area, district, the erection and maintenance of a supermarket, with required loading berth on the residence portion of the plot and the parking of more than 5 cars (patrons); proposed area of building is in excess of area permitted, with a side yard of less than 5 ft. in that portion of the lot in the G-1 area district.

PREMISES AFFECTED—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972, Lot 50, Laurelton, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for inspection if necessary and decision, hearing closed.

233-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Carmine L. Calabro, owner (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h, 7A and 7c of the zoning resolution, to permit in a retail and residence use district, the proposed parking lot for supermarket's patron use, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—133-25 233rd street, east side, 97.25 ft. north of Merrick boulevard, Block 12973, lots 6 and 9, Laurelton, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for inspection if necessary and decision; hearing closed.

515-40-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Kaymos Realty Corp. and Paradis Estates, owners.

SUBJECT—Application reopened October 25, 1955 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles and the maintenance of a frame office building for use as an attendant's shelter.

PREMISES AFFECTED—139-155 (153 official) Beach 117th street, west side, 440 ft. south of Rockaway Beach boulevard, Block 757, Lots 28, 32, 34 and 37, Rockaway Beach, Borough of Queens.

73-46-BZ Vol II

APPLICANT—Albert Melniker, for D. G. and S. Realty Corp., owner.

SUBJECT—Application reopened September 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the extension of an existing gasoline service station to include office space, a new sales room, outdoor parking, and additional gas pumps.

PREMISES AFFECTED—2041 Hylan boulevard, northeast corner of Adams avenue, Block 3561, Lot 66, Grant City, Borough of Richmond.

467-54-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application June 9, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of ten years.

PREMISES AFFECTED—940-960 Belmont avenue and 199-223 Crystal street, southeast corner and 530-548 Chestnut street, Block 4228, Lot 11, Borough of Brooklyn.

582-54-BZ—Vol II

APPLICANT—Samuel Rosenblum, for 156 William Street Corp., owner.

SUBJECT—Application reopened February 7, 1956 as Vol. II—re (decision of the borough superintendent) under

section 19A(j) of the zoning resolution, to permit in a retail use district an extension of use by the erection of a 6 story addition at the William street front of building having a frontage of 78 ft. 4 in at street and irregular in shape, without the required loading berth.

PREMISES AFFECTED—156-162 William street and 77-83 Ann street, northeast corner and 53 Beekman street, Block 93, Lots 17, 20, 21, 22, 23 31, 32, and 33, Borough of Manhattan.

235-55-BZ

APPLICATION—Andrew Di Camillo, for Anthony and Angelina Guarino, owners.

SUBJECT—Application March 25, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the change in occupancy from 2 family dwelling and 3 family dwelling (class A multiple dwelling) without the required side yard from street to yard.

PREMISES AFFECTED—88-22 81st avenue, south side 201.5 ft. east of 88th street, Block 3826, Lot 50, Glendale, Borough of Queens.

507-55-BZ

APPLICANT—William B. Lichtner, for H. and M. Morris, owners.

SUBJECT—Application June 20, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and business use district, the erection of a building for the storage and sale of floor covering material.

PREMISES AFFECTED—36-19 Rockaway Beach boulevard, southwest corner of Beach 35th street, Block 315, Lots 13, 14, 15, 21, 3032 and 35, Edgemere, Borough of Queens.

583-55-BZ

APPLICANT—John F. Fitzsimons, for Emilio Longo, owner.

SUBJECT—Application July 15, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—168-11 93rd avenue, north side, 90.98 ft. east of 168th place, Block 10211, Lots 77, 78 and 272, Jamaica, Borough of Queens.

674-55-BZ

APPLICANT—Lama, Proskauer and Prober, for May Goodfarb, owner (Polo Ground Motors, Inc., lessee).

SUBJECT—Application August 24, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, storage room office and sales, parking and storage of motor vehicles, with show windows, curb cuts and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—1920-1920 Amsterdam avenue and 501 West 155th street, northwest corner, Block 2114, Lot 40, Borough of Manhattan.

849-55-BZ

APPLICANT—Leonard F. Rothkrug, for Estate of Morris Polivnick, owner.

SUBJECT—Application October 27, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district proposed parking lot principally in conjunction with a 144 family apartment building at 80 Winthrop street (pleasure type vehicles—non transient) is contrary to Art. 11, Section 3 of the zoning resolution.

PREMISES AFFECTED—79-83 Winthrop street, north side, 643 ft. 3¾ in. east of Flatbush avenue, Block 5045, Lots 70 and 72, Borough of Brooklyn.

CALENDAR

882-55-BZ

APPLICANT—Leonard F. Rothkrug, for Eldorado Enterprises, Inc., owner.

SUBJECT—Application October 26, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit partly in a business and partly in a residence use district the erection and maintenance of an auto laundry and to permit the sale and display of used cars on a vacant portion of premises for a term of 10 years.

PREMISES AFFECTED—166-174 Kings highway and 1676-1684 West 12th street, southwest corner and 33-47 Quentin road, Block 6619, Lot 42, Borough of Brooklyn.

934-55-BZ

APPLICANT—Paul Friedman, for Ida Orlick, owner.

SUBJECT—Application November 22, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), storage and sale of auto accessories, parking of cars waiting to be serviced for a term of 15 years.

PREMISES AFFECTED—2444-2460 Linden boulevard and 547-557 Milford street, southeast corner, Block 4503, Lots 1 and 6, Borough of Brooklyn.

20-56-BZ

APPLICANT—Frederick A. Ketcher, for Springhill Realty Corp., owner (Pembroke Corp., lessee).

SUBJECT—Application January 17, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district an electric ground sign.

PREMISES AFFECTED—219-11 Hillside avenue, north side, from Springfield boulevard to 219th street, Block 10689, Lot 16, Springfield Gardens, Borough of Queens.

347-56-BZ

APPLICANT—The Chase National Bank, owner.

SUBJECT—Application May 4, 1956—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a class 2½ height district, the erection of a tower covering 26.98% of lot with exterior walls facing Liberty and William Streets beyond the allowable setbacks as permitted by Section 9(d) of the zoning resolution.

PREMISES AFFECTED—28-40 Nassau street, east side, block front, from Cedar street to Liberty street, 12-50 Liberty street, 55-77 William street and 30-44 Pine street, Block 44, Lots 1-4 inclusive, 14 and 19 and Block 45, Lots 4, 5, 7, 11 and 17, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MAY 29, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, May 29, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

96-55-A

APPLICANT—Leonard F. Rothkrug, for I. J. Stein Co., owner.

SUBJECT—Application February 9, 1955—re Appeal from a decision of the borough superintendent—frame building—factory

PREMISES AFFECTED—137 Manhattan avenue, west side, 75 ft. north of Montrose avenue, Block 3051, Lot 20, Borough of Brooklyn.

132-55-A

APPLICANT—Leonard F. Rothkrug, for Max Forman, owner (Gibraltar Fabrics, lessee).

SUBJECT—Application February 16, 1955—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—2236-2238 Pitkin avenue, south side, 75 ft. west of Hendrix street, Block 4010, Lots 21 and 23, Borough of Brooklyn.

244-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Beth Sholom Peoples Temple, Inc., owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—exits and protection of fire wall openings.

PREMISES AFFECTED—8686-8696 Bay parkway and 2164-2180 Benson avenue, southwest corner, Block 6414, Lot 42, Borough of Brooklyn.

422-55-A

APPLICANT—Leonard F. Rothkrug, for Mario Bencivenza, owner.

SUBJECT—Application May 25, 1955—re Appeal from a decision of the borough superintendent—frame building—business use.

PREMISES AFFECTED—639 Lorimer street, east side, 25 ft. south of Jackson street, Block 2747, Lot 7, Borough of Brooklyn.

431-55-A

APPLICANT—Leonard F. Rothkrug, for Irving M. Young and Jack Jacobson, owner (d/b/a I. D. J. Decorators Co.).

SUBJECT—Application May 19, 1955—re Appeal from a decision of the borough superintendent—exits, live load, etc.

PREMISES AFFECTED—783-785 Coney Island avenue, east side, 299 ft. 8 1/8 in. north of Dorchester road, Block 5153, Lots 55 and 56, Borough of Brooklyn.

661-55-A

APPLICANT—Leonard F. Rothkrug, for Ida Shiffman, owner.

SUBJECT—Application August 10, 1955—re Appeal from a decision of the borough superintendent—frame extension, exits, stairs.

PREMISES AFFECTED—266 Ainslie street, south side, 150 ft. east of Graham avenue, Block 2777, Lot 13, Borough of Brooklyn.

1014-55-A

APPLICANT—Lama, Proskauer and Prober, for 260 West Street Corp., owner

SUBJECT—Application December 23, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—67-73 Vestry street and 260-262 West street, southeast corner, Block 218, Lot 24, Borough of Manhattan.

198-54-A

APPLICANT—Philip Freshman, for Sarah Nehemiah and Moses Leinwand, owners.

SUBJECT—Application March 16, 1954—re Appeal from a decision of the borough superintendent—exits, live load.

PREMISES AFFECTED—146-148 Lawrence street, west side, 110 ft south of Willoughby street, Block 151, Lot 35, Borough of Brooklyn.

680-55-A

APPLICANT—Julius Schwan, for Minority Housing Development Corp., owner.

SUBJECT—Application August 30, 1955—filed pursuant to section 36, General City Law re premises not facing a legal street.

PREMISES AFFECTED—167-16 Brinkerhoff avenue, south side, 64.09 ft. west of 168th street, Block 10195, Lot 8, Jamaica, Borough of Queens.

681-55-A

APPLICANT—Julius Schwan, for Minority Housing Development Corp., owner.

CALENDAR

Subject—Application August 30, 1955—filed pursuant to section 36, General City Law re premises not facing on legal street.

PREMISES AFFECTED—167-18 Brinkerhoff avenue, south side, 64.09 ft. west of 168th street, Block 10195, Lot 9, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, Chairman.

JUNE 1, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday afternoon, June 1, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan; on the following matters:

784-41-SR—Proposed Amendments to the Rules for Erection, Alteration, Repair, Excavation for and Demolition of Buildings.

835-38-SR—Proposed Amendments Relative to Submerged Inlets and Protective Methods to be Applied to Prevent Contamination of Water Supply.

HARRIS H. MURDOCK, Chairman.

June 5, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning June 5, 1956* at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters.

784-55-BZ

APPLICANT—Goldwater and Flynn, for Housing Enterprises Inc., owner.

SUBJECT—Application October 4, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor motor vehicle repairs, washing, parking and storage of motor vehicles.

PREMISES AFFECTED—30-11 Francis Lewis boulevard, east side, from 30th avenue to 32nd avenue, Block 6021, Lot 1, Bayside, Borough of Queens.

Laid over from May 1, 1956 to June 5, 1956, for inspection and decision; hearing closed.

1005-55-BZ

APPLICANT—Albert Melniker, for Gertrude Le Blanc, owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, car washing, lubricatorium, sale of accessories, minor motor vehicle repairs, with hand tools only, parking for more than 5 motor vehicles, for a term of 15 years.

PREMISES AFFECTED—237 Jewett avenue and 899 Post avenue, northwest corner, Block 1027, Lot 1, West Brighton, Borough of Richmond.

Laid over from May 1, 1956, to June 5, 1956, for applicant to arrive at an agreement with the Borough President as to the procedure relative to the street widening and road paving and to file copy with the Board.

469-52-BZ Vol. III

APPLICANT—Alex Danin, for Cord-Meyer Development Co., owner (Bay Terrace Cooperatives Sections 3, 4 and 5 Inc., lessee).

SUBJECT—Application reopened May 24, 1955 as Vol. III—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the substitution of two story garden simplex apartments for each two duplex single family units, within the same building envelope.

PREMISES AFFECTED—212-14 to 212-52 16th avenue, southeast corner of 212th street, Block 5118, Lot 30; 15-15 to 15-41 and 15-47 to 15-63 212th street and 212-19 to 212-49

16th avenue, northeast corner, Block 5857, Lot 110; 15-18 to 15-42; 15-70 to 15-86 and 16-18 to 16-34 212th street, northwest corner 18th avenue, Block 5863, Lot 60; 16-21 to 16-37 212th street, southeast corner of 16th avenue, Block 5918, Lot 30; 16-41 to 16-65 and 16-71 to 16-87 212th street, southeast corner 18th avenue, Block 5918, Lot 40; 209-37 to 209-77 and 211-07 to 211-49 18th avenue, northwest corner 212th street, Block 5863, Lot 110; 18-47 to 18-59 and 18-73 to 18-95 211th street; 211-03 to 211-23; 211-27 to 211-55; 211-67 to 211-91; 211-95 to 211-99 23rd avenue; 211-02 to 211-12; 211-39 to 211-41 and 211-36 20th avenue; 18-04 to 18-28; 18-34; 20-08 to 20-24; 20-28 212th street; and 18-15 to 18-41; 211-10 to 211-34; 211-38 to 211-50; 211-54 18th avenue, southwest corner, Block 5872, Lot 2, Bayside, Borough of Queens, N.B. 7453, 7455, 7456, 7458, 7459, 7461, 7464 and 7467-52; N.B. 1466, 1467, 1470, 1473, 1474, 1476, 1477, 1478, 1479, 1480, 1482, 1483, 1484, 1485, 1489, 1490, 1491-53.

816-54-BZ Vol. II

APPLICANT—Burke, Green and Groh, for Eli Brody, owner.

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F-1 area district, the proposed erection of a one story and cellar building of class 3 construction, to be used for doctors' offices, with less than the required rear yard.

PREMISES AFFECTED—21-35 Bell boulevard, east side, 241.21 ft. north of 24th avenue, Block 5958, Lot 57, Bayside, Borough of Queens.

103-54-BZ Vol. II

APPLICANT—Siegal and Green, for L. S. C. Realty Corp., owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection of an outdoor amusement center, also the maintenance of an illuminated business sign.

PREMISES AFFECTED—1950 Bruckner boulevard, south side, 364.8 ft. west of Pugsley avenue, Block 3677, Lots 58 and 61, Borough of The Bronx.

778-54-BZ Vol. II

APPLICANT—Charles M. Spindler, for Tally-Ho Realty Corp., owner.

SUBJECT—Application reopened January 31, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs, and the construction of the building on the street line without the required setback.

PREMISES AFFECTED—1320-1342 Remsen avenue, west side, 263 ft. 10 3/4 in. north of Avenue K, Block 8041, Lot 56, Borough of Brooklyn.

529-55-BZ

APPLICANT—Henry C. Brucker, for Alfred W. and Amelia Ziegler, owner.

SUBJECT—Application June 29, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an E area district the erection of a two story one family dwelling with side yard of less width than required by section 18b of the zoning resolution.

PREMISES AFFECTED—78-30 82nd street, west side, 277.15 ft. south 78th avenue, Block 3832, Lot 57, Glendale, Borough of Queens.

656-55-BZ

APPLICANT—Hurley, Kearney, Lane and Mattison, for St. Charles Hospital, owner.

SUBJECT—Application August 9, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles for physicians and personnel of St. Charles Hospital.

CALENDAR

PREMISES AFFECTED—295 Hicks street, east side, 198 ft. north of State street, Block 261, Lot 9, Borough of Brooklyn.

679-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Pauline and William Hinderstein, owners.

SUBJECT—Application August 30, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the proposed erection of a structure for storage, stores, loading and unloading, parking of patrons cars (no fee to be charged).

PREMISES AFFECTED—13-55 to 13-63 Beach Channel drive and 2201-2217 Birdsall avenue, southwest corner, Block 158, Lot 14, Far Rockaway, Borough of Queens.

763-55-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Ellen Licata, owner.

SUBJECT—Application September 27, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district 1 times height district an extension of a one family residence for a play room, bath room, porch and 2 car accessory garage.

PREMISES AFFECTED—142-07 Hoover avenue, northside, 100 ft. west of Daniels street, Block 9721, Lot 251, Jamaica, Borough of Queens.

764-55-BZ

APPLICANT—Burke, Green and Groh, for Joseph and Marie Danisi, owners.

SUBJECT—Application September 27, 1955—re (decision of the borough superintendent) under sections 7e of the zoning resolution, to permit in a residence use district, the proposed use of existing building, for office, distributing, and storage building for beverages; more than one building on the plot.

PREMISES AFFECTED—120-42 Springfield boulevard, west side, 91.04 ft. north of 121st avenue, Block 12694, Lot 56, St. Albans, Borough of Queens.

793-55-BZ

APPLICANT—Gabriel Nathan, for James, Sarah and Louis Cappell, owners.

SUBJECT—Application October 6, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed use of vacant land for parking lot for more than 5 motor vehicles and boats.

PREMISES AFFECTED—60-02 to 60-12 Beach Channel drive and 401-421 Beach 60th street, northwest corner, Block 430, Lots 130 and 140, Arverne, Borough of Queens.

794-55-A

APPLICANT—Gabriel Nathan, for James, Sarah and Louis Cappell, owners.

SUBJECT—Application October 6, 1955—filed pursuant to section 35, General City Law re premises located in bed of mapped street—proposed widening of Beach 60th street.

PREMISES AFFECTED—60-02 to 60-12 Beach Channel drive and 401-421 Beach 60th street, northwest corner, Block 430, Lots 130 and 140, Arverne, Borough of Queens.

893-55-BZ

APPLICANT—M. Martin Elkind, for 640 East 13th Street Corp., owner.

SUBJECT—Application November 10, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking for more than 5 motor vehicles.

PREMISES AFFECTED—529 East 11th street, north side, 285.6 ft. west of Avenue B, Block 405, Lot 58, Borough of Manhattan.

43-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer Berfond, owner.

SUBJECT—Application January 24, 1956—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a business, local retail and residence use district the erection of 2 buildings of class 1 and class 3 construction to be used for storage, boiler room, compressor room, refrigerator, store, loading and unloading, mens' and womens' toilets, restroom, air conditioning equipment, and parking of patrons cars, no fee to be charged.

PREMISES AFFECTED—2127-2183 Coyle street and 3045-3067 Avenue V, northeast corner and 2128-2184 Bragg street, Block 7368, Lots 17, 19, 22, 25, 27, 29, 31, 36, 46, 53 and 61, Borough of Brooklyn.

116-56-BZ

APPLICANT—Abraham N. Horwitz, for Harry Mortimer, owner.

SUBJECT—Application February 20, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the construction and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs (using hand tools only), office and sales of auto accessories for a term of 15 years.

PREMISES AFFECTED—2451-2459 Westchester avenue and 1400-1408 Rowland street, northeast corner, Block 3974, Lot 1, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JUNE 12, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon June 12, 1956 at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

178-56-A

APPLICANT—Samuel Cohen, for Standard Paper Co., owner.

SUBJECT—Application February 24, 1956—re Appeal from a decision of the borough superintendent—stairs.

PREMISES AFFECTED—13 Frankfort street, south side, 118 ft. east of Nassau street, Block 102, Lot 7, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 19, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 19, 1956, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matter:*

781-50-BZ—Vol. II

APPLICANT—Paul Friedman, for Empire Chevrolet, Inc., owner (G and G Auto Sales of Brooklyn, Inc., lessee; Volkswagen, contingent lessee).

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of an automobile showroom and sales (franchised Volkswagen dealer), gasoline service station, lubritorium, auto washing (non-automatic), minor repairs (hand tools only), office, storage and sale of auto accessories, parking and storage for more than 5 cars waiting to be serviced, and outdoor display and sales for more than 5 motor vehicles for a term of 15 years.

PREMISES AFFECTED—68-92 Remsen avenue and 9-35 East 51st street, southwest corner, Block 4592, Lots 1 and 4, Borough of Brooklyn.

Laid over from April 17, 1956 and set for hearing on June 19, 1956, 10 A. M.; notices to be sent out in accordance with the regular procedure.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MAY 1, 1956, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, April 17, 1956, were approved as printed in the Bulletin of April 24, 1956, Vol. 41, No. 17.

263-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Thomas Amari, owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a refreshment building, and parking of patrons cars, no fee to be charged.

PREMISES AFFECTED—2003-2013 Rockaway parkway and 9705-9711 Sea View avenue, northeast corner, Block 8300, Lots 8 and 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: G. J. Cammarata, N.Y.C. Housing Authority, and Lee Harris.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 8, 1956, at 10 A.M. for decision; hearing previously closed.

441-51-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Joseph Coscia, owner.

SUBJECT—Application reopened May 3, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the extension and reconstruction of a structure used as a garage for more than 5 motor vehicles for use and storage garage for motor vehicles, lubritorium, minor auto repairs, wheel alignment, brake testing, car washing, office and sales, using more than the area permitted, without the required rear yard.

PREMISES AFFECTED—353-367 91st street, north side, 154 ft. 8 $\frac{5}{8}$ in. west of 4th avenue, Block 6081, Lots 77, 78 and 79, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: George A. Aliano, Mae Moran, Daniel J. Gagliardi, Anna Moran, Agnes Malia, Mildred Desiderio, Maria Sette, Carmela Gagliardi, Bernard Besdine, Stella Willworth, Charles Fortunato, Mary K. Mee, B. Oabynkowich, Jennie M. C. Nelson, Charles E. Nelson and Marcia M. Kaufman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 29, 1956, at 10 A.M. for inspection and decision; hearing closed.

232-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Freya Heintze, owner (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and local retail use, D and G-1 area district, the erection and maintenance of a supermarket, with required loading berth on a residence portion of the plot and the parking of more than 5 cars (patrons); proposed area of building is in excess of area permitted, with a side yard of less than 5 ft. in that portion of the lot in the G-1 area district.

PREMISES AFFECTED—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972, Lot 50, Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh, Max M. Lome, Freya Heintze, Joseph Schneider, H. P. Mitchell and Murray Weiss.

For Opposition: Edward J. Hoffman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 29, 1956, at 10 A.M. for inspection if necessary and decision; hearing closed.

233-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Carmine L. Calabro, owner (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7h, 7A and 7c of the zoning resolution, to permit in a retail and residence use district, the proposed parking lot for supermarket's patron use, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—133-25 233rd street, east side, 97.25 ft. north of Merrick boulevard, Block 12973, Lot 6 and 9, Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh, Max M. Lome, Freya Heintze, Joseph Schneider, H. P. Mitchell and Murray Weiss.

For Opposition: Edward J. Hoffman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 29, 1956, at 10 A.M. for inspection if necessary and decision; hearing closed.

423-55-BZ

APPLICANT—Lama, Proskauer and Prober for Rose Epstein, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, high speed auto laundry, lubritorium, body and fender work, welding, incidental repairs, brake testing, wheel alignment, incidental painting and spraying, office and sales, parking of motor vehicles awaiting service with entrances closer to the residence use district than permitted.

PREMISES AFFECTED—70-11 to 70-19 Northern boulevard, and 32-62 to 32-70 71st street, northwest corner, Block 1166, Lot 37, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and Edward Hoffman, for City Construction Coordination.

ACTION OF BOARD—Laid over to May 15, 1956, at 10 A.M. for applicant and the Construction Coordinator to file information as to site of housing development; laid over for decision; hearing closed.

465-55-BZ

APPLICANT—Lama, Proskauer and Prober, for 325 North Macquesten Parkway Corp., owner.

SUBJECT—Application May 23, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed change in occupancy from gasoline station, public garage, parking lot for more than 5 cars and auto laundry, to boiler room, gasoline station, public garage, parking lot for more than 5 motor vehicles, auto laundry, auto repairs, painting and spraying, body and fender repairs, welding, wheel alignment, brake testing, recapping and vulcanizing of tires, sale and storage of car washing, supplies.

MINUTES

PREMISES AFFECTED—486-496 Coney Island avenue, west side, 80 ft. 2½ in. north of Turner place and 820-826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 22, 1956, at 10 A.M. for inspection and decision; hearing previously closed.

466-55-A

APPLICANT—Lama, Proskauer and Prober, for 325 North Macquesten Parkway Corp., owner.

SUBJECT—Application May 23, 1955—Appeal from a decision of the borough superintendent, re frame building—factory use, etc.

PREMISES AFFECTED—486-496 Coney Island avenue, west side, 80 ft. 2½ in. north of Turner place and 820-826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 22, 1956, at 10 A.M. for inspection and decision; hearing previously closed.

528-55-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Gaati, owner.

SUBJECT—Application June 29, 1955—(decision of the borough superintendent) under sections 7i and 7e of the zoning resolution, to permit in a business and residence use district, proposed building to be used for motor vehicle repair shop.

PREMISES AFFECTED—518 Coney Island avenue, west side, 60 ft. 1¾ in. south of Coney Island avenue, Block 5342, Lot 17, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 22, 1956, at 10 A.M. for inspection and decision; hearing previously closed.

734-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 19, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in retail use district the proposed use of premises for high speed auto laundry, office, waiting area and simonizing, with ground signs closer to residence use district than is permitted.

PREMISES AFFECTED—14-59 150th place, east side, 44.66 ft. north of Cross Island parkway and 14-54 Clintonville street, Block 4697, Lot 8, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Helen K. Chanas, Mildred Zacharkow, William Keblish, Mary Keblish, Stephanie Passerini, Helen Leonowich and Nancy Winnie.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 15, 1956, at 10 A.M. for further consideration by the Board and for decision; hearing previously closed.

752-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 22, 1955—(decision of the borough superintendent) under sections 7f and 7i of

the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, office, storage, lubritorium, minor auto repairs, car washing and parking of motor vehicles awaiting service.

PREMISES AFFECTED—14-43 to 14-47 (14-45 official) Clintonville street, east side, 63.99 ft. south of 14th road, 151-20 to 152-20 14th road and 153-15 to 153-91 Cross Island parkway, Block 4717, Lot 16, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Walter V. Bouquet and Rev. Alexander Lobanow.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 15, 1956, at 10 A.M., for information as to acquisition of Lot 25 in Block 4717 and whether revision of plans is contemplated, and for decision; hearing previously closed.

755-55-BZ

APPLICANT—Leonard F. Rothkrug, for 66-17 Grand Avenue Corp., owner (Times Square Corp., lessee).

SUBJECT—Application September 23, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a retail and residence use district, the proposed patrons and employees parking of more than 5 motor vehicles.

PREMISES AFFECTED—66-19 Grand avenue, north side, 85.44 ft. east of Hamilton place and 66-02 Perry avenue, southeast corner of 66th street, Block 2724, Lots 8 and 69, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: William W. Szachacz, F. Sallizzi, Marie Plack, Mildred Mickalauskas, Stanley Sosaris, Dolores Pills, Anna Story, Monica Sosaris, John Gwiazdzinski, Michael Senkiewicz and Mary Petronis.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 29, 1956, at 10 A.M. for inspection and decision; hearing closed.

784-55-BZ

APPLICANT—Goldwater and Flynn, for Housing Enterprises Inc., owner.

SUBJECT—Application October 4, 1955—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor motor vehicle repairs, washing, parking and storage of motor vehicles.

PREMISES AFFECTED—30-11 Francis Lewis boulevard, east side, from 30th avenue to 32nd avenue, Block 6021, Lot 1, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Louis R. Colman and Samuel Rosenblum.

For Opposition: Vito Titone, Nicholas Mergel, R. Mergel, Mr. & Mrs. Francis E. La Rose, Zina Romerio, Martin Grealish, Mary Emerzdorf, Frank Mazzarella, Josephine Viola, Nancy Fernicola, Carlo J. Buscemi, Joseph P. Devlin, William Gilbert, Leo Kreiman and Walter Illanber.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 5, 1956, at 10 A.M. for inspection and decision; hearing closed.

867-55-BZ

APPLICANT—Paul Friedman, for William Gottfried, owner. (conditional vendee: W.L. Associates, Inc.).

SUBJECT—Application November 2, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, for a term of 15 years.

MINUTES

PREMISES AFFECTED—66-11 to 66-33 Queens Midtown Expressway, northeast corner of Clinton avenue, Block 2394, Lot 8, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: William W. Szachacz, Mary Petronis, George Neikynas, Dorothea Scheublein, John Gwiazdzinski, Rudolph W. Arena, Peter Purus, Catherine Vinckus, Val Henderson, Felice Sallizzi, Amilo Cipes, Manganeh Cienzniewski, Marjorie Johnston, Michael Senkiewicz, Thomas Dalto and N. McCloskey.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 29, 1956, at 10 A.M. for applicant to file up-to-date photographs and for inspection and decision; hearing closed.

1005-55-BZ

APPLICANT—Albert Melniker, for Gertrude Le Blanc, owner.

SUBJECT—Application December 21, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, car washing, lubritorium, sale of accessories, minor motor vehicle repairs, with hand tools only, parking for more than 5 motor vehicles, for a term of 15 years.

PREMISES AFFECTED—234 Jewett avenue and 899 Post avenue, northwest corner, Block 1027, Lot 1, West Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 5, 1956, at 10 A.M. for applicant to arrive at an agreement with the Borough President as to the procedure relative to the Street widening.

59-21-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 73 Realty Corp., owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed change of use from public garage to motor vehicle repair shop and servicing, lubrication, truck washing, garage, wheel alignment, brake testing, welding, machine shop, parts storage and sales, showroom and office.

PREMISES AFFECTED—73-97 Empire boulevard and 81-103 McKeever place, northeast corner and 56-58 Sullivan place, Block 1306, Lot 28, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Conolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 28, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on May 1, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Empire boulevard, McKeever place and Sullivan place are in a business use, B area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated April 19, 1955 acting on Alt. Applic. 590-55 reads:

"1. Proposed change of use from Public Garage to Motor Vehicle Repair shop and servicing, lubrication,

truck washing, garage, wheel alignment, brake testing, welding, machine shop, parts storage and sales, showroom and offices in a Business Zone is contrary to Art. II, Para. 4a, subsection 15, 29, 52 & 4 of the zoning resolution.

2. Proposed arrangement is contrary to approval of Board of Standards and Appeals under Cal. No. 59-21-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 198 ft. 2½ in. frontage by 199 ft. 4¾ in. in depth, presently developed with a one story in height building of class 3 construction having a frontage of 198 ft. 2½ in. on Empire boulevard, 199 ft. 4¾ in. on McKeever place, 200 ft. on the easterly lot line and 40 ft. on Sullivan place; that the building was erected under N.B. 9454/20 and a variance granted by the Board under Cal. No. 59-21-BZ for use as a public garage; that certificate of occupancy No. 13464 was issued on June 17, 1922 for said use; that the building is now being used as a public garage, motor vehicle repair shop and servicing, lubrication, truck washing, wheel alignment, brake testing, machine shop, parts storage and sales, showroom and office; that it is proposed to maintain the present uses; and

WHEREAS, the applicant states that there are many non-conforming uses within the affected areas; block 1306, lots 35, 37, 41, 42 and 49—garage and motor vehicle repair shop; block 1313, lots 1, 14, 19 and 26—garage and motor vehicle repair shop; block 1196, lot 1—gas station; and

WHEREAS, the applicant contends that in view of the fact that the many non-conforming uses within the affected area are similar to the proposal as far as uses are concerned, the legalizing of the present uses of the building in question would not adversely affect any of the adjoining properties; that inasmuch as the building now has a legal public garage use, the additional conjunctive uses will not affect the community; that the building is now being used as a truck sales and service business and the proposed additional uses are required for efficient operation of the business; and

WHEREAS, the applicant states that the present owner has held title to the property since January 25, 1952; that the assessed valuation of land is \$62,000 and of the building \$63,000 making a total of \$125,000; that the building was erected in 1921.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 29, 1921, under Vol. I, by adding thereto:

"and, granted under Sections 7c and 7i, to permit the additional uses of motor vehicle repairing, lubricating, truck washing, wheel alignment, brake testing, welding, machine shop, parts storage and sales, showroom and offices, all as indicated on plans filed with this application for amendment, marked "Received May 31, 1955", 3 sheets, and "April 24, 1956", 1 sheet, in addition to the existing use of the premises by the International trucks primarily as a garage and showroom, on condition that the building shall not be increased in height or area and in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board this day by resolution adopted under Cal. 533-55-A; that where not inconsistent with the terms of this resolution, the resolution adopted under Cal. 59-21-BZ—Vol. I shall be complied with in all respects; that such fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required, including a new certificate of occupancy shall be obtained and all work completed within six months from the date of this amended resolution".

533-55-A

APPLICANT—Lama, Proskauer and Prober, for 73 Realty Corp., owner.

SUBJECT—Application May 31, 1955—Appeal from a decision of the borough superintendent, re egress.

MINUTES

PREMISES AFFECTED—73-97 Empire boulevard, 81-103 McKeever place, northeast corner and 56-58 Sullivan place, Block 1306, Lot 28, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated May 23, 1955, on Alt. App. 590/55 reads:

"3. Provide two means of egress from cellar as per section 270 of the Labor Law."

WHEREAS, the applicant states the building is 1 story, 14 ft. in height, 198 ft. 2½ in. front by 199 ft. 4¾ in. irregular in depth, of Class 3 construction, erected in 1921 in a business use, D area, Class 1 height district; used and occupied since 1952: cellar—boilerroom and ordinary use; 1st floor—non-storage garage, motor vehicle repair shop, servicing, lubrication, truck washing, wheel alignment, brake testing, welding, machine shop, storage and sales, showroom and offices, 20 persons. The building is provided with an approved standpipe system, one interior 3 ft. wide concrete stairs, unenclosed, leading direct to street. Certificate of Occupancy #13464 issued June 17, 1922, against Permit #6763/21 describes the building as a public garage; Zoning Violation #317/54 was issued by the borough superintendent December 2, 1954, for violation of Section 4 (29) of the Zoning Resolution in that building was unlawfully used as a motor vehicle repair shop; and

WHEREAS, the applicant contends the building is completely fire-proofed and provided with one 3 ft. wide concrete stair leading directly to the street, which stair is provided with an iron trap door over, that is easily openable from the underside; that the cellar has no permanent occupancy and is only used on occasion to check the boiler and the exit now existing is more than ample.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. App. 590/55, Objection No. 3, and that the appeal be and it hereby is granted, on condition that the existing cellar shown on plans filed with companion application, 59-21-BZ—Vol. II, shall not be increased in height and shall be used only for heating equipment; that the exit thereto as shown may be continued.

846-26-BZ—Vol. II

APPLICANT—Joseph Schafran, for Grace Battaglini and Angela Mondello, owners.

SUBJECT—Application reopened May 24, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the extension of existing gasoline service station and the relocation of gasoline pumps, and to include lubritorium and motor vehicle repairs.

PREMISES AFFECTED—3156 Boston road, southwest corner of Burke avenue, Block 4579, Lot 35, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph Schafran.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

Negative: 0

THE RESOLUTION:

WHEREAS, this application was reopened as Vol. II on May 24, 1955 subject to regular procedure, to consider extension of area; and

WHEREAS, a public hearing was held on this application on March 20, 1956 after due notice by publication in the Bulletin; laid over to May 1, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Boston road are in a business use, C area, class 1 height district; Burke avenue is in local retail and business use, C area, class 1 height districts; Lurting avenue is in business, local retail and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 23, 1956 acting on Alt. Applic. 251.55, reads:

"1. Extension of brick building for gasoline service station and minor repairs with hand tools only in a business use district is contrary to Art. II Sect. 4 of the Z.R. & Bd. of S. & A. Cal. #846-26-BZ.

2. Relocation of gas pumps is contrary to Bd. of S. & A. Cal. #846-26-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 77.95 ft. frontage by 50.78 ft. in depth, irregular, on which is presently located a one story brick structure 17 ft. 4 in. by 16 ft. 8 in. in area, used as an office and stock room in conjunction with a gasoline and oil selling station, with lubrication and repair work done in the open; that it is proposed to extend the existing building to the property lines of Burke and Lurting avenues in order to provide cover for the lubrication and repair work and to remove same from public view; that it is also proposed to remove the peaked roof from the present structure and by suppressing the height of the building make said structure and the new extension conform to modern practices of design in architecture; and

WHEREAS, the applicant states that the premises consist of a triangle of land fronting 77.95 ft. on the west side of Boston road, 50.78 ft. on the south side of Burke avenue and located in a business use district, C area and 1 times height district; and

WHEREAS, the applicant contends that the enclosure of the working areas of the station will enable the owners to provide proper service to their customers and the public in all sorts of weather and in all seasons of the year; and

WHEREAS, the applicant states that the present owner has held title to the property since September 30, 1952; that the assessed valuation of land is \$10,000 and of the building \$4,500 making a total of \$14,500; that the building was erected June 28, 1927; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on January 18, 1927, as thereafter amended by resolution approving plans, adopted March 15, 1927, by adding thereto:

"that in the event the owner desires to construct an extension to the existing accessory building, substantially as proposed, and as indicated on plans filed with this application marked, "Received April 29, 1955" (3 sheets) such extension may be permitted on condition that the building in all other respects shall comply with all laws, rules and regulations applicable thereto; that there may be a new curb cut to Burke Avenue not over 25 ft. in width, where shown; that the building extension now proposed shall be used for the purposes proposed as a lubritorium in connection with the gasoline service station; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

408-44-BZ—Vol. III

APPLICANT—John F. Fitzsimons, for Estate of George H. Storm (A. Gordon Smith, trustee) and Florence F. Storm, owners.

SUBJECT—Application reopened November 15, 1955 as Vol. III—re (decision of the borough superintendent)

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under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the change of occupancy from a garage for more than 5 motor vehicles, office, accessory room, loading and storage to garage for more than 5 motor vehicles, offices; access rooms, loading and storage.

PREMISES AFFECTED—525-533 East 71st street, north side, 113 ft. 8¾ in. west of Franklin D. Roosevelt drive and 524-528 East 72nd street, south side, 131 ft. 11⅞ in. west of Franklin D. Roosevelt drive, Block 1483, Lot 33, Borough of Manhattan.

APPEARANCES—

For Applicant: John F. Fitzsimons and Andrew Douglass Walker.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution Amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.. 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on November 15, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on May 1, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated September 20, 1955 acting on Alt. Applic. 1153-55, reads:

"1. Proposed change in use from Garage for more than five motor vehicles, offices, manufacturing, storage and shipping to garage for more than five motor vehicles, offices, access rooms, loading and storage in a residence use district is contrary to Art. II, Sec. 3, of Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 ft. frontage by 204½ ft. in depth, on which is located a class 1 construction fireproof building, 5 stories in height on East 71st street and 4 stories high on East 72nd street, occupied as a storage and shipping garage, office and manufacturing; that it is proposed to enlarge the door opening on the street floor of the 72nd street entrance; and

WHEREAS, the applicant states that this building was erected prior to zoning; that subsequently the 71st street frontage was placed in an unrestricted use district and the 72nd street frontage in a residence use district; that the present zoning is entirely residence use; and

WHEREAS, the applicant states that this is an application for a variation of the zoning resolution so as to permit a building erected as a garage in 1914 and now in a residence use district to be used as a storage warehouse and to permit certain structural changes in connection with the proposed use; and

WHEREAS, the applicant contends that the premises has been the subject of previous applications before the Board under Cal. No. 408-44-BZ Vols. 1 and 2, permitting temporary uses other than the garage use; that the Lincoln Storage warehouse proposes to occupy the entire building for its purposes; that as a result of negotiations with the FBI the premises presently occupied by the Lincoln warehouse corporation at 1195 Third avenue is being taken over by the FBI for its own uses; that the structural alterations involved concern only the enlargement of the door opening on the street floor of the 72nd street entrance; that it is felt that neither the proposed use nor the structural alterations involved will adversely affect the character of the neighborhood in which there are many other non-conforming uses; that on the basis of the foregoing, it is requested that this application be granted for a period of 21 years; and

WHEREAS, the applicant states that the present owner has held title to the property since June 2, 1955; that the assessed valuation of land is \$160,000 and of the building \$225,000 making a total of \$385,000; that the building was erected in October, 1914.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 25, 1944, under

Vol. I, as thereafter amended by resolutions adopted through October 25, 1949, and the resolution adopted by the Board under Vol. II on October 24, 1950, by adding thereto:

"that in the event the owner desires to discontinue the garage use and all other uses previously permitted for the building by the Board for the term of the lease with the Lincoln Warehouse Corporation, which will expire June 30, 1976, and to occupy the building as a storage warehouse and for use in part for the storage of trucks used in connection with such warehouse, such change of use may be permitted, substantially as proposed and indicated on plans filed with this application, marked "Received October 18, 1955", 19 sheets, on condition that the building shall not be increased in height or area; that such minor changes to doorways as proposed may be permitted; that such portable fire-fighting equipment shall be maintained as the fire commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable to the building at the time it was erected prior to the area being zoned for residence use; and that all permits required, including a new certificate of occupancy shall be obtained and all work completed within six months from the date of this amended resolution."

231-48-BZ—Vol. II

APPLICANT—William B. Lichtner, for Elias and Stella Horowitz, new owners.

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the erection of a building encroaching on the required front yard.

PREMISES AFFECTED—745 Cornaga avenue and 747 Annapolis street, southeast corner, Block 65, Lot 3, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: William B. Lichtner and Stella Horowitz.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the district maps accompanying the zoning resolution show that the site, Cornaga avenue and Annapolis street are in a residence use, G-1 area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 11, 1955 acting on N.B. Applic. 2998-47, reads:

"1. Since the size & location of this amended building differs from that approved by the B. S. & A. under Cal. 231/48 BZ on June 1, 1949, & as submitted, this building encroaches on the required front yard (Art. 4 Sec. 16C(b)). This amendment must be submitted to the B.S. & A. for its consideration."

and

WHEREAS, the applicant states that the premises consists of a plot, 155.30 ft. frontage by 49.67 ft. in depth, at present vacant; that it is proposed to erect a class 4, one story and cellar frame structure, 65 ft. front by 25.83 ft. in depth, to be occupied as a one family residence, with a one car garage at rear; and

WHEREAS, the Board on June 1, 1949 granted a variance of the E area district regulations so as to permit a proposed dwelling to be erected 1 ft. 6 in. back of the Cornaga avenue widening line for a width of 70 ft. and within 3 ft. of the proposed widening line of Annapolis street in lieu of the 10 ft. setback thus required; that the premises are now in a G-1 area district which requires a 15 ft. setback

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from the lines of the mapped street widening; that the applicant, representing a new owner, now requests that the Board permit the change in size and location of the proposed dwelling as indicated on revised plans filed with the above request; that revised plans show the dwelling now proposed to be set back 4.07 ft. from Cornaga avenue widening line for a total distance of 39 ft. 3 in. and set back an additional 2 ft. for a total distance of 26 ft. (except for entrance steps) and provides for a yard along the southeasterly lot line of 5 ft., except for projecting chimney breast of approximately 2 ft., and for a 22 ft. unoccupied yard along the southwesterly lot line in lieu of the 4 ft. and 3 ft. respectively previously provided; and

WHEREAS, the applicant contends that during the week of August 15, 1955 the owners purchased premises known as 745 Cornaga avenue; that at the time of purchase it was known that permission to build a building on that site was granted under Cal. No. 231-48-BZ and further extended in time to the current date; that request was made to alter the plans to a building smaller in size and more conforming to the zoning resolution than what was originally approved; that the construction of this house on this site can only improve an eyesore in an otherwise newly developed area; and

WHEREAS, the applicant states that the present owner has held title to the property since August 15, 1955 and that the assessed valuation of land is \$1,300; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 1, 1949, under Vol. I as thereafter amended by resolutions adopted through October 13, 1954, by adding thereto:

"that in the event the new owner desires to construct a smaller house of the design and area as shown on revised plans, marked "Received September 22, 1955", 5 sheets, "December 21, 1955", 1 sheet and "April 17, 1956", 1 sheet, the variance previously permitted may be affirmed as applying to the house and garage and the unbuilt upon space, as now proposed and shown on such plans *on condition* that the front of the proposed building shall be substantially in line with the adjoining building on lot 1; that the requirements of the resolution above cited shall be complied with where not inconsistent with this amended resolution and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution."

463-50-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Patrick Filomio, owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the proposed erection and maintenance of an auto laundry.

PREMISES AFFECTED—3221-3225 Boston road and 3250-3254 Laconia avenue, northeast corner, Block 4614, Lot 22, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Conolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 1, 1955 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application

on March 13, 1956 after due notice by publication in the Bulletin; laid over to April 24, 1956, for inspection and decision; hearing closed; applicant to file more complete plan showing exact location of auto laundry, more adequate reservoir space for incoming and outgoing cars, etc., then to May 1, 1956, for applicant to file revised plan showing a more workable operation for the car washing; premises inspected and hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Laconia avenue and Boston road are in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 18, 1955 acting on N.B. Applic. 654-55, reads:

"1. Proposed erection of an auto laundry on a lot located in a business use district is contrary to Art. 2, Sec. 4a, 52 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 133.67 ft. frontage by 49.37 ft. and 48.12 ft. in depth, irregular, presently used for parking and a used car lot; that it is proposed to erect and maintain an auto laundry 70 ft. front, 26.8 ft. in depth, 14 ft. in height; and

WHEREAS, the applicant states that violation No. 1247-1953 was issued for occupying premises as a used car and parking lot and that the owner was fined \$10 on March 8, 1955 in Municipal term, Magistrate's court; that an application for an approval of this plot for a gasoline service station and conjunctive uses was filed with the Board under Cal. No. 463-50-BZ and was denied on February 6, 1951; that the use, area and height designations have not been changed since 1916; that it is proposed to construct a one story structure on the site which will be devoted exclusively to the washing of cars; that sufficient open space will be provided so as to permit maximum freedom of exit and entrance of cars using the facilities; that there will be no interference with the normal flow of traffic along Boston road; that the present use of used car lot and parking will be discontinued; and

WHEREAS, the applicant contends that due to heavy automobile traffic on Boston road, there are a number of gas stations concentrated in this area; that this is especially true at and near the Gun Hill road intersection, a short distance from the subject site; that most of these stations maintain car washing service as incidental to the principal business of selling gasoline and often there are long waits at these stations by owners desirous of having their cars washed while other cars are being serviced at the gasoline pumps; that the owner of the subject plot has realized for some time the need in this neighborhood for an auto laundry devoted exclusively to washing purposes; that the peculiar shape of this plot and the general character of the neighborhood prevent its use for a conforming purpose; that the neighborhood is such that there can be no valid objection to the proposed use; that directly opposite the site on Laconia avenue, the property is used for the storage of contracting equipment, and on the same block as the site, on lots 30, 50, 53 and 56, the Bronx Gas and Electric company maintains its power station and transformers, while adjoining that location, on lots 38 and 45, there is a lumber yard and sheds; that the rest of the block is vacant, except for lot 65; and

WHEREAS, the applicant states that the present owner has held title to the property since March 8, 1938; that the assessed valuation of land is \$11,000 and of the building \$300 (shed) making a total of \$11,300; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant has filed revised plans reducing the length of the building and its location in order to facilitate the entrance and exit of cars; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c for a term of

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fifteen years, to permit the premises to be occupied substantially as proposed as a mechanical car washing laundry, as shown on plans filed with this application, marked "Received May 4, 1955", 3 sheets and "January 26, 1956", 2 sheets and revised plans marked "Received April 27, 1956", 1 sheet, on condition that all buildings, structures and uses shall be removed and the premises shall be leveled substantially to the grade of the abutting streets and constructed and arranged as indicated on such plans, except that the size and location of the building shall be as indicated on revised plans marked "Received April 27, 1956", and except that the most northerly curb cut shown on Laconia avenue shall not be constructed; that on the lot line to the north from the laundry building to the rear lot line on Laconia avenue there shall be erected a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height with no openings therein; that along the street building line of Boston road there shall be erected a similar woven wire fence with suitable terminating posts, erected where shown, for a distance of approximately 80 feet; that curb cuts shall be restricted to two 20 ft. cuts on Boston road, located where shown, and one of similar width to Laconia avenue on the north side within the first 25 feet from the intersection; that no portion of any curb cut shall be nearer than 5 feet to a side lot line as prolonged; that there shall be no cellar in the proposed laundry building; that such portable fire fighting appliances shall be installed as the fire commissioner shall direct; that where not occupied by laundry building, the plot shall be surfaced with concrete or asphalt; that signs shall be restricted to a permanent sign attached to the facade of the laundry building facing Boston road; that there shall be no roof signs or temporary signs; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

21-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Minnie Berkowitz, owner.

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto laundry (non-automatic), office, storage and sales of auto accessories, parking for more than 5 cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—379-389 Kings highway and 1753-1763 West 3rd street, northeast corner, Block 6654, Lots 27, 39 and 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and Minnie Berkowitz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 9, 1955, subject to regular procedure; and

WHEREAS, a public hearing was held on this application on February 7, 1956; laid over to March 6, 1956, for inspection and decision; hearing closed; then laid over, date to be set, pending decision by the Court in matter of Cal. No. 561-40-BZ; then set for May 1, 1956; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and West 3rd street are in business and residence use, C area and Class 1 height districts; Kings Highway is in a business use, C area, Class 1 height district; and

WHEREAS, the decision of the borough superintendent,

dated September 12, 1955, acting on N.B. App. 2004/55 reads:

"1. Proposed building and premises on a lot partly in a Business zone and partly in a residence zone, to be used for gasoline service station, lubritorium, minor repairs (hand tools only) auto laundry (non-automatic) office, storage and sales of auto accessories, Parking for more than five cars waiting to be serviced, is contrary to Article II, Par. 3 and Article II, Para. 4-A, subsections 29 & 46 of the Zoning Resolution."

and

WHEREAS, the applicant states the premises consist of a plot 104 ft. 6 in. front by 101.10 ft. in depth, which is presently vacant; that it is proposed to erect and maintain for a term of 15 years, entirely within the business portion of plot, a modern parkway type gasoline service station, lubritorium, minor repairs (hand tools only), auto laundry (non-automatic), office, storage and sales of auto accessories, and parking of more than five cars waiting to be serviced, all in accordance with plans of proposed conditions filed herewith; and

WHEREAS, the applicant contends that the subject site is presently zoned as Class 1 height, C area district; the portion within 100 feet of Kings Highway is zoned as business and the remainder as residence; these designations have not been changed since July 25, 1916 and no zoning amendment relating thereto is pending; that the site is a corner plot with a frontage of 104 ft. 6 in. on Kings Highway and a frontage of 101 ft. 10 in. on West 3rd street, which is vacant except for a billboard sign erected prior to the date of acquisition of title by the owner; that the records of the Department of Buildings fail to disclose any permit for said sign which it is proposed to remove; and

WHEREAS, the applicant further contends that the differences between the present and prior applications are:

(1) The size of presently proposed building is substantially smaller; the previous application proposed a 4-bay service station building, 76 ft. front by 35 ft. in depth, or 2660 sq. ft. in area; present application proposes a 3-bay building 60 by 30 by 31 feet in depth or 1820 sq. ft. in area, a reduction of 840 sq. ft. or approximately 31.5% in the area of the building; that the architecture of presently proposed building is more attractive; the previous application proposed a standard type flat roofed building; present application proposes a peaked roof, parkway type station of attractive architectural design; that the area of the proposed gasoline station is substantially reduced; the previous application proposed use of entire site for service station area; the instant application proposes to confine the use to the business use portion of plot and to fence off and landscape a 25 ft. wide strip between the rear of proposed building and adjoining premises, creating in effect a separate lot which is to remain unbuilt upon; that the fencing and landscaping of present application are more attractive and are better buffers; the previous application proposed a 5' 6" high woven wire fence along the northerly and easterly lot lines and made no provisions for landscaping and planted areas; the instant application proposes the erection of a 5' 6" high solid brick wall extending from the unpierced rear wall of proposed building to the West 3rd street frontage and the easterly lot line. It also proposes a 5' 6" high woven wire fence enclosing the area to the rear of proposed building to the north lot line and to seed and landscape this entire enclosed portion, thus providing a buffer of 200 sq. ft. of landscaped area between proposed building and adjoining premises, with no entrances thereto, except for a 3 ft. wide gate to permit access for maintenance of this landscaped area; that it is also proposed to erect a 5 ft. 6 in. high solid brick fence wall along the West 3rd street frontage extending from the brick wall at the rear line of the proposed building to within 30 ft. of the Kings highway intersection; that a similar 5 ft. 6 in. brick fence wall will be erected along the easterly lot line between walls of the existing adjoining buildings; that the proposed curb cut on West 3rd street is reduced in size and no violation under section 7A is now required with respect

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thereto; that the pervious application proposed a 30 ft. curb cut along the West 3rd street frontage in violation of section 7A, but the instant application proposes a 25 ft. curb cut on West 3rd street, which conforms with section 7A; that the proposed use no longer includes storage of motor vehicles whereas the previous application proposed parking and storage of motor vehicles; that the instant application proposes only the parking of more than 5 cars awaiting service; that subsequent to the previous denial, new and diligent efforts have been made to sell or lease the property for a conforming use, but that such efforts have been in vain; and

WHEREAS, the applicant further contends that there is no economic demand for the use of the subject premises for development with a use permissible in a business use district, such as stores, factories or residences but there is an economic demand for the use of the premises as a gas station; that the property is located at the intersection of Kings highway and West 3rd street; that Kings highway is a heavily travelled thoroughfare which sustains a substantial volume of transient traffic, so that an attractive gasoline station could be constructed at a substantial capital investment and would yield a reasonable return; that the proposed gas station will not adversely affect the surrounding area but will be in harmony with nearby non-conforming automotive uses as follows: block 6653, lot 27—gas station granted on June 7, 1955 under Cal. No. 561-40-BZ—Vol. II; block 6653, lot 33—gas station established prior to 1925, reconstruction and extension of use granted by the Board under Cal. No. 264-32-BZ—Vol. II on September 29, 1942; block 6678, lot 65—automobile repair shop; that Kings highway within the immediate area is zoned as business use and is developed with stores and residences; which stores amply satisfy the shopping needs of nearby residents; that the nearby residences are sufficiently remote from the subject premises so as not to be adversely affected; that the adjoining premises on West 3rd street is a two story residence with no window openings on its southerly lot line and the proposed fencing and landscaping arrangement will adequately safeguard nearby properties on West 3rd street; that it is proposed to erect an accessory building, with an unpierced rear wall, set back 25 ft. from the adjoining property and to erect a brick fence wall 5 ft. 6 in. in height extending from the rear wall of the proposed building to the lot lines, and to enclose the intervening area with a 5 ft. 6 in. high woven wire fence, creating in effect a 25 ft. by 100 ft. tax lot which will be seeded and landscaped and which will remain unbuilt upon; that it is also proposed to erect a 5 ft. 6 in. high brick fence wall along the West 3rd street frontage extending from the rear wall of the proposed building to within 30 ft. of the intersection of Kings highway; that the proposed gas station, limited to one story, 13 ft. in height and occupying an area of only 1,820 sq. ft., would provide more light and ventilation to nearby property owners than if a conforming use structure were erected; that the proposed service station building set back approximately 60 ft. from the Kings highway building line and 20 ft. from the West 3rd street building line will enhance traffic safety by providing clear visibility at the corner, whereas a conforming use structure built flush to the Kings highway and West 3rd street building lines would endanger public safety by creating a blind intersection; and

WHEREAS, the applicant states that the present owner has held title to the property since November 9, 1951 and that the assessed valuation of land is \$21,700; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and decision was postponed pending the determination by the court on a similar application involving property across the street, granted by the Board under Cal. 561-40-BZ, which decision has now been upheld by the court; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, e and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use dis-

trict regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f and 7e for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and accessory uses, substantially as proposed and as indicated on plans filed with this application, marked "Received September 27, 1955", 3 sheets and "January 24, 1956", 1 sheet, *on condition* that all buildings and uses on the premises shall be removed and the premises graded substantially to the grades of Kings Highway and West 3rd street; that the premises shall be arranged and constructed substantially as indicated on such plans; that the accessory building shall be face brick on all sides, have no cellar and be designed, arranged and located as shown on such plans; that across the rear of the lot for a space of 25 feet there shall be a planted area as proposed with a woven wire fence not less than 5 ft. 6 in. in height along the rear lot line and side lot line of West 3rd street and the interior lot lines to the east; that the rear wall of the accessory building shall be extended by brick walls not less than 5 ft. 6 in. high to the side lot line to the east and the building line of West 3rd street to the west with a 3 ft. access gate at West 3rd street; that a similar wall shall be continued along the street line of West 3rd street from such wall for a distance of approximately 45 feet; that such wall may be reduced to a height of 4 feet within 10 feet of its termination; that at the termination of the wall there shall be erected a suitable masonry post; that along the easterly lot line where walls of adjoining buildings do not occur, there shall be a similar brick wall of similar height; that planting areas shall be maintained where indicated, with suitable planting material, protected by a concrete curb not less than 8 in. in height and 6 in. in width; that pumps shall be of a low, approved type and located facing Kings Highway, where shown, and erected not nearer than 15 feet to the Kings Highway building line; that gasoline storage tanks shall not exceed ten approved 550 gallon tanks; that the balance of the premises where not occupied by accessory building, landscaping and pumps, shall be surfaced with asphalt or concrete; that curb cuts shall be restricted to two on Kings Highway, each 30 ft. in width, located where shown, and one permitted under section 7A to West 3rd street, not over 25 ft. in width; that no curb cut shall be nearer than 5 ft. to any lot line as prolonged; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that sidewalks and curbing abutting the premises shall be repaired or reconstructed to the satisfaction of the Borough President; that signs shall be restricted to permanent signs attached to the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the intersection of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend at right angles to the Kings Highway building line for a distance of not over 4 feet; that at such intersection there shall be erected a block of concrete not less than 12 in. in height, extending for 5 feet in either direction from the intersection; that under section 7i for a similar term there may be minor repairs with hand tools only, for adjustments, maintained within the accessory building; that the portion of the premises located in the residence district and not proposed to be used in connection with the gasoline station, as shown on such plans, may be permitted as a portion of the total plot for a similar term under section 7e; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

260-55-BZ

APPLICANT—Abraham Grossman, for Leonard J. Swanson, owner.

SUBJECT—Application March 30, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from 4 car private garage on

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first floor to plumbing shop, office and private garage for 2 cars.

PREMISES AFFECTED—37-39 Perry street, north side, 215 ft. 4 in. west of Waverly place, Block 613, Lot 38, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Opposition: Elsa Steinert and J. G. Molloy.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 31, 1956 after due notice by publication in the Bulletin; laid over to March 6, 1956, for inspection and decision; hearing closed; then to April 17, 1956, for inspection and decision; then to May 1, 1956, for further consideration and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1¼ height district; Perry street and Waverly place are in residence and retail use, C area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 10, 1955 acting on Alt. Applic. 202-55, reads:

"A1. Proposed business (Plumbing Shop) at the 1st Sty. is contrary to Art. II Sec. 3 of the Zoning Resolution. Note: Residence District."

and

WHEREAS, the applicant states that the premises consist of a plot, 34 ft. frontage by 74 ft. in depth, on which is located a four story and cellar structure, 34 ft. in width, 59 ft. in depth on 1st floor and 44 ft. in depth on the upper floors; that Alt. Applic. No. 2253 of 1924 and Certificate of Occupancy No. 8829 of 1924 specify the use as follows: cellar, storage; 1st floor, private garage, 4 autos; 2-3rd floors, one family on each floor; 4th floor, studio apartment; that this alteration application was approved under Cal. No. 802-23-A; that the conditions of approval were the fireproofing of the 1st floor construction, erection of a fire escape on the rear of building leading to the yard, a fireproof passage to street and the fire retarding of the 1st floor ceiling; that all conditions were complied with at the time certificate of occupancy was issued; that it is proposed to permit existing uses to remain including plumbing shop on first floor in lieu of four-car garage; and

WHEREAS, the applicant states that on July 12, 1945 the City planning commission amended the area and height requirements by changing the area district from a B to a C district and from a 1½ to 1¼ height district; and

WHEREAS, the applicant contends that the present owner purchased the property on January 2, 1952 for the purpose of creating a small office on the front of the 1st floor and to utilize the rear portion of this floor for storage in connection with his plumbing business; that the capacity of the existing garage was reduced to two cars; that unfortunately the present owner was not aware of the zoning restrictions and upon purchase of this building made improvements and changes to the extent of \$13,500; that the entire 1st floor has been used since 1914 as a private garage for the storage of 4 commercial cars and trucks; that an inspection of the street discloses businesses as follows: at No. 31, a storage warehouse and moving concern; No. 43, private garage; No. 41, two stores; store at No. 17; stores on the corner of West 4th street and a gas station on the corner of Waverly place; that the present owner, in altering the garage, improved conditions by eliminating the storage of commercial trucks and substituting therefor pleasure cars; that the number of cars to be stored were reduced from 4 to 2; that a financial hardship would result were the business to be discontinued and it is therefore requested that the Board grant a variance for a term of 15 years to

permit the office and storage to be continued as now conducted; and

WHEREAS, the applicant further contends that the apartment on the 3rd floor is contrary to the approval of Cal. No. 802-23-A approved on February 19, 1924; that the Tenement House department, after 1929, reclassified the structure as a heretofore converted multiple dwelling, permitting three families under section 170 of the multiple dwelling law; that the department of buildings will not agree to give an objection, as under section 170 of the multiple dwelling law, this condition became legal; and

WHEREAS, the applicant states that the present owner has held title to the property since January 1, 1952; that the assessed valuation of land is \$20,500 and of the building \$13,500 making a total of \$34,000; that the building was erected approximately 1880; and

WHEREAS, the record is as follows: under Cal. No. 802-23-A, discontinue use of 4th story for dwelling purposes as per Sect. 154, Chap. 10, Code of Ordinances; Dept of Buildings record: Viol. 44-54 dated June 4, 1954—occupying 1st floor for business purposes (plumbing shop) & displaying sign reading "Leonard J. Swanson—Plumbing".

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7 e for a term of two years to permit the continuance of the occupancy of the first floor as a plumbing shop, as now existing, *on condition* that the conditions now existing shall not be changed; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that no signs shall be erected other than those now existing on the premises, as indicated on plans filed with this application marked "Received March 30, 1955" (7 sheets) and "January 24, 1956" (one sheet); and that all permits shall be obtained and all work completed and a Certificate of Occupancy obtained within six months from the date of this resolution.

291-55-BZ

APPLICANT—Herman Kron, for L. B. Oil Co. Inc., owner.

SUBJECT—Application April 13, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit partly in an unrestricted and partly in a business use district, the erection and maintenance of a storage garage for more than 5 motor vehicles, auto repairs, and gasoline service station.

PREMISES AFFECTED—335-343 Bowery and 2-4 East 3rd street, southeast corner, Block 458, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 6, 1956 after due notice by publication in the Bulletin; laid over to April 24, 1956, for inspection and decision; hearing closed; then to May 1, 1956, for applicant to file revised plans rearranging the gasoline pumps 15 feet from the street building line; and

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WHEREAS, the district maps accompanying the zoning resolution show that the site and East 3rd street are in business and unrestricted use, B area, class 2 height districts; Bowery is in an unrestricted use, B area, class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated April 12, 1955 acting on amendment to N.B. Applic. 42-55, reads:

"1. A storage garage for more than 5 motor vehicles, motor vehicle repair shop & gasoline service station, located partly in an unrestricted use district and partially within a Business Use District, is contrary to Sect. 4 subd. (15) (29) & (46), Art II, Zoning Resolution.

2. D.C. of 35'-0" is excessive as per Rules & Regulations of Dept. of Buildings.

3. Gas pumps must be at least 10'-0" back of building line as per rules & regulations of Dept. of Buildings."

and

WHEREAS, the applicant states that the premises consist of a plot, 102 ft. 8½ in. frontage by 139 ft. 7¾ in. in depth, on which is located a building previously occupied by the Drydock Savings Bank; that it is proposed to demolish present building to the ground and erect a fireproof, class 1 garage building consisting of cellar, 1st floor and roof deck, such floors to be connected with ramps; that it also proposed to use partly the front of Bowery as a gas station, auto repairs and storage of trucks and pleasure cars; that it is further proposed to install ten 550 gallon gas tanks, one 550 gallon fuel oil tank and one 550 gallon waste oil tank; that the facade of the building on both streets will be finished in face brick and parapet on roof will be 5 ft. in height; and

WHEREAS, the applicant states that the owner is willing to surround the premises with such safeguards as the Board may deem fit; and

WHEREAS, the applicant states that the present owner has held title to the property since November 3, 1954 and that the assessed valuation of land is \$175,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which noted that the greater part of the premises is in the unrestricted district and only a relatively small portion is in the business district and recommended the application be granted to extend the use into the business district; and

WHEREAS, the board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the extension of the proposed use as a garage into the more restricted district, substantially as proposed and as indicated on plans filed with this application, marked "Received April 13, 1955", 1 sheet, "June 7, 1955", 4 sheets, "February 27, 1956", 1 sheet, "April 27, 1956", 1 revised plan, *on condition* that there shall be no cellar in the building; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that pumps shall be relocated as indicated on revised plan marked "Received April 27, 1956", that such fire-fighting equipment shall be installed as the fire commissioner shall direct; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

395-55-BZ

APPLICANT—Vincent J. Tortorelli, for Edward Veldorano, owner.

SUBJECT—Application May 18, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking of more than 5 motor vehicles.

PREMISES AFFECTED—329-331 East 150th street, north

side, 200 ft. west of Courtlandt avenue, Block 2410, Lot 56, Borough of The Bronx.

APPEARANCES—

For Applicant: Vincent J. Tortorelli.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 3, 1956 after due notice by publication in the Bulletin; laid over to May 1, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; East 150th street is in residence and retail use, B area, class 1½ height districts; Courtlandt avenue is in business and retail use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 2, 1955 acting on Alt. Applic. 359-55, reads:

"1. In a Residence use district the proposed Parking Lot for more than 5 motor vehicles is contrary to Art. II Sect. 3 of the Zon. Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 118 ft. 5 in. in depth, now vacant; that it is proposed to occupy the premises as a parking lot for more than 5 motor vehicles; and

WHEREAS, the applicant further states that the existing residence and six 1-car metal garages have been demolished and the land is now vacant; that the demolished house and a one car garage were originally built years ago (date unknown) and on February 2, 1922 approval was granted for the erection of 5 additional one car garages to be constructed, entirely of metal; that the 6 garages have been in continuous use until the building and garages were demolished recently (1953) in order that the owner would eventually use the plot for the parking of motor vehicles; and

WHEREAS, the applicant contends that there is a critical parking problem in this area at present and in view of the fact that the opposite side of the street is now zoned for parking (business district—there is a huge parking lot across the street), and the fact that the street is so run down that the return on a financial investment for a multiple dwelling is questionable, plus the fact that 6 cars have been parked there continuously since 1922, it is submitted that the only use to which this land can be put at this time is as a parking lot for more than 5 motor vehicles; that the site was changed from business to residence July 31, 1947; and

WHEREAS, the applicant states that the present owner has held title to the property since 1922 and that the assessed valuation of land is \$9,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the premises to be occupied as proposed for parking and storage of motor vehicles *on condition* that such motor vehicles shall be of the pleasure car type only; that the plot shall be levelled substantially to the grade of 150th Street; that the premises shall be sur-

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faced with clean gravel or steam cinders and treated with a binder and properly rolled, as indicated on plans filed with this application marked "Received May 18, 1955" (3 sheets) and "March 7, 1956" (1 sheet); that there shall be erected on all lot lines a woven wire fence of the chain link type not less than five feet six inches in height with no openings therein except along the street building line where there may be an opening not over ten feet in width; that such opening shall be fitted with gates and shall be normally kept closed when the parking lot is not being used; that opposite such gate there may be a curb cut of similar width; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to one sign attached to the fence near the entrance not extending beyond the building line and not illuminated and not exceeding ten square feet in area advertising the parking and storage use and the rates charged and such other information as may be required by the Commissioner of Licences; and that all permits, including a Certificate of Occupancy, shall be obtained and all work completed within six months from the date of this resolution.

417-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Lucky Star Realty Corp., owner.

SUBJECT—Application May 23, 1955—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, office, auto repair shop, restaurant and kitchen, and parking for more than 5 cars.

PREMISES AFFECTED—183-02 to 183-20 (183-10 Official) South Conduit avenue, 144-01 to 144-13 183rd street, southeast corner and 144-02 to 144-18 184th street, southwest corner of South Conduit avenue, Block 13326, Lot 16, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Mary Courtemanche, Edward J. Six, Sol Porletto, Herbert G. Arnold and Edward Hoffman, Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert.

Commissioner Keating and Deputy Chief Connolly.. 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 3, 1956 after due notice by publication in the Bulletin; laid over to May 1, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, South Conduit avenue, 183rd street and 184th street are in a residence use, E-1 area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 28, 1955 acting on N.B. Applic. 1406-54, reads:

"1. Proposed erection of business & ground signs, and the erection of a building within a Residential Use District for a Gasoline Service Station, Lubritorium, Auto Laundry, Office, Auto Repair Shop, Restaurant & kitchen purposes, and parking of more than 5 motor vehicles is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 202.51 ft. frontage by 154.45 ft. and 186.80 ft. in depth, vacant at present; that it is proposed to erect a service center which will consist of a restaurant with outdoor restaurant service, a gasoline service station and a motor vehicle service consisting of office, lubritorium, repair shop

for minor auto repairs and car washing; that the accessory building to contain these uses will be highly modern in design, one story in height, of class 3 construction, having an irregular frontage of 148 ft. and a depth of 42 ft.; that the gas station proper will consist of ten 550 gallon gasoline storage tanks and 9 dispensing pumps; and

WHEREAS, the applicant states that the use district maps show that the premises in question are located in a residence use district, class E-1 area district and class ½ height district; that as of July 25, 1916 the site was in an unrestricted use district, class D area district and class 1 height district; that the present use district became effective June 25, 1937; that the present height district became effective November 28, 1938; that the site was placed in an F area district on November 28, 1938 and changed to its present area classification on June 30, 1952; and

WHEREAS, the applicant contends that inasmuch as the site occurs on the main auto lane leading from Brooklyn to Queens, Long Island and all of the main beaches on Long Island, the restaurant and gas station are proper at this point and a necessity to motor vehicle travel; that the highly modern design of the building will do much towards enhancing the appearance of the entire area and be in keeping with the parkway system; that the maintenance of the parking area on the site itself will take care of any traffic problem that could develop due to the nature of the business; that part of the site has been in the same ownership since 1942 with no possible chance of developing along residential lines, as a residence along this busy parkway with its attendant noise, fumes and traffic is not conducive to residence use; that the proposed landscaping of the site along 183rd street and 184th street building lines will maintain the residential aspect of these streets; and

WHEREAS, the applicant states that the present owner has held title to parcel A since April 29, 1942; parcel B, August 26, 1952 and to parcel C since December 3, 1953; that the assessed valuation of land is \$4,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e and h of the zoning resolution; and

Resolved, that the decision of the borough superintendent, acting on N.B. App. 1406, Objection No. One be and it hereby is affirmed and that the application be and it hereby is denied.

441-55-BZ

APPLICANT—Hurley, Kearney, Lane and Mattison, for St. Joseph's Hospital, owner.

SUBJECT—Application June 2, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the use of premises as a parking lot.

PREMISES AFFECTED—330 Beach 19th street, east side, 49.27 ft. south of Brookhaven avenue, Block 131, Lot 34, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 3, 1956 after due notice by publication in the Bulletin; laid over to May 1, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Beach 19th street, and Brook-

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haven avenue are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 3, 1955 acting on Alt. Applic. 982-55, reads:

"1. The use of the premises as a parking space for St. Joseph's Hospital, said parking space being on a different lot than the hospital, in a Residence Use District is contrary to Art. II, Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 256.30 ft. in depth, irregular, and presently vacant; that it is proposed to use premises as a parking lot; and

WHEREAS, the applicant states that the premises in question are located in a residence district; that if it were a part of the same lot in which the hospital is located, it might be used for the parking of motor vehicles as proposed without seeking permission of the Board, but because the property is located in another block, such use may not be deemed an accessory use to the hospital; that St. Joseph's Hospital is a voluntary non-profit making organization operated by the Sisters of St. Joseph under the general supervision of the Roman Catholic Diocese of Brooklyn; that it will accommodate slightly more than 200 patients; that at the present time the hospital does not have adequate space to permit the parking of cars belonging to the attendant physicians and to visitors of patients in the hospital, and in order to remedy this condition it seeks permission to use the premises under appeal for that purpose; and

WHEREAS, the applicant contends that the use of the property will be restricted solely to the parking of motor vehicles belonging to physicians, patients and visitors of the hospital and that no fee will be charged; that the property will be entirely enclosed with a fence and entrance thereto will be had by means of two gates leading to Beach 19th street; and

WHEREAS, the applicant states that the present owner has held title to the property since July 22, 1953 and that the assessed valuation of land is \$19,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the portion of the premises as proposed and as indicated on plans filed with this application marked "Received June 2, 1955" (3 sheets) and "April 2, 1956" (one sheet) on condition that the premises shall be levelled substantially to the grade of Beach 19th Street and shall be surfaced with clean gravel and treated with a binder and properly rolled; that along all lot lines of the portion of the total plot herein requested and permitted for parking there shall be erected a woven wire fence of the chain link type not less than 5 ft. 6 in. in height that suitable bumpers shall be maintained along the fences for protection thereto; that, in addition, the existing hedge shall be continued along the southerly lot line; that curb cuts shall be restricted to two curb cuts to Beach 19th Street not exceeding 20 ft. in width; that openings in the fence, opposite the curb cuts, shall be fitted with gates which normally shall be kept closed except when the parking lot is in operation; that, as proposed by the applicant, such parking lot may be used by physicians, nurses, employees, patrons of St. Joseph's Hospital and visitors only and after hours, they shall be provided with keys so that the gates can be locked after the cars are parked; that no unauthorized person shall be permitted to occupy such parking lot; that during the term of this variance the premises shall be occupied for no other use; that signs shall be restricted to a permanent sign attached to the fence along

Beach 19th Street at the entrance, advertising the private use of the premises and such other information as may be required by the Commissioner of Licenses; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained, including a certificate of occupancy, and all work completed within six months from the date of this resolution.

500-55-BZ

APPLICANT—Rudolph C. P. Boehler, for Webb and Knapp Inc., owner.

SUBJECT—Application June 17, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, a drive-in restaurant, kitchen service area, storage room and parking of more than 5 motor vehicles. PREMISES AFFECTED—80-11 Parsons boulevard, southeast corner of Union turnpike, Block 6853, Lot 20, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: William C. Boehler.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 28, 1956 after due notice by publication in the Bulletin; laid over to April 10, 1956, for inspection and decision; hearing closed; then to April 24, 1956, for applicant to file revised plans, showing portion of plot in residence district planted and arranged for protection of adjoining residential owners, with an alternate plan showing partial use and balance planted, with no curb cuts opposite the church; then to May 1, 1956, for applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 157th street and Parsons boulevard are in residence and local retail use, D area, class 1 height districts; Union turnpike is in a local retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 18, 1955 acting on N.B. Applic. 1706-55, reads:

"1. Proposed use of premises located partly in a residence and partly in a local retail district as a drive-in Restaurant, kitchen service area, storage room and parking of more than 5 motor vehicles is contrary to Article II, Section 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 169 ft. 6 in. frontage by 221 ft. 10¾ in. in depth, on which is located a nursery and landscape gardener's establishment; that it is proposed to erect and maintain a drive-in restaurant, kitchen service area, storage room and parking of more than 5 motor vehicles; building to be of class 3 construction, 44 ft. 11 in. front, 47 ft. 6 in. in depth, 13 ft. in height; and

WHEREAS, the applicant states that the building in question is a proposed one story drive-in restaurant to be erected on the plot on the southeast corner of Union turnpike and Parsons boulevard, facing 176.19 ft. on Parsons boulevard, 221.89 ft. on Union turnpike and 220.77 ft. on 159th street; that this plot is situated partly in a residence district and partly in a local retail district; that the part of the plot situated in the residence district is only ¼ of the total plot area; that up to May 5, 1947 the area now designated as a local retail district was classified as a business district; that no changes were made in the height and area district; and

WHEREAS, the applicant contends that the proposed drive-in restaurant is a one story brick and glass building enclosed on all four sides containing service area, coffee shop, kitchen, mens' and womens' toilets, helps' locker rooms and storage room, having a front of 47 ft. 6 in. and a depth of 44 ft. 11

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in., and will be located about 30 ft. north of the rear lot line and approximately 80 ft. from Parsons boulevard and 159th street; that hedges and trees will be planted in flower beds along all three street fronts, along the rear lot line and around the building to create an attractive appearance; that the ground all around the building will receive a black asphalt pavement and driveways with proper curb cuts provided; that proper drainage will also be provided; that the cars coming to this drive-in restaurant will be parked during the time their occupants are dining or partaking in refreshments; that parking of cars is permissible in a local retail district exclusively for tenants, their employees, customers, patrons or visitors of the building to which they are pertinent; and

WHEREAS, the applicant states that the present owner has held title to the property since November 16, 1949; that the assessed valuation of land is \$50,000 and of the building \$35,000 making a total of \$85,000; and that the shack was erected in 1932 and the dwelling in 1938; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e, for a term of fifteen years, to permit the proposed use in the local retail district to be extended into the residence use district, substantially as proposed and indicated on plans filed with this application, marked "Received June 17, 1955", 4 sheets, "December 9, 1955", 1 sheet, "December 21, 1955", 1 sheet, and "April 25, 1956", 1 sheet, *on condition* that the premises shall be arranged and the building located as shown on such revised plan marked "Received April 25, 1956"; that planting areas shall be maintained with suitable planting of the width shown on plans; that proper curbing shall be maintained along such planting areas for protection thereof; that a plan showing the type and height of the planting material shall be submitted to the Board for further consideration within two weeks from the date of this resolution; that curb cuts shall be restricted to two on Union Turnpike, where shown, each 20 feet in width and one to 159th street within the first 100 feet from Union Turnpike; that the premises where not occupied by building and planting shall be paved with concrete or asphalt; that parking shall be exclusively for employees and patrons of the premises; that a door for removal of refuse from the restaurant shall be located not nearer than 50 feet to the adjoining residential lots 18 and 41; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

524-55-BZ

APPLICANT—Hal I. Mirowitz, for Michael Spinelli, owner.

SUBJECT—Application June 27, 1955—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the extension of an existing motor vehicle repair shop.

PREMISES AFFECTED—2894 Atlantic avenue, south side, 50 ft. 4 in. east of Jerome street, Block 3966, Lot 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Hal I. Mirowitz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-

ert, Commissioner Keating 3

Negative 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 1, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, C area, class 1 height district; Atlantic avenue is in business and unrestricted use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 7, 1955 acting on Alt. Applic. 3436-53, reads:

"1. In a business use district the proposed extension of the existing motor vehicle repair shop is contrary to Art. II Sec. 4(a) subdivision 29 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. 2 in. frontage by 88 ft. 7 in. in depth, on which is located a two story brick building of class 3 construction, 25 ft. 2 in. front, 78 ft. 6½ in. in depth, 25 ft. 2 in. in height; that it is proposed to increase the width of the overhead door at the front and add additional storage space; and

WHEREAS, the applicant states that the property referred to is presently zoned as a business district, a class 1 height district and a C area district; that as of July 25, 1916 the property referred to was in an unrestricted district and the present use designation became effective on May 15, 1941; that the area and height designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that the premises was originally developed with a two story brick, class 3 type of building, erected under N.B. 12287-28 for which certificate of occupancy No. 55469 was issued for the following occupancy: 1st floor, garage for 4 cars; 2nd floor, 2 families; that the present and existing occupancy was changed under O.H. 120-1951 and certificate of occupancy No. 100581 was issued for occupancy of the 1st floor for the repairing of automobile springs and office and the 2nd floor for 2 families; that the additional storage space and the increase in the width of the overhead door at front is necessary for the business to be carried on; that this request is made since the present opening width and the floor space is inadequate for the width and length of the automobiles and trucks of the present day; that to permit this request to do the proposed alterations will be an added safety measure both to the building and the public and add a cleaner aspect to the community; and

WHEREAS, the applicant states that the present owner has held title to the property since December 1940; that the assessed valuation of land is \$2,750 and of the building \$7,300 making a total of \$10,000; that the building was erected in 1928; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7i to permit the extension of the motor vehicle use consisting of spring service substantially as proposed and as indicated on plans filed with this application marked "Received June 27, 1955" (6 sheets) and "April 26, 1956" (one sheet) and to permit the extension for such use at the rear and the reconstruction of the front entrance to the building as shown on such plans *on condition* that the building shall not be further increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable to the building and use; that the opening between the present building and the proposed rear extension may be reduced so as not to exceed 3 ft. in width and shall be equipped with a fireproof opening assembly; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

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673-55-BZ

APPLICANT—Kitzler and Nurick, for Bertha Sherain, owner (92 Car Wash Corp., lessee).

SUBJECT—Application August 23, 1955—(decision of the borough superintendent) under sections 7c, 7f, 7A and 7i of the zoning resolution, to permit in a business use district, automatic auto laundry, gasoline service station, office, lubritorium, motor vehicle repair shop (with hand tools only) and parking cars awaiting service.

PREMISES AFFECTED—5802-5824 Church avenue, 119-129 East 58th street, southeast corner and 74-84 East 59th street, Block 4706, Lot 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.... 4
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 3, 1956 after due notice by publication in the Bulletin; laid over to May 1, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Church avenue are in a business use, C and D area, class 1 height district; East 58th street and East 59th street are in business and residence use, C and D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated August 1, 1955 acting on N.B. Applic. 1675-55, reads:

"1. Proposed building and premises, in a Business use zone, to be used for automatic auto laundry, gasoline service station, office, lubritorium, motor vehicle repair shop with hand tools only and parking of cars waiting service is contrary to Article II, PP. 4a, subsections 29, 46 & 52 of the zoning resolution.

2. Proposed show window within 75' of a Residence zone is contrary to Article II, PP. 7-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 100 ft. in depth, on which is located a one story quonset hut 105 ft. irregular frontage by 52 ft. in depth, occupied as auto laundry display and sale of used cars; that it is proposed to occupy the premises as automatic auto laundry, gasoline service station, motor vehicle repair shop with hand tools only and parking of cars awaiting service; and

WHEREAS, the applicant states that the easterly half of premises, 100 ft. by 100 ft., is now occupied by an automatic auto laundry under certificate of occupancy No. 120645-1948 and certificate of occupancy No. 129876-1951; that the westerly half, 100 ft. by 100 ft., is used for the sale and display of used cars under certificate of occupancy No. 118895-1947 and certificate of occupancy No. 131486-1952; that this property has been under one ownership since October 15, 1947; that the auto laundry is housed in a quonset hut, 20 ft. by 100 ft., built 3 ft. above grade, and has drive-ways on Church avenue and on East 59th street; that it is proposed to remove the present legally existing laundry building and the used car lot and replace them with a modern type class 3 building which will house an auto laundry and a gasoline service station; and

WHEREAS, the applicant states that the property referred to is presently zoned as a business district and a class 1 height district; that the portion of the property within 100 ft. of Kings highway is presently zoned as a C area district and the remainder is zoned as a D area district; that as of July 25, 1916 the entire property was zoned as a D area district and the change to C of the portion within 100 ft. of Kings highway became effective on May 19, 1927; that the use and height designations have not been changed since

July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that Church avenue is a heavily trafficked street and has trolley tracks; that Church avenue on the south side east of East 59th street is occupied by used car lots and a motor vehicle repair shop, to Remsen avenue; that on the north side of Church avenue, opposite the site, for the entire block between East 59th street and Kings highway, is a used car sales lot, and further west, Church avenue is occupied by used car lots to East 57th street; that south of the site, on East 59th street and East 58th street, there is vacant land and one family dwellings; that on the south side of Church avenue, west of the site, there are small office buildings and used car lots; that it is proposed to erect a face brick wall, 5 ft. high along the rear lot line, where unoccupied by the building; that along the east and west lot lines on East 58th street and East 59th street, it is proposed to erect a face brick wall 5 ft. high and 3 ft. high; that it is also proposed to install 4 curb cuts on Church avenue and restore the existing curb cuts on Church avenue and on East 59th street; that it is also proposed to erect a sign post on each corner of the lot at East 59th street and East 58th street, projecting not more than 4 ft. beyond the lot line; that all improvements are to be built on grade; that it is further proposed to install twelve 550 gallon gasoline tanks and parkway pumps; that the unbuilt upon portion of the lot will be used for the parking of cars awaiting service; that the proposed development of the property will improve the appearance of the plot and the neighborhood, and will make for a safer and less hazardous condition than now exists; and

WHEREAS, the applicant states that the present owner has held title to the property since August 15, 1947; that the assessed valuation of land is \$31,000 and of the building \$9,000 making a total of \$40,000; that the building was erected in 1948; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and it is noted that the premises are now given over to motor vehicle uses, primarily the laundry which was erected on the premises prior to the time of the amendment of the Zoning Resolution making such use a prohibited use in a business use district; the committee noted the changes proposed and the protection proposed for the residential streets and recommended that the application should be granted under certain conditions; and

WHEREAS, the premises and adjoining area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision C of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the reconstruction of the premises and the additional uses substantially as proposed and as indicated on plans filed with this application marked "Received August 23, 1955" (5 sheets) and "March 12, 1956" (one sheet) *on condition* that all buildings and uses on the premises shall be removed and the premises shall be reconstructed and rearranged as indicated on such plans; that the automatic laundry and accessory building shall be located substantially where shown and shall be of the design and arrangement as indicated; that such building shall be constructed of masonry with face brick exteriors; that there shall be no cellar under such building; that there shall be no windows or other openings in the lot line walls; that in all other respects the building shall comply with the requirements of the Building Code; that toilets shall be rearranged so that the doors thereto shall not be adjacent; that gasoline pumps shall be not nearer than 15 ft. to the street building line of Church Avenue, located substantially where shown; that pumps shall be of a low approved type; that along the street building line of East 59th Street from the accessory building to the building line of Church Avenue there shall be erected a

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masonry wall of face brick not less than 5 ft. 6 in. in height except that such wall may be reduced within 10 ft. of the Street building line of Church Avenue to 4 ft. 6 in. in height; that a similar wall shall be erected along the rear lot lines from the accessory building to the building line of East 58th Street and along the building line of East 58th Street to the building line of Church Avenue except that such wall may be reduced in height to not less than 4 ft. 6 in. within 10 ft. of the Church Avenue Building line; that the number of gasoline storage tanks shall be limited to twelve 550 gallon approved gasoline storage tanks; that the balance of the premises where not occupied by accessory buildings and pumps shall be paved with concrete or asphaltic pavement; that curb cuts shall be restricted to four curb cuts to Church Avenue only, where shown, two 25 ft. in width and two 30 ft. in width; that the sidewalk and curbing around the premises shall be reconstructed or restored to the satisfaction of the Borough President; that signs shall be restricted to permanent signs attached to the front facade of the accessory building, excluding all roof signs and temporary signs but permitting the erection within the intersections of East 58th Street and East 59th Street at Church Avenue of a post standard at each location for supporting a sign which may be illuminated advertising the brand of gasoline on sale and permitting such sign to extend at right angles to the building line of Church Avenue for a distance of not over four feet; that there may be under Section 7i minor repairing with hand tools only for adjustments maintained within the accessory building; and under Section 7h for a term of five years there may be parking and storage of motor vehicles; that under Section 7A the show windows proposed within 75 ft. of the residential zone may be permitted; and that all permits shall be obtained, including a Certificate of Occupancy, and all work completed within the requirements of Section 22A of the Zoning Resolution.

746-55-BZ

APPLICANT—Paul Friedman, for Queens Beer Sales, Inc., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under section 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), office, storage and sale of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—259-02 to 259-16 Hillside avenue and 84-01 to 84-09 259th street, southeast corner, Block 8789, Lot 31, Floral Park, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman and R. J. Kruger.

For Opposition: Theodore Ain.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly... 4

THE RESOLUTION:

WHEREAS, a public hearing was held on this application on February 28, 1956 after due notice by publication in the Bulletin; laid over to April 10, 1956, for inspection and decision; hearing closed; the applicant stated that he wished to amend his application to include section 7i and 7h of the zoning resolution as a basis for the application; then to April 17, 1956 at request of the applicant, to submit revision plans; then to May 1, 1956, applicant to file amended plan eliminating curb cut on 259th Street and for Board to obtain additional information as to proposed adjacent occupancy of a bank; hearing previously closed; and

WHEREAS, the applicant stated he wished to amend his application to include sections 7i and 7h of the zoning resolution as a basis for his application; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Hillside avenue are in a

retail use, D area, class ½ height district; 259th street and 260th street are in retail and residence use, D area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated September 8, 1955 acting on N.B. Applic. 3642-55, reads:

"1. Proposed use of premises within a Retail Use District for a gas service station, lubritorium, auto laundry (non-automatic), office, storage and sales of auto accessories and parking of cars waiting to be serviced is contrary to Art. II Sec. 4-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 160 ft. frontage by 100 ft. in depth, presently vacant except for billboard sign; that it is proposed to erect and maintain for a stated term of 15 years, a parkway type gasoline service station, lubritorium, auto laundry (non-automatic), office, storage and sales of auto accessories and parking of cars waiting to be serviced; and

WHEREAS, the applicant states that the subject premises is presently zoned as a retail use, class ½ height and D area district; that as of July 25, 1916 the property was zoned as a business use, D area, class 1 height district; that on December 10, 1945 the present retail use district designations became effective; that on June 30, 1952 the present class ½ height designation became effective; that the area designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that there is no economic demand for the development of the subject premises for retail store use because existing store facilities in the area adequately serve the neighborhood; that there is economic demand for residential use as it is located on a busy thoroughfare, the 40 ft. balance of the blockfront is developed with stores and is opposite stores on its northerly frontage; that there is an economic demand for the use of the premises as proposed because it is located on Hillside avenue which sustains a substantial volume of vehicular traffic, because no similar facilities exist for the convenience of the public in the immediate area and because a substantial investment in the proposed use of the premises would yield a reasonable return; that a grant of this application would not adversely affect the neighborhood because the adjoining property to the west of the subject premises, in block 8789, lot 39, is developed with stores; that the properties opposite the subject premises to the north, block 8771, are either vacant (lots 8, 9 and 10) or developed with stores (lots 1, 3, 6 and 7), and the properties diagonally opposite in block 8770, lots 1 and 6, are used for greenhouse and nursery; that the erection of a parkway type service station of attractive colonial design, one story in height and embracing the proposed features, would enhance the appearance of the neighborhood; that the proposed variance affords better zoning protection to the neighborhood through the proposed limitations of use, area and height than would be provided through development and use in conformity with the zoning resolution; that the proposed non-conforming use would be more desirable than many conforming uses which could be erected without a variance, such as a diner, bar and grill or a drive-in refreshment stand, any or all of which could establish accessory off street parking facilities thereto adjacent to the nearby residence district; that furthermore, these conforming uses could be established without complying with the numerous regulatory conditions and safeguards which the Board invariably imposes; that a conforming use structure could be built to cover an area of 9,550 sq.ft. or approximately 60% of the area of the plot whereas the structure for which a use variance is sought is proposed to cover an area of only 1,850 sq.ft., or less than 12% of the area of the plot; that a conforming use structure could be built to a height of 50 ft. along the Hillside avenue frontage and to additional height by setting back from the building line whereas the structure for which a use variance is sought is proposed to be only 18 ft.

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in height; that a conforming use structure could be built flush to the adjoining residential lots to a height of 23 ft. before providing a rear yard, whereas the structure for which a variance is sought provides a rear yard of 10 ft. for the 65 ft. wide building and is unbuilt upon (except for a protective fence wall) for 95 ft. of its width; that nearby properties would be protected by the proposed conditions and safeguards, which include a solid brick fence wall, 5 ft. 6 in. in height, along the entire easterly and southerly lot lines, and extending 80 ft. along the 259th street frontage to the 20 ft. curb cut, located within 25 ft. of the intersection of Hillside avenue and 259th street; that 1,975 sq.ft. of seeded and landscaped area of the proposed building and along the proposed fence walls will cover approximately 12.3% of the area of the plot; that the proposed building will have an unpierced rear wall; that the granting of this application would promote public safety as the proposed structure would provide clear visibility to traffic by being set back approximately 78 ft. from the intersection of Hillside avenue and 259th street; that a conforming use structure, constructed to the building lines at the corner, would create a blind intersection and thereby endanger public safety; and

WHEREAS, the applicant states that the present owner has held title to the property since November 30, 1950 and that the assessed valuation of land is \$13,200; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; the Board is informed by the bank that it is now constructing its building on the other side of Hillside Avenue, opposite the premises but one block further down and the committee recommended that the application should not be granted as not a suitable use for this area; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision f of the zoning resolution; and

Resolved, that the decision of the borough superintendent, acting on N.B. App. 3642-55, Objection No. One be and it hereby is affirmed and that the application be and it hereby is denied.

Adjourned: 1:20 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, MAY 1, 1956, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

121-35-SA

APPLICANT—Timken Silent Automatic Division of Timken Detroit Axel Co., owner.

SUBJECT—Application for consideration—reopened February 1, 1955 as to amendment to resolution as to additional models—re Timken Silent Automatic Water Heater, Model 40-A and 50-B; previously approved.

APPEARANCES—

For Applicant: John J. Morro.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 121-35-SA

Subject: Amendment to resolution as to additional models.

Timken Silent Automatic Division, Timken Detroit Axel Company now known as Scarfe Company Timken Silent Automatic Division requested by letter dated March 21,

1955 that the resolution adopted June 18, 1935 and amended through February 1, 1955 under Cal No. 121-35-SA be amended so as to include additional models of boiler burner units. The application was reopened by a vote of the Board April 26, 1955.

Description

The model OBL-100 is identical in all respects to the model OBR-100, approved by the Board February 1, 1955 except for cabinet styling.

The model OBO-105 is similar to OBG-110 approved by the Board February 1, 1955 except that the unit is smaller and has a BTU input of 105,000.

The Model OBL-145 is similar to the OBL-100 is identical to model OBL-100 except that the BTU input is 145,000.

Recommendation

The committee on Test recommends that the resolution adopted June 18, 1935 and amended through February 1, 1955 be amended so as to include the models OBL-100, OBL-145 and OBO-105 on condition that the requirements of the resolution adopted June 18, 1935 under Cal. No. 121-35-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby amend the resolutions of June 18, 1935 through February 1, 1955 in accordance with the above report.

746-38-SA—Vol. II

APPLICANT—John Wood Company, Bennett Pump Division, owner.

SUBJECT—Application reopened October 25, 1955 as Vol. II for report as to additional models of dispensing pumps—re Bennett Pumps for Motor Fuels, Models 748 and 749—re Bennett Pumps for Motor Fuels; previously approved.

APPEARANCES—

For Applicant: John Medel.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

RE: 746-38-SA—Vol. II

SUBJECT: Amendment to resolution as to additional model dispensing pumps.

John Wood Company, Bennett Pump Division, requested by filing an application that the resolution adopted July 18, 1939 and amended at various times through November 23, 1954 under Cal. No. 746-38-SA—Vol. I to be included additional models of Bennett gasoline pumps. The application was reopened by a vote of the Board October 25, 1955.

Description

The requested models 748 and 749 are basically the same as the models 548 and 549 approved by the Board December 9, 1941 differing only as appearance of the housing. There is no change in the pumping unit, air eliminator, meter or computer.

The models 748 and 749 have been approved by the Underwriters Laboratory under MH 1964.

Recommendation

The Committee on Test recommends that the resolution adopted July 18, 1939 and amended at various times through November 23, 1954 under Cal. No. 746-38-SA—Vol. I be

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amended so as to include the models 748 and 749 gasoline dispensing pumps on condition that the requirements of the resolution adopted July 18, 1939 are complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of July 18, 1939 through November 23, 1954 in accordance with the above report.

1429-39-SM—Vol. IV

APPLICANT—Rock-Crete Products, Inc., owner.
SUBJECT—Application for consideration—withdrawal December 13, 1955 as Vol. IV as to use of Lelite—reopened December 13, 1955 as Vol. IV for change of corporations name—re Concrete and Cinder Blocks for the Rock-Crete Corp; previously approved.

APPEARANCES—

For Applicant: Nicholas Castronova.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 1429-39-SM—Vol. IV

Subject: Amendment to resolution as to change of corporations name.

Rock-Crete Products, Inc., requested by letter dated October 28, 1955 that the resolution adopted November 9, 1948 and amendment at various times through March 6, 1951 be amended as change of corporations name and also withdrawal of the request of approval of block manufactured from the aggregate Lelite. The application was reopened by a vote of the Board on December 13, 1955.

Recommendation

The Committee on Test recommends that the resolution adopted November 9, 1948 and amended at various times through March 6, 1951 under Cal. No. 1429-39-SM—Vol. I, II and III be amended as to change in corporate name from Rock-Crete Corp. to Rock-Crete Products, Inc., on condition that the requirements of the resolution adopted November 9, 1948 under Cal. No. 1429-39-SM—Vol. I be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer.
GEORGE F. SKLENARIK
Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of November 9, 1948 through March 6, 1951 in accordance with the above report.

1144-40-SM

APPLICANT—United States Gypsum Company, owner-manufacturing.

SUBJECT—Application for consideration—reopened October 28, 1952 as to amendment of resolution as to spacing of Zee splines and the addition of a new clip—re Acoustone (Acoustical Tile); previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: 1144-40-SM

Subject: Amendment of resolution as to spacing of Zee splines and the addition of a new clip.

United States Gypsum Company, New York requested by letter dated October 15, 1952 that the resolution adopted November 5, 1941 and amended June 17, 1952 to include the approval of the Zee spline under Cal. No. 1144-40-SM to be amended to include the spacing of Zee splines up to 24 inches on centers. The application was reopened by a vote of the Board October 28, 1952.

Purpose

The Zee Spline mechanical suspension system provides a suspension for hung ceilings.

Description

The system is the same as approved June 17, 1952, under Cal. No. 1144-40-SM except that the incombustible base for the application is $\frac{3}{8}$ " and $\frac{1}{2}$ " sheetrock and $\frac{1}{2}$ " gypsum sheathing and the Zee splines are spaced 24" on centers. The system is also installed with Random Perforated Audiotone which is the same as the previously approved, except that the perforations are now spaced in a random pattern.

Recommendation

The Committee on Test recommends that the resolution adopted November 17, 1952 be amended so as to permit the use of "Z" splines to be spaced on 2'-0" centers, the use of Random Perforated Audiotone and the use of $\frac{3}{8}$ inch and $\frac{1}{2}$ inch sheetrock and/or $\frac{1}{2}$ inch gypsum as the base for the spline system on condition that the requirements of the resolution adopted November 5, 1941 be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of November 17, 1952 in accordance with the above report.

721-46-SM

APPLICANT—Resistall Paint Mfg. Company, Division of Brytenu Chemical Mfg. Company, owner.

SUBJECT—Application for consideration—reopened March 1, 1955 as to amendment of resolution as to additional trade name—re Wont-Burn Flameproofing Material; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connolly 1

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THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: 721-46-SM

SUBJECT: Amendment to resolution as to additional trade name.

Resistall Paint Mfg. Company, Division of Brytenu Chemical Mfg. Company requested by letter dated February 3, 1955 that the resolution adopted November 19, 1946 under Cal. No. 721-46-SM be amended so as to permit the flame proofing compound Wont-Burn to be marketed by the Avog Sales Company, New York under the trade name Kno-Burn. The application was reopened by a vote of the Board March 1, 1955.

Recommendation

The Committee on Test recommends that the resolution adopted November 19, 1946 under Cal. No. 721-46-SM be amended so as to permit the flame-proofing compound "Wont-Burn" to be marketed by the Avog Sales Company, New York under the trade name of "Kno-Burn" on condition that the requirements of the resolution adopted November 19, 1946 under Cal. No. 721-46-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer.
GEORGE F. SKLENARIK,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of November 19, 1946 in accordance with the above report.

393-52-SA

APPLICANT—Carrier Corporation, owner-manufacturer (Fayette S. Dunn, agent).

SUBJECT—Application March 25, 1952—Evaporative Condenser, Model 9E, approval of.

APPEARANCES—

For Applicant: W. J. Linderman.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,
Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: 393-52-SA

SUBJECT: Carrier Evaporative Condenser, Model 9E.

The Carrier Corporation, filed March 25, 1952 an application with the Board of Standards and Appeals for approval of the Carrier Evaporative Condenser, Model 9E under the provisions of C26-191.0 and C19-96 to 107 Administrative Code.

Purpose

Evaporative condensers for use in field erected refrigerating systems employing F-12, F-22 and Carrene 7 or Ammonia refrigerants.

Description

Basic unit consists of fan section, spray and eliminator section, coil section and base pan and pump section, with drives, motor mounting, inlet air trough, float make-up valve. Selectable accessories are subcooling coil, water treatment device, fan motor cover, pump motor cover and air outlet hoods.

Sections are of rigid die formed and integrally welded construction of heavy gage steel and each is completely hot dip

galvanized after fabrication. Sections are bolted together with $\frac{5}{8}$ inch bolts. Joints are water sealed with suitable asphaltic filler.

The base pan is a deep pan of 12 gage all hot dip galvanized construction. Extension at one end serves as a pump sump for the vertical centrifugal pump that feeds the spray heads. Sump contains removable mesh screen to protect pump from foreign matter. Overflow and drain connection are provided. Air inlet trough and screen are fitted to side of this base section with inside joints flashed against splash. Water treatment chemical container is also attached if needed.

The condenser coil section is heavy gage (12) steel. Die formed ends are welded to side casing members forming an integral water tight structure, hot dip galvanized.

Coils are $\frac{3}{4}$ inch pipe, serpentine form, welded into cross headers at top and bottom ends, the whole comprising one integral structure, hot dip galvanized. Coil may be had in single or two circuit arrangement. Coils pitch continuously down to lower header. Terminal connections are made to receive standard pipe coupling externally or copper tube internally. Coils are cleaned, tested at 400 pounds gage, dehydrated and sealed. Air spaces between tubes are wide to prevent accumulation of foreign matter. Refrigerant connections are at one end leaving opposite end of unit clear for water and electrical services. Coil may be withdrawn through a removable end panel.

The fan section may be used for horizontal or vertical discharge. Casing is of steel (13 gage ends, 16 gage sides) integrally welded and hot dip galvanized after fabrication. The fans used are of the forward curved blade type. Bearings for the fan shaft are ball type, sealed and grease packed and self-aligning. Large streamlined fan inlets minimize noise and horsepower requirement.

Protective galvanized steel covers are provided for fan and pump motors and belt drive. Screened hoods are provided for air discharge outlets.

Inspection and Test

The data submitted was examined at the offices of this Board by Asst. Engr. G. F. Sklenarik, of the Committee on Test.

Recommendation

On the basis of the data filed by the applicant, the Committee on Test recommends the approval of the Carrier Evaporative Condenser, Model 9E for use in the City of New York provided it is installed in accordance with the requirements of Article 18, Chapter 19 Administrative Code and the Electrical Code of the City of New York, and provided further that each unit will bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 393-52-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

609-55-SA

APPLICANT—The Stove Works, Inc., owner (Gas Range Distributing Corp., Agent).

SUBJECT—Application June 30, 1955—Wincroft Model 201, Gas Range, approval of.

APPEARANCES—

For Applicant: Grant O. Remm.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating 3
Negative: 0
ABSENT: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: 609-55-SA

SUBJECT—Wincroft Domestic Gas Range, Model 201

Gas Range Distributors Corp., for The Stove Works Inc., Middletown, Pa., filed June 30, 1955 an application with the Board of Standards and Appeals for approval of the Wincroft Domestic Gas Range, Model 201 under the provisions of C26-695.0 Administrative Building Code and for use under section 64 of the Multiple Dwelling Law.

Purpose

The Appliance is a domestic gas range used for cooking purposes.

Description

The Model 201 is a domestic gas range having four top burners and a combined oven and broiler.

The model is constructed without a thermostat and without automatic top pilot or oven pilot.

The outside; top and sides are porcelain enameled. The gauge of the metal throughout meets the requirements of the American Gas Association.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts Committee on Test and the clearance from floor to burner level was checked and found to be 1'-0".

The appliance is built according to the AGA specifications but is not approved by the AGA.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Wincroft Domestic Gas Range, Model 201 (without thermostat or automatic top lighting) for use in New York City.

The Committee further recommends inasmuch as the models herein listed were not approved by any approved laboratory including the AGA that the installation of these ranges shall comply with the requirements of C26-695.0.2.b Administrative Building Code and further that these appliances may be used under the provisions of Section 64 of the Multiple Dwelling Law.

It is further recommended that the appliance shall bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 609-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,

Resolved that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

53-56-SA

APPLICANT—Acme National Refrigeration Co., Inc., owner.

SUBJECT—Application January 5, 1956—Acme Refrigerator—Range (electric) Models SD51F, SD61F, RE5F, RS4AF and RES4AF, approval of.

APPEARANCES—

For Applicant: Joseph Rosenhaft.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, the report of Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: 53-56-SA

Subject: Acme Refrigerator—Range (electric), Models SD51F, SD51F, RE5F, RS4AF and RES4AF.

The Acme National Refrigeration Company, Inc., of New York, owner-manufacturer, filed January 5, 1956 on application with the Board of Standards and Appeals for approval of the Acme Refrigerator—Range (electric), Models SD51F, SD61F, RE5F, RS4AF and RES4AF under the provisions of C19-96.0 and C26-695.0 Administrative Code.

Purpose

The appliances are domestic type refrigerators and combination refrigerators and electric ranges.

Description

These cooking and cold storage cabinet type appliances are constructed of reinforced steel panels, rust proofed and finished in baked enamel. They are double walled and insulated with fibre glass. The thickness of insulation is 2 inches for sides and bottom, 3 inches for top and door.

The same type refrigerating system is used in all five models. It consists of a hermetically sealed compressor, air cooled condenser, capillary tube refrigerant control and an evaporator unit. Connections between component parts are made with copper tubing with silver soldered joints. Refrigerant charge is held to ½ lb. of F-12.

Excessive pressure within the system, as may be caused by fire is provided relief through a neoprene compression ring used to seal the compressor motor terminals.

Models SD51F and SD61F are small refrigerators of 5 and 6 cubic foot capacities respectively.

Model RE5F is a combination refrigerator and electric range with two Tuttle and Kift hot plates installed in the top surface. Hot plates are rated at 1100 watts, 110 or 220 V ac.

Model RS4AF is a combination stainless steel sink with refrigerator installed beneath.

Model RES4AF is a combination stainless steel sink, electric range with two hot plates and a refrigerator. The range installation is the same as in the RE5F.

Inspection and Test

The above model refrigerators and refrigerator-range combinations were inspected at the premises of the applicant, 29-24 40th avenue, New York City by Asst. Engr. G. F. Sklenarik, Committee on Test. Also present was Mr. Joseph Rosenhaft of the Acme National Refrigeration Company, Inc.

WHEREAS, it was noted that the method of pressure relief provided for the refrigerating system does not literally comply with section C19-104.C of the Administrative Code, it meets the intent of that section and has been found acceptable by the Underwriters Laboratories as evidence by their report SA #1666 dated May 22, 1952.

These ranges are approved by the Underwriters Laboratories.

Recommendation

On the basis of the inspection and the data submitted by the applicant, the Committee on Test recommends approval of the Acme Refrigerator Electric Range, Models SD51F, SD61F, RE5F, RS4AF and RES4AF for use in New York City under the provisions of C19-96.0 and C26-695.0.2.a of the Administrative Code provided that they are installed in accordance with the Electrical Code of the City of New York and provided further that each model bears a label permanently affixed reading as follows: "Approved by the

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Board of Standards and Appeals for use in New York City under Cal. No. 53-56-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

190-40-SM

APPLICANT—Ritter Company, Inc., owner.
SUBJECT—Application for consideration—reopening as to test and report for additional model—re Ritter Model C Dental Cuspidor; previously approved.

APPEARANCES—

For Applicant: George Vogt.

ACTION OF BOARD—Application reopened for test and report as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

1042-40-SA

APPLICANT—Duo-Therm Division of Motor Wheel Corporation, owner.

SUBJECT—Application for consideration—reopening as for test and report as to exterior design—re Du-Therm Circulating Heaters; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly: ... 4
Negative: 0

231-50-SM

APPLICANT—Joseph & Vladeck, for SK Insulrock Corp., owner.

SUBJECT—Application for consideration—reopening as for test and report as to additional use—re SK Insulrock non-bearing partitions (fireproof); previously approved.

APPEARANCES—

For Applicant: W. C. Vladeck.

ACTION OF BOARD—Application reopened for test and report as to additional use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

568-50-SA

APPLICANT—Norman Products Company, owner.

SUBJECT—Application for consideration—reopening as for test and report as to additional models—re Norman Southerner Horizontal Designed Forced Air Gas-fired Central Furnace, Models UH40, UH60, UHB-60, UHB-80, UHB-100, FU-40A, FU-60A, FUB-40A, FUB-60A, FUB-80A and FUB-100A; previously approved.

APPEARANCES—

For Applicant: Ruth I. Shafer.

ACTION OF BOARD—Application reopened for test and report as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.. 4
Negative: 0

288-55-SA

APPLICANT—Tokheim Corporation, owner.

SUBJECT—Application for consideration—reopening as for report as to additional trade name—re Tokheim Gasoline Dispensing Pumps, Models 300 and 305 and National Gasoline Dispensing Pumps, Models 360; previously approved.

APPEARANCES—

For Applicant: John F. Dixon and A. P. Lapsansky.

ACTION OF BOARD—Application reopened for test and report as to additional trade name.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

236-39-SM

APPLICANT—Wheeling Corrugating Company, owner.

SUBJECT—Metal Lath and Lathing Accessories, approval of.

APPEARANCES—

For Applicant: Ernest R. Schilling.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

683-44-SM

APPLICANT—Kelley Island Co., owner

SUBJECT—Tiger Miracle Lime, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn at request of owner in letter of April 30, 1956.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

327-39-SM

APPLICANT—Asbestolith Manufacturing Company, owner.

SUBJECT—Asbestolith Magnesite Composition Flooring, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

540-32-A—Vol. III

APPLICANT—William H. Byrne, for Board of Higher Education, City of New York, owner.

SUBJECT—Application reopened February 15, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—capacity of fuel oil tanks.

PREMISES AFFECTED—1005 Amsterdam avenue and 475 West 140th street, southeast corner, cellar, Block 2057, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: John Barry.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

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THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 21, 1954, acting on F.P. Applic. 2146/54, reads:

"3. Tank not to exceed 20,000 gal. 6-13."

and

WHEREAS, the applicant states that the building is two stories and attic 60 feet in height, 194 ft. 6 in. front by 51 ft. 6 in. in depth, of Class 2 construction, erected in 1907, in a residence use, B area, Class 1½ height district; used and occupied since 1907 as a school building, as follows: Cellar—boiler room, 5 persons; Basement—Generator room, 5 persons; 1st and 2nd floors—classrooms, 100 persons each floor; and

WHEREAS, the applicant states that in order to endure continuity of service under emergency conditions, it is proposed to provide 100,000 gallons storage capacity or approximately two weeks' supply of No. 6 fuel oil; that the proposed tanks will be located in an existing coal vault of masonry construction located outside and completely sealed off from the building, with the exception of the required fire-proof access door; that the vault is located entirely on college property at a minimum distance of 150 feet from the nearest streets; that due to the physical layout of the existing vault, the applicant is limited to four tanks each of which will be installed in a separate enclosure with capacities as follows:

Tank #1—	27,500 gallons
" #2—	29,000 gallons
" #3—	27,500 gallons
" #4—	16,000 gallons

and

WHEREAS, the applicant contends that if the space were available, it would have been preferred to install five 20,000 gallon tanks in strict compliance with the rules; that, however, this is impracticable and it is therefore requested that the appeal be granted to permit the installation of the tanks as indicated on plans filed with this appeal.

Resolved, that the decision of the Borough Superintendent, dated December 21, 1954, acting on F.P. App. 2146/54, Objection 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the oil storage tanks including oversized tanks as proposed, *on condition* that the tank installation shall in all other respects comply with the requirements of the Oil Burner Rules and all other laws, rules and regulations applicable thereto; that the location of the tanks shall be as indicated on plans filed with this appeal, marked "Received January 20, 1955", (6 sheets), and "April 2, 1956", (4 sheets); that in all other respects the premises shall comply with all other rules and regulations applicable thereto other than as modified by the Board under this Cal. No. Vols. I and II.

862-41-A—Vol. IV

APPLICANT—Leonard F. Rothkrug, for Sophia D. and Josephine C. Robb d/b/a The Hearthside, owners.

SUBJECT—Application reopened June 7, 1955 as Vol. IV —re Appeal from a decision of the borough superintendent—frame building—business use.

PREMISES AFFECTED—168-08 Northern boulevard, southeast corner of 168th street, Block 5399, Lot 5, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dept of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly	4
Negative:	0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 4, 1955, on Alt. App. 894/55, reads:

"1. The extension of a frame building within the fire limits is contrary to Sec. 4.1.2 of the Building Code.

"2. Proposed extension of a business use in a frame building is contrary to Sec. 4.2.1 of the Building Code.

"3. Proposed increase in cellar area of building and extension of business use is contrary to decision of Board, Cal. number 862-41-A and must be returned to the Board for review and consideration."

and

WHEREAS, the applicant states the building is 2 stories and attic, 27 ft. in height, 51 ft. by 38.6 ft. in area at first floor, 40 ft. by 30 ft. in area at 2nd floor, Class 4 construction, erected in 1908 on a lot 127.39 ft. front by 89.39 ft. in depth now located in a local retail use, C area, Class 1 height district; used and occupied since 1942: Cellar—ordinary use; 1st floor—restaurant, 70 persons; 2nd floor and attic—dwelling, 1 family. There also exists a 2-car garage on the lot. It is now proposed to change the use of the cellar to restaurant with an occupancy of 100 persons and to continue the use of restaurant on 1st floor with 70 persons and the 2nd and attic floors as dwelling, 1 family and retain existing 2-car garage; that the building is provided with one 3 ft. wide interior stairs enclosed in partitions of wood stud, lath and plaster, equipped with wood doors which are not self-closing; stairhall leads direct to street; and

WHEREAS, Certificate of Occupancy #Q24542 was issued January 24, 1942, against Alt. App. 2658/41, permitting the following use and occupancy: Cellar—storage; 1st floor—restaurant, 75 persons; 2nd floor—dwelling, 1 family; attic—storage. Such certificate was issued pursuant to variance granted by the Board under Cal. No. 862-41-A, Vol. I; and

WHEREAS, the applicant states the premises was changed from residence use to retail use zoning effective March 10, 1955; and

WHEREAS, under Cal. No. 862-41-A, Vol. I the Board permitted a change from frame residence dwelling to restaurant use on November 5, 1941, at which time premises was in a business use district and Certificate of Occupancy #Q24542 was subsequently issued; that on February 1, 1949 under Vol. II of Cal. No. 862-41-A, an appeal was denied to permit extension of first floor restaurant use to the cellar; and on July 13, 1954, Cal. No. 862-44-A, Vol. II an application was made for extension of the restaurant use and was withdrawn on July 13, 1954, principally on the basis the premises was in a residence use district; that the premises are now located entirely within the local retail use district, pursuant to a change acted on by the Planning Commissioner under CP 11399 effective March 10, 1955, and it is proposed that the existing restaurant use be extended to the cellar; and

WHEREAS, the applicant contends that the existing cellar has a concrete floor and fire-retarded ceiling and the walls being part of the foundation are of masonry construction; and

WHEREAS, the applicant contends as to Objections 1 and 2, that it is not proposed to construct any new structure within the fire limits of frame or other combustible construction; that the new extensions are in the cellar only and will have masonry walls and fire resistive ceilings and will serve as service spaces only; that the present wood frame structure above grade will remain with the same uses previously permitted by the Board; and

WHEREAS, the applicant contends as to Objection 3, that the new cellar use for restaurant will be served by two open stairs directly to the street, each 4 ft. wide, remote, and in addition an open interior 3 ft. wide stairs leading to the first floor hall and a new 3 ft. wide service stair from new cellar kitchen to the street; that since the cellar floor level is about 5 ft. below the legal street grade and the number of persons will be limited to 100 for this area, the exit conditions are good; and

WHEREAS, the applicant states an approved system of mechanical ventilation in accordance with the Administrative Code will be installed for the cellar areas; that the operator of the restaurant on the first floor and cellar will maintain

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living quarters for herself and family on the upper portion of building; that a new multiple dwelling law type sprinkler system will be installed over principal interior stairway from upper floors to 1st floor level; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 5, 1941 by adding thereto:

"that in the event a new decision has been made as to the extension of the use in the frame building and into the cellar, that the requirements of the resolution above cited are hereby *affirmed* provided the exterior stairway from grade to cellar is constructed as shown on plans marked "Received May 10, 1955" (2 sheets) and the interior stair from cellar to first floor shall be enclosed in fireproof partitions with self-closing door; that this variance shall continue only so long as the building is occupied as proposed and the exits and conditions maintained in accordance with the requirements of this resolution; that a sprinkler system fed from the domestic water supply, of a type permitted for converted multiple dwellings, shall be installed and maintained in the principal interior stairway from the first floor to the other floors; and that such sprinkler system shall be extended to the stair to the cellar, hereinbefore required to be enclosed, to the extent of at least one head."

960-47-A—Vol. II

APPLICANT—The Austin Company, for Long Island Press Publishing Co., Inc., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. II—re Appeal from an order of the fire commissioner—approved Interior Fire Alarm System.

PREMISES AFFECTED—92-20 to 92-24 168th street, west side, 204.65 ft. south of Jamaica avenue, Block 10156, Lot 22 (formerly lots 22, 24, 26 and 142), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Edwin W. Renz.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, Order #10660-5 issued by the Fire Commissioner October 7, 1955, reads:

"1. Install an adequate electric closed circuit Interior Fire Alarm System of an approved type in accordance with the Interior Fire Alarm Rules of the Board of Standards and Appeals and Section 279 of the Labor Law.

and

WHEREAS, Order #10659-5 issued by the Fire Commissioner October 7, 1955, reads:

"An inspection of the premises 92-20/24—168th street, Jamaica, Borough of Queens shows that a fire drill should be established and maintained therein according to the requirements of Section 279 of the Labor Law. The Labor Law specifically charges the Fire Commissioner with the duty of enforcing the provisions of the law, as to fire drills."

and

WHEREAS, the applicant states the building is 3 stories and basement, 54 ft. in height, 170-11 ft. front by 150 ft. deep at street level, 93.46 ft. front by 150 ft. deep at typical floor level, part Class I and part Class III construction, erected in 1931 and 1947 in an unrestricted use, B area, Class 1½ height district; used and occupied since 1931 and 1947 as follows: Basement—paper storage, 5 persons; 1st floor—office and pressroom, 35 persons; 2nd floor—editorial and

composing room, 85 persons; 3d floor—photo engraving and library, 6 persons. Now proposed to be used and occupied: Basement—same; 1st floor—offices and pressroom, 63 persons; 2nd floor—Editorial and Composing, 106 persons; 3d floor—photo engraving and offices, 23 persons. The building is equipped with an approval standpipe system and a voluntary sprinkler system. There are two 3 ft. 10 in. wide steel stairs with cement pans, enclosed in 12 in. brick equipped with hollow metal self-closing doors leading from roof bulkhead direct to street; and

WHEREAS, Certificate of Occupancy #50490 issued by the Borough Superintendent October 25, 1948, against Alt. App. 1817/45, permits the use of the building as a newspaper plant as follows: Basement—6 persons; 1st floor—80 persons; 2nd floor—90 persons; 3d floor—12 persons; and

WHEREAS, on December 9, 1947, the Board modified Order #20776LF issued by the Fire Commissioner October 2, 1947, requiring the installation of an interior electric fire alarm system and the conduct of drills in accordance with Section 279 of the Labor Law, on condition that the one-source sprinkler system shall be maintained in the portion of the building proposed; that the openings into the 1-story section on lot 26 shall be equipped with 3-hour opening protective assemblies except at the vault; that the doors of the freight elevator shall be equipped with approved doors; that the sprinkler system shall be connected to fire headquarters through a central station; that the number of persons in the building shall not exceed the number permitted based on 50% capacity of the lawful exits; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and

WHEREAS, the applicant states that since the action by the Board in 1947, plans were submitted to the Borough Superintendent under Alt. App. 291/54, to provide an addition over the rear of the building to accommodate an additional paper press and paper storage in the basement and the extension of offices and linotype rooms on the 2nd and 3rd floors; that the fire door separations between buildings and the stair enclosures and exits previously described under Vol. I of this appeal shall remain undisturbed except that the enclosed stair on the south side was carried up with the 12 in. wall enclosure to serve the 3d floor and roof additions; and the provision of the stair run to the roof in place of the ladder and scuttle from top landing of enclosed stairway at the northeast corner of the building; that there are several service stairs between floors and direct exit to street is also provided from the 1st floor to a large business lobby; that the new addition at the rear is irregular in shape 123 ft. by 30.17 ft. and 60.64 ft. in area; that this same area is covered on the 1st floor but the 2nd and 3rd floors have a 10 ft. setback; that the construction of the addition to the building is all Class I construction; that the voluntary sprinkler system installed in 1947 was extended to provide complete coverage for the addition; that the sprinkler is equipped with a water motor alarm and is an ADT system connection to central office for supervision and immediate notification of the Fire Department; that the standpipe system has been extended to cover the addition. It is therefore requested that the Board grant a modification of the order of the Fire Commissioner dated October 7, 1955 so as to relieve the owner of the requirement for installation of an alarm and the conduct of fire drills; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Fire Commissioner, acting on Order No. 10660-5 and Order No. 10659-5 and that the appeal be and it hereby is *granted*, to permit the omission of a fire alarm system and fire drills as proposed and shown on plans marked "Received March 15, 1956" (9 sheets), *on condition* that the previous resolution where similar permission was given under Cal. No. 960-47-A, Vol. I shall be maintained; that the one-source sprinkler system which may be an extension of the existing system shall be maintained throughout, except for the boiler room; and that

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such sprinkler system as extended shall be connected to fire headquarters through an approved central station; that the sprinkler system shall meet all other requirements for a one-source system and shall be maintained to the satisfaction of the Fire Commissioner.

497-53-A

APPLICANT—Joseph M. Lonergan, for 324 Lafayette Street Corp., owner.

SUBJECT—Application June 18, 1953—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—324-328 Lafayette street, west side, 116 ft. 13/4 in. south of Bleeker street and 159 Crosby street, Block 522, Lot 28, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph M. Lonergan, Monas Seidman and Saul Wexler.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 21, 1953, acting on amendment to Alt. App. 373/53, reads:

"1. Means of egress do not comply with Section 271 of the Labor Law."

and

WHEREAS, the applicant states the building is 8 stories, 106 ft. in height, 70 ft. 2 in. front by 77 ft. 6 7/8 in. depth, of Class 3 construction, erected about 1896, now in a business use, B area, Class 1 1/2 height district; used and occupied since 1941 as follows: Basement—storage, 0 persons; 1st floor—store, 4 persons; 2nd to 8th floors—factory, 14 persons on the 2nd; 32 on the 3rd, 18 on the 4th, 8 on the 5th, 67 on the 6th, 70 on the 7th and 15 on the 8th. No change in use of occupancy is proposed. The building is provided with approved standpipe and two-source sprinkler systems and approved interior fire alarm system and one interior 4 ft. 1 in. wide fireproof stairs leading from roof bulkhead direct to street and two fire escapes, extending to roof and to street; window and door openings on course of fire escapes are fireproof, self-closing; and

WHEREAS, Violation #8064 was issued January 12, 1953, for failure to provide two legal means of egress for each floor; for blocking access to fire escape exits on the 5th to 7th floors and failure to provide exit signs and lights; and

WHEREAS, the applicant states the building is fireproof, and has one of the two elevators, the one at southwest is to be replaced by a new and larger elevator for which a separate application will be filed with the Borough Superintendent; that there is a stairs from street floor to a bulkhead on roof; that the street floor has exits directly to Lafayette street on the east side and to Crosby street on the west side; that the cellar has an engineer's ladder from the boiler room and an exit through the stairs to Crosby street on the west and to Lafayette street on the east; that all other floors open directly to the stairhall leading directly to Lafayette street and the two elevators and each floor communicates with a fire escape on the Lafayette street side and on the Crosby street side; that the fire escapes are 60° with counterbalanced ladders at 2nd floor balcony to the street; that the Crosby street fire escape has a platform at each floor, reached by an iron stairs within the building, leading to platform level; that these steps vary from two to four steps; that on the Lafayette street fire escape all balconies have a 3 ft. high railing; that the Crosby street fire escape balconies on 5th, 6th, 7th and 8th floors have a 5 ft. high railing; that the building is sprinklered except the soffits of stairs in halls, although the halls are sprinklered; that if the Board deems it necessary, a sprinkler

head will be placed under each soffit; that the sprinkler system is provided with a waterflow alarm connected to fire headquarters through a central station; and

WHEREAS, the applicant requests that the Board accept the two fire escapes in lieu of an additional stair, as to install such stair would reduce the rentable area of the building and would be unnecessary in view of the existing exits.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on amendment to Alt. App. 373/53, Objection No. 1 and that the appeal be and it hereby is granted, to permit the continuance of the front and rear fire escapes as second means of exit, as proposed and as indicated on plans filed with this appeal, marked "Received March 12, 1956", (10 sheets), on condition that the fire escapes shall be maintained in safe condition and kept painted; that the building in all other respects shall comply with all laws, rules and regulations applicable thereto; that the standpipe, fire alarm systems and two-source sprinkler system, with connection to fire headquarters through central station, shall be maintained; that stairs shall be maintained at the sills of all windows leading to fire escapes, and fire escapes shall have counterbalanced ladders from street floor balcony to the streets; that the sprinkler system shall be continued to the extent of having sprinkler heads in the stairhalls, although they may be omitted on the stair soffits of such halls.

231-54-A

APPLICANT—Tobias Goldstone, for Covert Realty Corp., owner (Radio-Picture Frame Corp., lessee).

SUBJECT—Application April 5, 1954—re Appeal from a decision of the Fire Commissioner, relating to barred windows.

PREMISES AFFECTED—1056 Wyckoff avenue and 1541-1545 Schaeffer street, northwest corner, Block 3540, Lot 42, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Tobias Goldstone.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION:

WHEREAS, Order #1541, issued by the Fire Commissioner February 16, 1954, and referred to in his decision of March 12, 1954, reads:

"YOU ARE HEREBY ORDERED AND REQUIRED, within thirty days from the date of the service of this order to:

1. Arrange bars and gratings on windows on 1st story so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed use of such windows for the purpose of egress as per Section 272 of the Labor Law."

and

WHEREAS, the applicant states the building is one story, 21 ft. 6 in. in height, 100 ft. front by 310 ft. 3/4 in. deep, of Class I construction, erected in 1948 in an unrestricted use, C area, and Class 1 height district; used and occupied since erection: Cellar—boiler room; 1st floor—manufacturing picture frames and lens bending, 200 persons, for which certificate of occupancy #Q52098 was issued December 29, 1948, against N.B. 8451/46, permitting the following use and occupancy: Cellar—boiler room; 1st floor—factory and parking and loading, 200 persons; and

WHEREAS, the applicant states the building is one-story brick with concrete plank roof, used and occupied since erection as a factory for the manufacturing of picture frames and lens bending; that the windows in question were installed when building was originally erected and are of

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steel construction, glazed with wire glass and face the streets; and

WHEREAS, the applicant contends that there are three legal means of exit in the corner portion of building and two legal means of exit in the remaining portion, all consisting of 3 ft. 8 in. wide exit doors swinging out, provided with exits signs and lights; that the windows facing Wyckoff avenue and on portion of Schaeffer street are the security type and the remaining windows are pivoted steel sash; that those facing Schaeffer street are provided with wire screens and are located at least 6 feet above the street line and would be inaccessible except by a ladder; that the windows having pivoted sash are approximately 8 feet above street; and

WHEREAS, the applicant requests the appeal be granted to relieve owner of complying with the order, as the building is only one story high and proper exit facilities are provided and that the protection of the windows is necessary because of vandalism due to the location of the building on a dead-end street; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in the decision of the Fire Commissioner expressed in acting on Order No. 1541, Objection 1, and that the appeal be and it hereby is *granted, on condition* that the means of exit as shown on plans filed with this appeal marked "Received April 6, 1955" (2 sheets) shall be maintained in both sections of the building available at all times for exit in case of emergency; that this variance shall continue only so long as the conditions are maintained as proposed and as shown on the plans above cited; that no additional floors shall be installed; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

863-55-A

APPLICANT—Irving Kudroff, for Eaglet Realty Corp., owner.

SUBJECT—Application October 25, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—382 Lafayette street, west side, 74 ft. south of East 4th street, Block 531, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated October 10, 1955, on amendment to Alt. App. 271/55 reads:

"1. Egress from all floors, including cellar, fail to comply with #271, Labor Law."

and

WHEREAS, the applicant states that the building is nine stories, 117 ft. 2 in. in height, by 98 ft. in depth at street floor, 27 ft. front by 87 ft. in depth at typical floor, of fireproof construction, erected 1895, located on a lot 27 ft. by 90 ft. in area now in an unrestricted use, B area, class 2 height district, and used and occupied since 1951—Cellar—storage of machines and parts and boiler room, no persons; 1st floor—office and machinery manufacturing, 10 persons; 2nd floor—machinery manufacture, 12 persons; 3rd floor—machine shop and storage, 3 persons; 4th floor—electronic manufacturing laboratory, 2 persons; 5th floor—manufacturing leather goods, 5 persons; 6th floor—envelope printing, 7

persons; 7th floor—dye cutting, 7 persons; 8th floor—printing, 3 persons; 9th floor—printer, 4 persons; no change in use or occupancy is now proposed; the building is provided with an approved standpipe system, an approved interior fire alarm system, and regular monthly fire drills are maintained; there is one 33 inch wide interior steel stairs with slate treads enclosed in partitions of fireproof blocks equipped with fireproof self-closing doors, and leading from roof bulkhead direct to street, and two fire escapes, one at front and one at rear, the rear fire escape extends to roof by stair and the front fire escape extends to street by counterbalanced stair, egress from the rear fire escape at its lower termination is through a fire proof mezzanine passage direct to street; and

WHEREAS, Violation No. 6745 was issued November 22, 1954, by the Borough Superintendent for failure to provide two legal means of egress from each floor, including the cellar, and failure to post floor loads capacity signs; and

WHEREAS, the applicant states that the building has been in use as a factory building since its erection and no certificate of occupancy has been obtained; and

WHEREAS, the applicant states that resolution adopted by the Board under Cal. No. 175-43-S is now in the process of being complied with; and

WHEREAS, the applicant contends as to Objection 1 issued by the Borough Superintendent, that the exits from 2nd to 9th floor inclusive, consist of an interior fireproof stairs and an exterior stairway with 10 inch treads and 7¾ in. risers screened to a height of 6 ft. on outside railings, with fireproof mezzanine passage at first floor leading to the intermediate landing of the main stairway which meets the labor Law requirements for an exterior screened stairway excepting for its termination at mezzanine level and except that the doors to balconies are 27 in. above floor level at the second floor, 22 in. above the floor level on the 3rd to 7th floor, inclusive and 20 in. above the floor level on the 8th and 9th floors, with wood steps leading to door sills; that this exterior stairway was installed in 1916 in accordance with plans filed with and approved by the Building Department and has been acceptable to all departments having jurisdiction until the issuance of the present violation; that the interior stairway meets the requirements of the Labor Law; that there is also a fire escape at the front with fireproof openings on its course and counterbalanced stairs to grade so that there are three means of egress from each of the second to ninth floors; that from the first floor there is a large pair of doors at the street front and it is proposed to provide an additional exit from this floor by means of a new doorway to the main hall as indicated on plans filed with this appeal; that exits from the cellar consist of an enclosed stairway to the first floor with fireproof self-closing door at the bottom thereof and an engineer's ladder at the front leading to iron trap doors to be equipped with an easy opening device of a type approved by the Board; that the front of the cellar is used for boiler room and the balance for tenant's storage, used by the tenant on the first floor, and it is proposed to provide a doorway in the existing partition separating the two sections of the cellar to be located at the rear end of the passageway to the boiler room so that both exits from the cellar will be accessible from both sections; that there are no persons regularly employed in the cellar; that the cellar is protected with a perforated pipe sprinkler having sidewalk siamese; and

WHEREAS, the applicant requests that since the exterior iron stairway at the rear was acceptable since its erection in 1916 and provides a third means of egress from the upper stories and in view of the proposed additional exits from the first floor and cellar, it is requested that the Board vary the application of Section 271 of the Labor Law and grant this appeal; and

WHEREAS, under Cal. No. 175-43-S, Vol. I, the Board on April 27, 1943 modified a decision of the Borough Superintendent dated March 22, 1943, on NB App. 460/43 Objection 1, requiring the removal of wood partitions on the 5th floor so as to permit the partitions to remain for a period of two years providing no factory work is carried on on the fifth floor; and

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WHEREAS, the term of such a variance was extended by the Board May 29, 1945 for a term of two years, and again extended the term of the variance under date of February 6, 1951, under Cal. No. 175-43-S Vol. II, on condition that the partitions be removed replaced with lawful partitions at the termination of such variance; and

WHEREAS, the applicant now states that the resolutions adopted by the Board under Cal. No. 175-43-S are now in the process of being complied with; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on amendment to Alt. App. 271/55, Objection No. One and that the appeal be and it hereby is *granted*, to permit the continuance of the existing exits as proposed and as indicated on plans filed with this appeal marked "Received October 25, 1955" (2 sheets), "February 29, 1956" (2 sheets) and "March 9, 1956" (one sheet) *on condition* that the rear exit, as thereon shown, shall be maintained with an exit passage on the mezzanine floor as shown from the rear fire escape through the main hallway to the street; that the building in all other respects shall comply with all laws, rules and regulations applicable thereto; that the occupancy per floor shall be no larger than is permitted by the primary means of exit; that the standpipe system, interior fire alarm system and monthly fire drills shall be maintained in accordance with the requirements therefor and to the satisfaction of the Fire Commissioner.

952-55-A

APPLICANT—Leonard F. Rothkrug, for 16001 Kings Highway Realty Corp., owner (Healy's Bar and Grill, lessee).

SUBJECT—Application December 2, 1955—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—1601-1623 Kings highway and 1637-1645 East 16th street, northeast corner, Block 6779, Lot 22, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated December 1, 1955, on Alt. App. 3913/55 reads:

"Use of portion of premises on 1st floor by more than 75 persons & occupied as a bar, grill and cabaret with dancing space and having only one exit to street violates Sect. 6-1-2-4 (d) of the Bldg. Code."

and

WHEREAS, the applicant states the building is two stories, 25 ft. in height, 178 ft. 6½ in. and 108 ft. front by 102 ft., irregular, in depth, of class 3 construction, erected in 1920, located in a business use, B area, class one height district, and used and occupied since 1944 as follows: cellar—storage; 1st floor—bar, grill and stores, 250 persons; cabaret and restaurant, 300 persons; 2nd floor—offices and beauty parlor, dancing school, business school for 50 persons, and memorial hall with a total occupancy of the second floor of 185 persons; and

WHEREAS, violation #2601 of 1955 was issued August 1, 1955, in that the bar and grill located at 1619 Kings Highway is being used as a place of assembly without the required permit for such use; and

WHEREAS, Certificate of Occupancy No. 110750 issued July 10, 1944 against Alt. App. 651/43 and PA App. 466/53 permits the following use and occupancy: cellar—storage; 1st floor—bar, grill and stores, 250 persons; cabaret and restaurant, 300 persons; 2nd floor—offices and beauty parlor, dancing school, business school for 50 persons, memorial hall, total occupancy, 185 persons; and

WHEREAS, the Board is in receipt of a certificate issued by the Borough Superintendent dated December 13, 1955, pursuant to Section 668 subd. c of the Charter that a stay in this appeal would in his opinion cause imminent peril to life as a portion of the first floor is used for dancing, cabaret and bar and grill for 120 persons with only one means of egress, and that an inspection report dated December 12, 1955 states that the condition is hazardous; and

WHEREAS, the applicant states that this appeal affects only one of the nine stores on the first floor, which is the cabaret identified as 1619 Kings Highway, that this portion of the premises is 12 ft. front on Kings Highway by 102 ft. 9¾ in. in depth, irregular, and 37 ft. more or less at the rear, and has a gross area of approximately 1920 sq. ft.; that the existing exit facilities are in accordance with Section 6-1.2.2.2, when the occupancy is less than 75 persons; that the actual occupancy is always below 75 persons except on two or three evenings in the year when the occupancy might conceivably reach 120 persons; that the maximum distance from the remotest point of the cabaret to the street door is about 100 ft., that this street door is 4 ft. in width and has proven adequate for all practical purposes over a period of years; that it is proposed to maintain such fire-fighting equipment as the Fire Department may direct; that in addition it is proposed to maintain an opening equipped with a 3 ft. by 7 ft. fireproof self-closing door at the rear of the cabaret, which door opening will lead out to Avenue P through a side yard on the adjoining lot which would ordinarily satisfy the requirements of the Building Code as a secondary means of egress, but however, if this were offered as a secondary means of egress a zoning violation would arise since Avenue P is in a residence use district; that on February 11, 1955, the owner and the tenant entered into a license agreement with the adjoining owner of lot 4 in block 6779 to permit emergency secondary egress by a door from the bar and grill to an open side yard direct to Avenue P; that this mere license is of record and does not permit any use of the premises except in the event of fire or other emergency; that in view of the limitations placed by the licensor, the agreement is not an easement and does not permit a use of the adjoining premises, therefor no application for a variance in the zoning regulation can be made; and

WHEREAS, the applicant therefore requests that a variance be made in the Administrative Code on the basis of the fact that one exit would adequately serve the premises particularly in view of the rear door opening; and

WHEREAS, the premises was inspected by a committee of the Board and the committee noted that the applicant has filed a consent for permission to exit, in the event of emergency, through the rear yard and courts of the apartment house on Lot 4.

Resolved, that the decision of the Borough Superintendent, dated December 1, 1955, acting on Alt. App. 3913/55, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit as a second means of exit substantially as proposed and as indicated on plans filed with this appeal marked "Received March 21, 1956" (4 sheets) *on condition* that the door in the rear wall shall be constructed and maintained as shown on such plans with steps of access to the level of the yard of the adjoining premises on Lot 4; that such means of exit shall not be used at any time except when there is an emergency; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that such variance shall continue only so long as the conditions of this resolution are maintained.

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22-56-A

APPLICANT—Morris Hannes, for J. L. Spigel and Herman Zeligman, owners.

SUBJECT—Application January 18, 1956—Appeal from a decision of the borough superintendent—re egress under section 271 of the Labor Law.

PREMISES AFFECTED—15 Spruce street, north side, 100 ft. west of William street, Block 102, Lot 18, Borough of Manhattan.

APPEARANCES—

For Applicant: Morris Hannes.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated December 29, 1955, acting on Alt. App. 1195/55, reads:

"1. Means of egress including 1st fl., cellar & sub-cellar should comply with Section 271 of the Labor Law."

and

WHEREAS, the applicant states the building is 8 stories, cellar and sub-cellar, 100 ft. in height, 25 ft. by 79 ft. 5 in. in area at 1st floor, 25 ft. by 72 ft. 6 in. in area at typical floor, part fireproof and part non-fireproof construction, erected in 1892 on a lot 25 ft. by 81 ft. and 86 ft. 5 in. in depth in a retail use, B area, Class 2 height district; used and occupied since prior to 1950 as follows: subcellar—ordinary storage, 0 persons; cellar—storage of printing material, 1 person; 1st floor—office and factory, printing, 5 persons; 2nd floor—manufacturing leather goods and office, 5 persons; 3d floor—Color testing laboratory and offices, 5 persons; 4th floor—manufacturing statues and offices, 6 persons; 5th, 6th and 7th floors—printing and office, 7 persons per floor; 8th floor—manufacturing leather goods, 7 persons. The use of the 1st, 5th, 6th and 7th floors has existed since 1892. No change in use or occupancy is now proposed. The building is provided with approved standpipe and interior fire alarm systems and regular monthly fire drills are maintained. There is one 3 ft. 5 in. wide steel stairs, fireproof enclosed, equipped with kalamein, self-closing doors leading from roof bulkhead direct to street, and one fire escape on the front extended to roof by ladder and to street by counterbalanced ladder. Window and door openings on the course of the fire escape are fireproof, self-closing; and

WHEREAS, Violation #3745 was issued June 20, 1955, for violating Section 271 of the Labor Law in that the exterior fire escape and the cellar and subcellar exits do not comply with section 271 as a means of egress; and

WHEREAS, the applicant contends that the exits consist of a steel stairway with a minimum of 3 ft. 5 in. extending from 1st floor to roof through a bulkhead, enclosed in fireproof material with passageway extending to the street; all door openings to stairhalls are provided with approved self-closing kalamein doors; that there is also a fire escape on the front with a balcony on each floor with 4 ft. 6 in. railings on outside and connecting iron stairway 22 in. wide at a 45 degree angle between the 2nd to 8th floors with counterbalanced stairway from 2nd floor to street and gooseneck ladder from 8th floor balcony to roof with windows along the course of fire escape fireproof and complying with the Factory Exit Rules in all other respects; and

WHEREAS, the applicant contends that the total area of each of the upper floors is approximately 1813 square feet, which is reduced by the exterior walls, stair and elevator enclosures, leaving a net floor area of only 1430 square feet per floor; that the building is equipped with standpipe and fire alarm system; that the present occupancy of any floor

does not exceed 7; that in view of the small area and occupancy, it is requested that the exits as shown on filed plans be accepted for the upper floors; and

WHEREAS, the applicant contends that the exits from the 1st floor store consists of a pair of doors each 2 ft. 6 in. wide leading to a 5 ft. wide fireproof enclosed hallway extended to street and another door 26 in. wide located about the center of the building, leading to a stair balcony connecting to main hallway; that the doors from store to the passageway and hallway are self-closing, kalamein; and that in view of the small occupancy of the store and it is proposed to install a sprinkler system in the hallway, it is requested this condition be accepted as exits from the 1st floor; and

WHEREAS, the applicant contends that the cellar and sub-cellar are used mainly for storage with no permanent occupants in the sub-cellar and an occasional occupant in the cellar; that there is a stairway at front extending from sub-cellar to street, which is 2 ft. 8 in. wide at sub-cellar and 3 ft. 8 in. wide from cellar to street; that the stairs in the sub-cellar are steel frame with wood treads and the stair from cellar to street is of wood frame and treads with wood enclosure; that the cellar and subcellar contain a non-automatic sprinkler system. It is proposed to enclose the sub-cellar stairs with fireproof material and to plaster the existing stair underneath with wire lath and plaster; extending from cellar to street, and to protect the wood enclosure of this stair with rock lath and plaster or wire lath and plaster both sides of enclosing partitions; that beyond this partition is a proposed fireproof partition with fireproof doors so as to form a continuous enclosure from subcellar to street; there is also an iron frame stair 30 in. wide with wood treads extending from cellar, and connecting to public hall at 1st floor, which it is proposed to enclose with fireproof partitions and with fireproof self-closing door at opening; and

WHEREAS, the applicant contends that because the cellar and subcellar are used for storage with only one occupant therein and these subfloors are provided with a non-automatic sprinkler and the area of subfloors is small, it is requested that the exits from cellar and subcellar be accepted as proposed; and

WHEREAS, the applicant states that the use district was changed to retail on June 30, 1952 and that the existing uses existed prior to such change; and

WHEREAS, on July 18, 1922, the Board under Cal. No. 827-22-S modified the requirements of the Labor Law in acting on Order #27049 LD issued by the Fire Commissioner, relating to the area of wire glass in doors leading to the stairway enclosure, only sofar as it related to wire glass in doors on the 1st floor; and

WHEREAS, the applicant now states that the glass doors permitted by the Board under Cal. No. 827-22-S on the 1st floor do not exist, as the only doors from the public hall to the 1st floor store contain fireproof wire glass with lights 18 by 20 in. in area; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions; and

WHEREAS, the owner of the adjoining plot, who is also the owner of the plot under appeal, has filed consent, permitting the balcony proposed for exit to extend over such lot.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. App. 1195/55, Objection No. One and that the appeal be and it hereby is *granted*, to permit the continuance of the exits as proposed and as indicated on plans filed with this appeal marked, "Received January 18, 1956" (4 sheets), "March 9, 1956" (7 sheets) and "April 26, 1956" (one sheet) *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that the sprinkler system

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proposed in the hall shall be constructed and maintained; that on the fifth floor, to provide two means of exit for the two tenants, there shall be a steel balcony as shown on plans marked "Received April 26, 1956" extending over the adjoining property under the same ownership and connecting with the front fire escape to a window changed to a door for access to balcony as thereon shown on plan marked "Received April 26, 1956," that the windows along the course of this balcony shall be fireproof self-closing; that an iron railing shall be installed on such balcony to a height of 4 feet; that in the event the fifth floor is leased to one tenant only the balcony may be removed; that such balcony shall continue only so long as the same owner owns the building under appeal and the adjoining building to the east; that the standpipe system, interior fire alarm system and regular monthly fire drills shall be maintained in accordance with the requirements therefor; that the non-automatic sprinkler system shall be maintained in the cellar and subcellar; that the sprinkler system proposed to be installed in the hallway shall be fed from the street water main with pipe of the required size.

834-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Finkel Umbrella Frame Company, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re Appeal from a decision re an order of the fire commissioner—re dip tank covers, etc.

PREMISES AFFECTED—890-914 Brush avenue, east side, 551.16 ft. south of Bruckner boulevard 2nd floor, Block 5541, Lot 130, Borough of The Bronx.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn, to comply.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative: 0

329-54-A

APPLICANT—Sidney Daub, for Martin D. Greenwald, owner.

SUBJECT—Application April 28, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1554-1556 3rd avenue, west side, 51 ft. 5 in. north of East 87th street (Block 1516, Lot 35), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

96-55-A

APPLICANT—Leonard F. Rothkrug, for I. J. Stein Co., Inc., owner.

SUBJECT—Application February 9, 1955—Appeal from a decision of the borough superintendent, use of frame bldg. as factory.

PREMISES AFFECTED—137 Manhattan avenue, west side, 75 ft. north of Montrose avenue, Block 3051, Lot 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 29, 1956, at 2 P. M., for inspection and decision; hearing closed.

132-55-A

APPLICANT—Leonard F. Rothkrug, for Max Forman, owner (Gibraltar Fabrics, lessee).

SUBJECT—Application February 16, 1955—Appeal from a decision of the borough superintendent, re exits.

PREMISES AFFECTED—2236-2238 Pitkin avenue, south side, 75 ft. west of Hendrix street, Block 4010, Lots 21 and 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't. of Build-
ings.

ACTION OF BOARD—Laid over to May 29, 1956, at 2 P. M., for inspection and decision; hearing closed.

244-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Beth Sholom Peoples Temple, Inc., owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re Appeal from a decision of the borough super-
intendent—frame building—business use.

PREMISES AFFECTED—8686-8696 Bay parkway and 2164-2180 Benson avenue, southwest corner, Block 6414, Lot 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 29, 1956, at 2 P.M., for inspection and decision; hearing closed.

422-55-A

APPLICANT—Leonard F. Rothkrug, for Mario Benci-
venza, owner.

SUBJECT—Application May 25, 1955—Appeal from a de-
cision of the borough superintendent, frame building—
business use.

PREMISES AFFECTED—639 Lorimer street, east side, 25 ft. south of Jackson street, Block 2747, Lot 7. Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 29, 1956, at 2 P. M., for inspection and decision; hearing closed.

431-55-A

APPLICANT—Leonard F. Rothkrug, for Irving M. Young and Jack Jacobson, (d/b/a I. D. J. Decorators Co.).

SUBJECT—Application May 19, 1955—re Appeal from a decision of the borough superintendent—exits, live load, etc.

PREMISES AFFECTED—783-785 Coney Island avenue, east side, 299 ft. 8½ in. north of Dorchester road, Block 5153, Lots 55 and 56, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 29, 1956 at 2 P.M., for inspection and decision; hearing closed.

661-55-A

APPLICANT—Leonard F. Rothkrug, for Ida Shiffman, owner.

SUBJECT—Application August 10, 1955—re Appeal from a decision of the borough superintendent—frame extension, exits, stairs.

PREMISES AFFECTED—266 Ainslie street, south side, 150 ft. east of Graham avenue, Block 2777, Lot 13. Bor-
ough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 29, 1956, at 2 P.M., for inspection and for applicant to file a plan showing subject building and adjoining building and their connection, and for decision; hearing closed.

49-56-A

APPLICANT—Robert Kaplan, for Arthur C. Stifel, Jr., owner.

SUBJECT—Application January 26, 1956—re Appeal from a decision of the borough superintendent—egress—fire-tower.

PREMISES AFFECTED—123-125 East 55th street, north side, 127 ft. 6 in. west of Lexington avenue, Block 1310, Lots 11 and 11½, Borough of Manhattan.

APPEARANCES—

For Applicant: Robert Kaplan.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 15, 1956, at 2 P.M., at request of the applicant, to determine the height of the building and the use of the 7th and 8th floors, and if plans are changed in any respect, to submit revised plans showing such changes and a new decision of the Borough Superintendent.

1014-55-A

APPLICANT—Lama, Proskauer and Prober, for 260 West Street Corp., owner.

SUBJECT—Application December 23, 1955—Appeal from a decision of the borough superintendent re egress.

PREMISES AFFECTED—67-73 Vestry street and 260-262 West street, southeast corner, Block 218, Lot 24, Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 29, 1956, at 2 P.M., for inspection and decision; hearing closed.

198-54-A

APPLICANT—Philip Freshman, for Sarah Nehemiah and Moses Leinwand, owners.

SUBJECT—Application March 16, 1954—re Appeal from a decision of the borough superintendent—exits, live load.

PREMISES AFFECTED—146-148 Lawrence street, west side, 110 ft. south of Willoughby street, Block 151, Lot 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip Freshman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 29, 1956, at 2 P. M., for inspection and decision; hearing closed.

178-56-A

APPLICANT—Samuel Cohen, for Standard Paper Co., owner.

SUBJECT—Application February 24, 1956—Appeal from a decision of the borough superintendent, re stairs.

PREMISES AFFECTED—13 Frankfort street, south side, 118 ft. east of Nassau street, Block 102, Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Cohen.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 12, 1956 at 2 P. M., for inspection and decision; hearing closed.

1284-23-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Culver Garage Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7i and 19A of the zoning resolution, permitting in a residence and business use district, the maintenance of a legal use of public garage, store and one family dwelling and permitting the continuance of present use of motor vehicles repairing and permitting the proposed opening in rear wall between buildings and permitting the loading and unloading space without the required height and width of door openings.

PREMISES AFFECTED—8222-8226 18th avenue, west side, 70 ft. north of 84th street, Block 6314, Lot 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol II, on October 19, 1954, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on April 26, 1955; and

WHEREAS, the resolution was amended on January 4, 1955 and November 9, 1955; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 19, 1954, as thereafter amended by resolutions adopted through November 9, 1955 only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings and work is about 90% complete, that all permits required shall be obtained and all work completed within six months from the date of this amended resolution."
(Alt. App. 3668/53)

95-55-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Krzyzanowski, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired April 25, 1956—re Application (decision of the borough superintendent): previously granted on condition, under sections 7a and 7h of the zoning resolution, permitting in a residence use district, the change in occupancy from public garage for five cars to public garage for ten cars and permitting the parking of ten cars at rear of plot.

PREMISES AFFECTED—450-456 East 34th street, west side, 72 ft. north of Beverly road, Block 4918, Lot 27, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 25, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain a certificate of occupancy.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 25, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, all work has been completed and additional time is required to obtain a certificate of occupancy, that all permits required and a certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. 5032/53)

69-36-BZ—Vol. II

APPLICANT—Borough President of Brooklyn, for City of New York, owner.

SUBJECT—Application for consideration—reopening as Vol. II as to extension to building, subject to regular procedure—re Application (decision of the commissioner of buildings); previously granted on condition, under section 7a of the zoning resolution, permitting in a residence use district the erection and maintenance of a building to be used as carpenter shop, welding shop, asphalt roller storage and storage shed.

PREMISES AFFECTED—5511-5629 19th avenue, south side, 415 ft. of 57th street, Block 5495, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dept of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of building.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

160-48-BZ—Vol. II

APPLICANT—Lathrop Douglass for, Alstores Realty Corp., owner. (B. Gertz, Inc., lessee).

SUBJECT—Application for consideration—reopening as Vol. II as to proposed extension of building as to height—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in an unrestricted use C area and Class one height district, the erection and maintenance of a building to a height in excess of that permitted without the required set backs.

PREMISES AFFECTED—93-59 183rd street, east side, 62.35 ft. of Liberty avenue, Block 10353, Lot 140, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Harry G. Agne.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension in height of building.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connolly 1

693-50-BZ—Vol. II

APPLICANT—Frederick I. Flynn, for Frank Mosca, owner.

SUBJECT—Application for consideration—reopening as to rehearing based on alleged new facts—re Application (decision of the borough superintendent); previously denied, under section 7c of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sale of accessories and office for a term of years (15).

PREMISES AFFECTED—1906-1920 Strang avenue, 1131-1141 East 223rd street, northwest corner of 3985-3995 Grace avenue, Block 4954, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Fred Flynn.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, on the basis of new facts subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connolly 1

709-55-BZ—Vol. II

APPLICANT—Henry Kohler, for Louis L. Rosenberg, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application (decision of the borough superintendent); previously dismissed, under sections 21, 7e and 7h of the zoning resolution, to permit in a residence use F-1 area district, the erection and maintenance of a gasoline service station, sales office, lubritorium, storage and parking of more than five motor vehicles, within the required setbacks, also the erection of signs within the required setbacks.

PREMISES AFFECTED—1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 8299, Lots 63-68, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry Kohler.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure, to consider application for a gasoline station, variance for which request under Vol I was dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

Adjourned: 4:20 P.M.

JOSEPH J. DOYLE, Chief Clerk.

SPECIAL MEETING

FRIDAY MORNING, May 4, 1956, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

1-38-SR—Proposed amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, Covering the Specifications for Design, Fabrication and Inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors.

APPEARANCES—

For Amendment: Simon A. Greenberg, American Welding Society; A. L. Seiden, Architect; Stanley Pincl, Mayor's Office, Div. of Administration; Christian F. Wolfe,

MINUTES

Allied Building Trades; J. G. Fink, Counsel, B.T.E.A.; Peter W. Eller, B.T.E.A.; A. N. Kugler, and La Motte Grover, American Welding Society; H. W. Lawson, Schacht Steel Construction; W. K. Ross, Allied Building Metal Industries and Albert Mendes, Orn Ironworkers Local # 580.

Opposed: Frank L. Greenfield, F. E. Mutton, Pittsburgh Testing Laboratories; John R. Rooney, J. H. Fardelmann Agency; George H. Ayres, Haller Testing Lab. Inc.; O. Guelpa, U.S. Testing Co. and Thomas V. Burke, Dept. of Buildings.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over, date to be set; for further consideration; hearing closed.

835-38-SR—Proposed Amendments Relative to Submerged Inlets and Protective Methods to Be Applied to Prevent Contamination of Water Supply, as published on pages 694 and 695.

APPEARANCES—

Morris S. Appelboom and George Samben, Dept. of Health; Harold J. Kearns and Lewis F. Seath, Plumbing Industry Board; James P. Firnerty and George Hauser, Dept. of Water Supply, Gas and Electricity.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 1, 1956, at 2 P.M., for further consideration by the Board of amended rules as recommended by the Commissioners of the Department of Health and the Department of Water Supply,

Gas and Electricity; for publication to include such amendments; and for decision.

784-41-SR—Proposed Amendments to the Rules for Erection, Alteration, Repair, Excavation for and Demolition of Buildings, as published on pages 693 and 694.

APPEARANCES—

Joseph G. Fink, Counsel, B.T.E.A.; F. E. Schilling, B.T.E.A.; Peter W. Eller, B.T.E.A.; Jack Manning, C.I.B.; William Eipel; A. T. Glassett, N.Y. Building Congress; P. L. Moccia, B.T.E.A.; C.E. Youngdahl, B.T.E.A.; John Coggeshall, N.Y. State Dept. of Labor; Frank Eichler, and George Wingerter, Jersey Testing Lab.; Arthur C. Borgman; Clifford R. Faulkner; Fred N. Faulkner, C. W. Co.; Peter J. Reidy, W. W. Warner and J. P. Jones, Safway Steel Scaffold Co.; William Karas, Dept. Public Works; Joseph Lorenz; James A. Dawson, N.Y.C. Housing Authority and B. W. Carbeau, Universal Manuf. Corp.

For Administration: Samuel L. Becker and Thomas V. Burke Dep't of Buildings.

ACTION OF BOARD—Laid over to June 1, 1956, at 2 P.M., for further consideration by the Board of amendment to rules as to metal shores, as recommended by a committee; for publication to include such amendment; and for decision.

Adjourned: 11:40 A.M.

JOSEPH J. DOYLE, *Chief Clerk.*

PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES FOR ERECTION, ALTERATION, REPAIR, EXCAVATION FOR AND DEMOLITION OF BUILDINGS

Adopted by The Board of Standards and Appeals,
October 26, 1943, Effective December 13, 1943.

Amended Oct. 14, 1955, Effective Nov. 10, 1955.

(Cal. No. 784-41-SR)

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Board of Standards and Appeals on Friday, June 1, 1956, at 2 P.M. in Room 1013 Municipal Building, Manhattan, on the following Proposed Amendments to the Rules for Erection, Alteration, Repair, Excavation for and Demolition of Buildings.

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, (3) and (4) of The New York City Charter; Sections C26-189.0, C26-191.0, C26-504.0(a), and C26-689.0 of the Administrative Code.

Proposed Amendments:

It is proposed to amend the Rules above cited by substituting a new Rule 7.8.1 for the present Rule 7.8.1. The present Rule 7.8.1 was based on the wording of a proposed Local Law, Introductory 439, introduced July 12, 1955 and still pending. The wording of Rule 7.8.1 herein submitted for public hearing follows the wording of pro-

posed Local Law Introductory 498, print 604, now pending in the Council.

Note: New matter in *italics*; old matter in brackets [] to be omitted.

[7.8.1. Design of Forms:

7.8.1.1. Forms shall conform to the shape, lines and dimensions as called for on the plans.

7.8.1.2 All form work supported by shores and used for the construction of walls, floors, beams and girders shall be designed by a Registered Architect or a Licensed Professional Engineer, who shall furnish the Borough Superintendent with a complete set of design drawings and, before concrete is poured, file an affidavit with the Borough Superintendent that the form work was built in accordance with such plans.

7.8.1.3 It shall be unlawful for anyone to pour concrete in any portion of such form work before such portion has been duly inspected and certified to the Borough Superintendent by the designing Architect or Engineer who designed the form work as required in Rule 7.8.1.2.

7.8.1.4 Forms shall be substantial and sufficiently tight to prevent leakage of mortar; and shall be properly

PUBLIC HEARING

braced or tied together so as to maintain position and shape and insure safety to workmen and passerby.

7.8.1.5 Temporary openings shall be provided where necessary, to facilitate cleaning and inspection immediately before depositing concrete.

7.8.1.6 Whenever in the opinion of the Borough Superintendent the scope of the work is of a minor nature and does not require strict compliance with these rules, he may waive the requirements hereof in an individual case under such conditions as he may prescribe or may require an alternate method.]

7.8.1 **Design and Construction of Forms.** *The design and construction of forms shall conform to the following requirements:*

7.8.1.1 *Forms shall conform to the shape, lines, and dimensions of the member as called for on the plans. Forms shall be substantial and sufficiently tight to prevent leakage of mortar; and shall be properly braced or tied together so as to maintain position and shape and insure safety to workmen and passerby. Temporary openings shall be provided where necessary to facilitate cleaning and inspection immediately before depositing concrete.*

7.8.1.2 *Where the height of the shores exceeds ten feet, adequate diagonal bracing shall be provided in both longitudinal and transverse directions. In addition, adequate diagonal braces shall be provided at the ends of the framework. Diagonal bracing shall extend from the top to bottom of shores.*

7.8.1.3. *The unbraced length of wood shores supporting forms shall not exceed fifty times the least dimension. Metal shores or frames shall be approved by the Board of Standards and Appeals and shall be installed in accordance with the approval of the board. Shores shall be adequately secured at the top and shall be properly wedged at top or bottom, if required.*

7.8.1.4 *Where shores rest upon the ground, adequate mud sills, or other bases, shall be provided to support the shores adequately.*

7.8.1.5 *Qualified workmen shall be detailed constantly during the placing of concrete to insure that there is no movement of shores, braces or other supports. The name of the foreman in charge of the formwork shall be posted in the field office of the contractor.*

7.8.1.6 *The individual, firm or corporation who does the concrete work shall be responsible for the adequate design and construction of all forms used in the construction of the building. Wherever the shore height exceeds fourteen feet, or the load on the forms exceeds one hundred fifty pounds per square foot, or power buggies are used, or two stage shores are used, the individual, firm or corporation who does the concrete work shall certify to the department that the form design has been checked and approved as adequate by a licensed professional engineer who has had at least five years of experience as a structural engineer, and that the forms have been constructed in conformance with the design which was checked and approved by the said engineer. The contractor shall certify that the formwork was constructed in accordance with the design within ten days after the structural concrete work has been completed on a building.*

PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES RELATIVE TO SUBMERGED INLETS AND PROTECTIVE METHODS TO BE APPLIED TO PREVENT CONTAMINATION OF WATER SUPPLY

Adopted by the Board of Standards and Appeals February 3, 1939, effective in accordance with Section 666, Paragraph 2, of the New York City Charter, February 27, 1939, as amended December 4, 1942, effective December 28, 1942, as amended September 10, 1946, effective October 7, 1946 and as amended on February 10, 1948, effective March 8, 1948.

(Cal. No. 835-38-SR)

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2 of the New York City Charter pertaining to Sections C-26-1268.0,c,4 and C26-1277.0h. of the Administrative Building Code.

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Board of Standards and Appeals on Friday, June 1, 1956 at 2 P.M. in Room 1013 Municipal Building, Manhattan, on the following Proposed Amendments to the Rules Relative to Submerged Inlets and Protective Methods to be Applied to Prevent Contamination of Water Supply, as recommended by the Commissioners of the Department of Health and the Department of Water Supply, Gas and Electricity.

Note: It is proposed to amend Rule 1 as indicated. New matter appears in *Italics*; old matter to be deleted appears in brackets [].

Rule 1. Vacuum Breakers.

All vacuum breakers prescribed under these rules shall be set at least four inches above the flood level rim of fixtures or as otherwise specifically provided for in these rules. Each fixture with submerged inlets shall be independently controlled by an approved vacuum breaker or breakers the full size of supply pipe, as set forth in these rules. All hose coupling outlets and serrated tip outlets for hose connections [within buildings] are deemed to be submerged inlets, and shall be independently protected with an approved vacuum breaker. [Outside hose coupling outlets for garden or sidewalk use, drain] *Drain* cocks for hot water and steam boilers and hose connections on fire fighting equipment are excepted. *Every underground lawn and/or garden watering system shall be protected by an approved vacuum breaker placed at least 12 inches above the highest elevation of the sprinkling and/or spraying discharge point. All out-*

PUBLIC HEARING

side hose coupling outlets, installed after January 1, 1957 shall be independently protected with an approved vacuum breaker.

Rule 2. Submerged Inlets.

Water supply inlets to fixtures shall be located at least one inch above the flood level rim of the fixture, except when submerged inlets are absolutely essential for the proper functioning of a fixture, or as otherwise provided for in these rules.

Water supply lines to water preheating apparatus utilizing waste water shall be equipped with an approved vacuum breaker located at least four feet above the highest elevation of the preheating apparatus or coil with a check valve between the vacuum breaker and the preheating apparatus. Any hot water boiler supplied through such preheating device and having an independent cold water supply line shall have the cold water supply line equipped with a vacuum breaker and check valve located at least four inches above the highest elevation of the boiler.

Rule 3. Flush-Valve Fixtures.

Flush-valve controlled fixtures, with submerged inlets supplied directly or indirectly from the City Water Supply System, shall be equipped with an approved vacuum breaker in the supply line not less than four inches above the flood level rim of the fixture.

Rule 4. Ballcocks.

All flush tanks operated by ballcocks shall have an approved vacuum breaker located not less than three-quarter inch above the overflow outlet of the flush tank.

Ballcocks controlling water supply to suction, roof or other intermediate tanks shall be located at least one inch above the flood level rim of the tank excepting that in roof tanks equipped with an overflow of a size at least one commercial diameter larger than the water supply pipe, the ballcock may be located two inches above the highest elevation of the overflow pipe. The overflow and emptying pipes of roof, suction and intermediate tanks shall not be directly connected to a drainage system, notwithstanding the permissive provisions of Section C26-1273.0,d of the Administrative Building Code for connection to a leader.

Rule 5. Sterilizers.

Direct water supply connections to all sterilizers are prohibited, except such equipment as is approved by the Board. When approved sterilizers are used, the waste piping from sterilizers shall not connect directly with any drainage system.

Rule 6. Aspirators—Water Siphons.

Direct water supply connections to aspirators, water siphons or similar apparatus is prohibited except when approved by the Board. The waste pipe for this type of apparatus shall not connect directly with any drainage system.

Rule 7. Bidets—Bed Pan Washers.

Direct water supply connections to a bidet is prohibited. Water supply connection to bed pan washers or similar apparatus shall be equipped with an approved vacuum breaker and check valve, the latter located between the fixture and the vacuum breaker. Water supply to bed pan washers equipped with an approved flush valve shall be governed by Rule 3.

Bed pan washers may be equipped with steam connections only when such equipment has been approved by the Board.

Rule 8. Sump or Well Pumps.

Direct water supply connections for priming purposes to sump, well or similar type pumps when permitted by the Department of Water Supply, Gas and Electricity shall be connected to the inlet side of the pump and be equipped with an approved vacuum breaker and check valve, the check valve to be located between the pump and the vacuum breaker.

Rule 9. Condensers.

Direct water connections to refrigeration unit for cooling purposes shall be equipped with an approved check valve to prevent possible back flow of ammonia or other refrigerant from defective condenser coils or jackets, except in such installations where the water supply piping is entirely outside of the piping or tank containing the refrigerant and two independent wall thicknesses of metal separate the refrigerant from the city water supply. Refrigeration units containing more than twenty pounds of refrigerant shall be provided with an additional safeguard in the form of an approved relief valve installed at the outlet side of the check valve, such relief valve being set at five pounds above the maximum water pressure at the point of installation. Direct water connection is prohibited under Section C26-1223.0 Administrative Building Code.

Rule 10. Mortuary, Dissection, Operating and Embalming Tables or Equipment.

Mortuary, dissection, operating and embalming tables or equipment shall have no direct water supply connection. Hose used with such equipment shall terminate at least 12 inches at any point from the table or attachments.

Rule 11. Dishwashing and Laundry Machines.

Direct water supply to dishwashing and laundry machines shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker, and the fixture. The vacuum breaker shall be located at least 4" above the highest elevation of the machine.

Rule 12. Chemical Solution Tanks or Apparatus

Direct water supply connections, when permitted by the Department of Water Supply, Gas and Electricity, to any tank or apparatus containing any chemical shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker and the tank or apparatus. *All hose, piping or portable equipment used for the application of chemicals or other solutions shall be equipped with an approved vacuum breaker.*

Rule 13. Steam Tables.

Steam tables used exclusively for the warming of food stuffs and provided with a water supply inlet elevation at least one inch above the overflow outlet, the area of which is at least four times that of the water supply piping, shall be equipped with an approved horizontal swing check valve in the water supply piping.

Where elevation of the water supply piping inlet is less than one inch above the overflow outlet, or when the area of the overflow outlet is less than four times that of water supply piping, the water supply piping shall be equipped with an approved vacuum breaker located at least four inches above the maximum overflow level of the fixture.

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
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NOTICE

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

35205
NEW

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CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—Whitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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850-55-BZ, 930-55-BZ, 991-55-BZ, 530-42-BZ—Vol. III,
532-46-BZ—Vol. III, 263-51-BZ—Vol. II, 888-54-BZ,
514-55-BZ and 515-55-A.

Minutes of Regular Meeting, Tuesday Afternoon, May 8,
1956 and Special Meeting, Monday Morning, May 14,
1956, Affecting Calendar Numbers, 335-56-GR—Reso-
lution A and 335-56-GR—Resolution B.

Minutes of Regular Meeting, Tuesday Afternoon, May 8,
1956, Affecting Calendar Numbers 164-55-A, 816-55-A,
661-49-A—Vol. III, 565-54-A, 96-56-A, 469-45-A—Vol.
II, 774-53-A, 137-54-A, 602-54-A, 993-54-A, 147-56-A,
186-56-A, 293-31-BZ, 637-39-BZ—Vol. I, 450-46-BZ,
604-46-BZ—Vol. II, 797-51-BZ, 187-52-BZ—Vol. I,
300-52-BZ, 804-53-BZ, 843-54-BZ, 644-20-BZ—Vol. III,
803-28-BZ—Vol. II, 812-41-BZ—Vol. III, 788-47-BZ—
Vol. II, 30-48-BZ—Vol. II, 256-49-BZ—Vol. II, 902-
49-BZ—Vol. II, 909-53-BZ—Vol. II, 297-54-BZ, 652-
54-BZ, 621-55-BZ—Vol. I, 621-55-BZ—Vol. II and
708-52-SM.

Correction Affecting Calendar Number 410-31-BZ—Vol.
II.

Notice of Public Hearing on Proposed Amendments to
the Rules for Erection, Alteration, Repair, Excavation
for and Demolition of Buildings.

Notice of Public Hearings on Proposed Amendments to
the Rules Relative to Submerged Inlets and Protective
Methods to be Applied to Prevent Contamination of
Water Supply.

PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engi-
neers, pertaining to the work of the board, will be seen only
between the hours of ten in the morning and one in the
afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

New Cases filed up to May 8, 1956

Cal. No. Dept. Premises Affected

286-56-SM—Vinyglas (blackout—draperies), manufactured by M. H. Lazarus and Co., Inc., Material.

287-56-SA—OPW Tank Whistle, Models 7A, 7C and 7U (signalling device in vent of tank to signal when tank is full), manufactured by OPW Corp., Material.

288-56-BZ—B.Q.—86-09 188th street, east side, 367.93 ft. south of McLaughlin avenue, Block 10503, Lot 74, Hollis, Borough of Queens, Alt. 2968-55—re conversion of one family dwelling to two families—residence use, G-1 area district.

289-56-BZ—B.Q.—45-42 162nd street, west side, 400 ft. south of 45th avenue, Block 5440, Lot 61, Flushing, Borough of Queens, N.B. 1088-56—re manufacturing use; area coverage excessive—retail use district, D area district.

290-56-A—B.M.—246 West 65th street, south side, 225 ft. east of West End avenue, Block 1156, Lot 55, Borough of Manhattan, Amendment to Alt. 515-51—re garage use—Class III construction.

291-56-BZ—B.Q.—130-50 Horace Harding Expressway, southwest corner of Lawrence street, Block 6451, Lot 25, Flushing, Borough of Queens, Alt. 2825-55—re sale and display of stone monuments and office—residence use district.

292-56-A—B.Q.—130-50 Horace Harding Expressway, southwest corner of Lawrence street, Block 6451, Lot 25, Flushing, Borough of Queens, Alt. 2825-55—re frame building for business use.

293-56-SA—Ritter Dental Unit, Model H, Types 1-6, manufactured by Ritter Co., Inc., Appliance.

294-56-SM—Amerivent Type B, Gas Vent, Style O and Style R, Type BW Gas Vent Style O and Amerivent Fittings and Vent Caps, (flue pipe) for gas appliances, manufactured by American Metal Products Co., Inc., Material.

295-56-BZ—B.B.—8225 3rd avenue and 301 83rd street, northeast corner, Block 6007, Lot 5, Borough of Brooklyn, Alt. 1113-56—re area excessive for C area district, retail use district.

296-56-SA—Garland Insulated Gas Range (for Hotel and Restaurant use), Model 186, manufactured by The Welbilt Corp., Appliance.

297-56-BZ—B.Q.—241-03 83rd avenue, northeast corner of 241st street, Block 7904, Lot 9, Bellerose, Borough of Queens, N.B. 384-56—re erection of 2 family dwelling and detached 2 car garage; building erected nearer than 15 ft. to any street lot—residence use district, F area district.

298-56-BZ—B.B.—197-199 Highland place, east side, 224 ft. 3 $\frac{3}{8}$ in. south of Fulton street, Block 3959, Lots 11 and 12, Borough of Brooklyn, Alt. 4689-55—re increase in height of portion of building and extension in rear—of the non-

conforming use—residence use district (office carpet cleaning).

299-56-BZ—B.B.—229 Kingston avenue, east side, 20 ft. north of Sterling place, Block 1244, Lot 2, Borough of Brooklyn, Alt. 381-56—re extension of non-conforming use (store and dwelling)—residence use district.

300-56-BZ—B.B.—405-417 McDonald avenue, east side, 300 ft. south of Albermarle road and 298-306 East 2nd street, Block 5334, Lots 26 and 84, Borough of Brooklyn, Alt. 356-56—re parking and storage of motor vehicles—residence use district.

301-56-BZ—B.Bx.—3825-3845 Boston Post road, north side, from Palmer avenue to Dereimer avenue, 3501-3511 Palmer avenue and 3500-3510 Dereimer avenue, Block 4896, Lots 1 and 5, Borough of The Bronx, N.B. 617-56—re gasoline service station, lubritorium, minor repairs, car washing, etc., parking and storage, sign and show windows—business and residence use district.

302-56-A—B.M.—59 Bank street, north side, 76 ft. 11 in. west of West 4th street, Block 624, Lot 57, Borough of Manhattan, Alt. 152-56—re egress.

303-56-SM—Gilco Wall Covering (for commercial and residence use), manufactured by The Gilman Brothers Company, Material.

304-56-SM—Sylvania Sylvania-Aire Corrugated Plastic Light Diffuser, manufactured by Sylvania Electric Products Inc., Material.

305-56-BZ—B.Q.—62-15 64th street, east side, 100 ft. south of 62nd avenue, Block 2772, Lot 25, Middle Village, Borough of Queens, N.B. 261-56—re area occupancy of proposed structure in a D area district.

Restored to Docket

565-54-A—Vol. II—B.B.—1020 Ocean parkway, west side, 130 ft. south of Avenue J, Block 5495, Lot 904, Borough of Brooklyn, Amendment to Alt. 2668-53—re construction and live load.

661-49-A—Vol. III—B.B.—1361 61st street, north side, 180 ft. west of 14th avenue, Block 5719, Lot 52, 1st and 2nd floors, Borough of Brooklyn, Alt. 5019-54—re exit stairs.

708-52-SM—Bethlehem Steel Co. High Strength Bolting for Structural Joints (reopened and restored to docket in view of adoption of legislature to amend Administrative Code), manufactured by Bethlehem Steel Co., Inc., Material.

297-54-BZ—B.Q.—65-61 to 65-65 Grand avenue and 56-64 to 56-72 Hamilton place, northwest corner, Block 2719, Lots 21, 22 and 23, Maspeth, Borough of Queens, Alt. 120-54—reopened for consideration as to extension of time to complete—re erection of a new one story extension using more than area permitted, etc.

788-47-BZ—Vol II—B.B.—137-149 Kings highway and 1640-1652 West 13th street, northwest corner, Block 6618, Lots 22, 24 and 26, Borough of Brooklyn, N.B. 204-56—re

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Hi-Speed auto laundry, simonizing, office, storage, etc.; entrances and show windows.

256-49-BZ—Vol. II—B.B.—25-27 Columbia place, east side, 248 ft. north of State street and 26-28 Willow street, Block 259, Lot 15, Borough of Brooklyn, Alt. 36-56—change of occupancy in residence zone to manufacturing and assembly of electronic equipment.

652-54-BZ—Vol. II—B.B.—8610-8624 Flatlands avenue and 902-912 East 87th street, southwest corner, Block 8023, Lot 39, Borough of Brooklyn, N.B. 130-56—re gasoline service station, lubritorium, minor auto repairs, parking and storage of motor vehicles, etc.—residence and business use district.

30-48-BZ—Vol. II—B.B.—1701-1725 Bedford avenue and 109-131 Sullivan place, northeast corner, Block 1304, Lot 1, Borough of Brooklyn, N.B.—659-54—re reopened for consideration of extension of term of variance re gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, sale of accessories and office, parking and storage of motor vehicles, etc.

902-49-BZ—Vol. II—B.Q.—219-01 Merrick boulevard, north side, 229.48 ft. east of 218th street, Block 12958, Lot 67, Laurelton, Borough of Queens, Alt. 23-56—re extension of present use of storage of cars and sale of new and used cars—retail use and residence use district.

644-20-BZ—Vol. III—B.Bx.—1522-1528 Southern boulevard, northeast corner of East 172nd street, Block 2982, Lot 1, Borough of The Bronx, Alt. 227-56—re storage garage, gasoline service station, office, minor motor vehicle repairs with hand tools only, etc.—business use district.

909-53-BZ—Vol. II—B.M.—239 Madison street, north side, 145 ft. 7 in. east of Jefferson street, Block 270, Lots 38 and 39, Borough of Manhattan, Alt. 332-56—re extension of a parking lot for more than 5 cars—for pleasure cars only—residence use district.

812-41-BZ—Vol. III—B.B.—1916-1922 Flatbush avenue, southwest corner of Avenue L, Block 7815, Lots 32 and 35, Borough of Brooklyn, Alt. 2605-53—re proposed structure in connection with existing gasoline service station to be occupied as a lubritorium, auto laundry, motor vehicle repair shop and outdoor parking for customers only—business and residence use district.

803-28-BZ—Vol. II—B.B.—1571-1581 Albany avenue and 4101-4107 Glenwood road, northeast corner, Block 5016, Lots 7 and 9, Borough of Brooklyn, N.B. 149-56—re gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop (with hand tools only), parking of motor vehicles awaiting service.

621-55-BZ—Vol. II—B.B.—2203-2225 Linden boulevard and 766-782 Ashford street, northwest corner and 811-825 Warwick street, Block 4334, Lots 21, 22, 23, 25, 39, 44, 45 and 48, Borough of Brooklyn, N.B. 2859-56—re supermarket, loading, unloading, parking of motor vehicles—residence use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules...	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of...	April 12, 1955.
Cements, Blended, Rules for Testing and Use of.....	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules.....	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)...	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1955.
Exit Rules (Revolving Doors).....	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules.....	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules.....	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of.....	May 26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	April 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of.....	April 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for.....	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules.....	April 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules.....	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules.....	May 25, 1954.
Opening Protective Assemblies, Rules for Inspection of.....	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings.....	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	April 15, 1952—Vol. 37, No. 16A
Procedure, Rules of.....	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for....	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.....	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules.....	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting....	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—\$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

MAY 15, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 15, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

73-55-BZ

APPLICANT—Henry Nordheim, for Rubenstein and Tutanauer, owners.

SUBJECT—Application February 3, 1955—re (decision of the borough superintendent) under section 7f of the zon-

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ing resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, and office and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1680 Gun Hill road and 1674 Allerton avenue, intersection of Gun Hill road, Allerton avenue and Lodovick avenue, Block 4539, Lot 1, Borough of The Bronx.

Laid over from February 7, 1956, to March 13, 1956, for inspection and decision; hearing closed; then to April 10, 1956, at the request of the applicant to furnish revised plan. then to May 15, 1956, at request of objector.

573-55-BZ

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application July 13, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto wrecking (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

Laid over for inspection and decision; hearing closed; date to be set, awaiting information as to action of Board of Education and the Board of Estimate as to proposed adjacent school; then set for January 17, 1956; then to February 15, 1956, for information from the Board of Education; then to March 13, 1956; then to March 16, 1956; then to April 17 1956, for further consideration after selection by Board of Estimate of school site; publication of Board's action of March 13, 1956 withheld; then to May 15, 1956, to await the selection by the Board of Estimate of a school site.

1044-55-A

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application December 27, 1955—filed pursuant to section 35, General City Law re part of premises located in bed of mapped street—Clintonville street.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner, and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

56-40-BZ—Vol. IV

APPLICANT—Charles C. Weinstein, for 4747 Bronx Boulevard Corp., owner.

SUBJECT—Application reopened February 1, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district the proposed use of premises for the manufacture of aerosol products and the storage and fabrication of foam rubber products.

PREMISES AFFECTED—4745-4755 Bronx boulevard and 550 East 242nd street, southwest corner, Block 5102, Lot 27, Borough of The Bronx.

Laid over from April 17, 1956 to May 15, 1956, for inspection and decision; hearing closed.

171-55-A

APPLICANT—Charles G. Weinstein, for 4747 Bronx Boulevard Corp., owner (G. Barr and Co., lessee).

SUBJECT—Application March 2, 1955—re Appeal from a decision re an order of the fire commissioner and a decision of the borough superintendent—storage of refrigerated liquid under pressure.

PREMISES AFFECTED—4747-4755 Bronx boulevard and 550 East 242nd street, southwest corner, Block 5102, Lot 27, Borough of The Bronx.

929-53-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application reopened November 9, 1955 and restored to docket, previously withdrawn—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years, the erection and maintenance of a gasoline service station, auto wash, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—10504-10524 Flatlands avenue, south side, from East 105th to East 106th streets, 901-911 East 105th street and 902-912 East 106th street, Block 8213, Lots 37, 40, 41, 42 and 43, Borough of Brooklyn.

Laid over from April 17, 1956, to May 15, 1956, for inspection and decision; hearing closed.

367-55-BZ

APPLICANT—Jack Z. Cohen, for Angelina Pellegrino, owner (Beltway Service Station, Inc., lessee).

SUBJECT—Application May 6, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district the maintenance of an existing gasoline service station, office, auto repair shop, lubritorium, auto laundry, parking and storage of more than 5 motor vehicles without the required rear yard.

PREMISES AFFECTED—9012-9022 7th avenue, west side, 94 ft. 6 $\frac{3}{8}$ in. south of 90th street, Block 6094, Lot 26, Borough of Brooklyn.

Laid over from April 17, 1956, to May 15, 1956, for inspection and decision; hearing closed; applicant to file additional plan showing nearest entrance to hospital and nearest entrance to existing gasoline station.

494-55-BZ

APPLICANT—Leonard F. Rothkrug, for Louis Ciervo, owner.

SUBJECT—Application June 15, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district a proposed 5 car garage and automobile repair shop.

PREMISES AFFECTED—67-69 Avenue U, north side, 40 ft. east of West 11th street, Block 7095, Lot 47, Borough of Brooklyn.

Laid over from April 17, 1956, to May 15, 1956, for inspection and decision; hearing closed.

618-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Hyman Herringman, owner.

SUBJECT—Application July 22, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles, with proposed show windows and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—3902-3924 Avenue U, south side, from Ryder street to Kimball street, 2201-2211 Ryder street and 2202-2212 Kimball street, Block 8556, Lot 37, Borough of Brooklyn.

Laid over from April 17, 1956, to May 15, 1956, for inspection and decision; hearing closed.

811-55-BZ

APPLICANT—Ingram S. Carner, for Milton Waldman, owner.

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district, the erection and maintenance of a 2 car garage located within 15 ft. of the street line.

PREMISES AFFECTED—157-68 20th avenue, southwest

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corner of 160th street, Block 4750, Lot 41, Whitestone, Borough of Queens.

Laid over from April 17, 1956, to May 15, 1956, for inspection and decision; hearing closed.

754-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Mary Gianos, Marie Colonna and Theodore Sagliocca, owners.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), car washing (non automatic), office, storage and sale of auto accessories, and parking of cars waiting to be serviced all for a term of 15 years.

PREMISES AFFECTED—76-31 to 76-45 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

Laid over from March 6, 1956, to April 24, 1956, for inspection and decision; hearing closed; then to May 15, 1956, at request of the applicant, to submit revised plans.

233-54-BZ—Vol. II

APPLICANT—Arthur S. Hirsch, for Joseph Lubin and Joseph Eisner, owners (Car Wholesalers, Inc., lessee).

SUBJECT—Application reopened November 15, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, the proposed extension in use and area of an existing parking lot for more than 5 motor vehicles and the erection of a 10 ft. x 10 ft. attendant's shelter on a plot presently occupied as parking lot, gasoline service station and garage.

PREMISES AFFECTED—Franklin D. Roosevelt drive, west side, from East 48th to East 49th street, 403-435 East 48th street and 410-430 East 49th street, Block 1360, Lots 1, 2, 3, 4, 5, 6, 8, 11, 14, 15, 16, 26, 34, 35, 37, 38 and 50, Borough of Manhattan.

Laid over from March 20, 1956 to April 17, 1956, for applicant to file revised plans of existing conditions showing permitted uses of all lots and plan of proposed use indicating manner of protection of view towards United Nations; hearing continued; then to April 24, 1956, for applicant to file additional statement and revised plans of additional fences and hedges; hearing closed; then to May 15, 1956, for applicant to file revised plans as to fences, showing all buildings removed, parking area, buildings and curb cuts, and gasoline selling area enclosed.

433-29-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug, for Alexander Ratner, Paul Glasser and Ben Shames, d/b/a Fit-Rite Auto Glass and Collision Service Corp., owners.

SUBJECT—Application reopened July 6, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the proposed change of occupancy from auto repair shop, wheel alignment, greasing, to auto repair shop, painting, spraying and open space for parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—807-817 East New York avenue, north side, 280 ft. 6¾ in. west of Schenectady avenue, Block 1429, Lots 56, 59, 60 and 61, Borough of Brooklyn.

Laid over from April 24, 1956, to May 15, 1956, for inspection and decision.

734-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 19, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in retail use district proposed use of premises for high speed auto laundry,

office, waiting area and simonizing, with ground signs closer to residence use district than is permitted.

PREMISES AFFECTED—14-59 150th place, east side, 44.66 ft. north of Cross Island parkway and 14-54 Clintonville street, Block 4697, Lot 8, Whitestone, Borough of Queens.

Laid over from April 3, 1956, for further consideration after hearing to be held on April 10, 1956, on similar application under Cal. 752-55-BZ, affecting property in the vicinity; hearing to be continued; then to May 1, 1956, for inspection and decision; hearing closed; then to May 15, 1956, for information as to acquisition of Lot 25 in Block 4717 and whether revision of plans is contemplated, and for decision.

752-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, office, storage, lubritorium, minor auto repairs, car washing and parking of motor vehicles awaiting service.

PREMISES AFFECTED—14-43 to 14-47 (14-45 official) Clintonville street, east side, 63.99 ft. south of 14th road, 151-20 to 152-20 14th road and 153-15 to 153-91 Cross Island parkway, Block 4717, Lot 16, Whitestone, Borough of Queens.

Laid over from April 10, 1956, to May 1, 1956, for inspection and decision; hearing closed; then to May 15, 1956, for further consideration by the Board and for decision.

423-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Epstein, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, high speed auto laundry, lubritorium, body and fender work, welding, incidental repairs, brake testing, wheel alignment, incidental painting and spraying, office and sales, parking of motor vehicles awaiting service with entrances closer to the residence use district than permitted.

PREMISES AFFECTED—70-11 to 70-19 Northern boulevard, and 32-62 to 32-70 71st street, northwest corner, Block 1166, Lot 37, Woodside, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed; then to April 17, 1956, for inspection and decision; then to May 1, 1956 for applicant to file revised plans to provide adequate reservoir space; hearing previously closed; then to May 15, 1956, for applicant and the Construction Coordinator to file information as to site of housing development; laid over for decision.

812-55-BZ

APPLICANT—Ingram S. Carner, for LMJ Realty Corp., owner (Shell Oil Company, proposed lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non automatic), office, sales and storage of auto accessories, parking of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—4011-4029 New Utrecht avenue and 4002-4024 10th avenue, northeast corner, and 972-982 40th street, Block 5586, Lots 70, 71, 72, 73 and 75, Borough of Brooklyn.

Laid over from March 13, 1956, to April 24, 1956, for inspection and decision; hearing closed; then to May 8, 1956, for inspection and decision; then to May 15, 1956, for inspection and decision.

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621-24-BZ—Vol. III

APPLICANT—Howard H. Snyder, for Terin Garage Corp., owner.

SUBJECT—Application reopened January 31, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7a, 7c and 7f of the zoning resolution, to permit in a business use district an existing three story garage, the additional parking of motor vehicles on the roof.

PREMISES AFFECTED—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan.

Laid over from May 8, 1956, to May 15, 1956, at request of objector.

715-55-BZ

APPLICANT—Herman Wolff, for Samuel, Max, Nathan and Julius Kassover, owners.

SUBJECT—Application September 15, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the erection of a one story, class 3 construction store building with area of 2910 square feet which is in excess of permitted area of 75% or 2182 square feet of lot.

PREMISES AFFECTED—983-985 Flatbush avenue, east side, 95 ft. 3 in. south of Albermarle road, Block 5126, Lot 14, Borough of Brooklyn.

Laid over from May 8, 1956, to May 15, 1956, for applicant to file revised plan showing extension of buildings and for inspection and decision; hearing closed.

991-55-BZ

APPLICANT—Charles M. Spindler, for Claire-A1 Realty Corp., owner.

SUBJECT—Application November 15, 1955—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district, the proposed extension in area and reconstruction of an existing gasoline service station, and use of premises for a gasoline service station, office and sale of auto accessories, lubrication, washing, minor repairs (with hand tools only), parking and storage of motor vehicles, with proposed curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—236-244 Dyckman street, southwest corner of Seaman avenue, Block 2246, Lots 61, 63 and 65, Borough of Manhattan.

Laid over from May 8, 1956, to May 15, 1956, at request of objector, applicant concurring.

688-45-BZ

APPLICANT—Carl H. Salminen, for Emil Kupprat, owner.

SUBJECT—Application reopened April 10, 1956 for consideration as to extension of term of variance, expired March 26, 1956—re (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, permitting in a business use district, the change of occupancy from office and marble storage to permit cutting, polishing and lettering of stones and monuments in addition to office and marble storage.

PREMISES AFFECTED—162-34 Pidgeon Meadow road, west side, 289.54 ft. south of 46th avenue, Block 5461, Lot 40, Flushing, Borough of Queens.

5-33-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Thomas and Louis Filomio, owners.

SUBJECT—Application reopened October 25, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7e and 7h, of the zoning resolution to permit in a business, retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, sales and storage room, for auto accessories and minor repairs, and parking and storage for more than 5 cars.

PREMISES AFFECTED—3480-3498 Baychester avenue and 3800-3812 Boston road, southeast corner, Block 5257, Lot 1, Borough of The Bronx.

1501-39-BZ—Vol. III

APPLICANT—James R. Curreri, for Rosa Marinelli, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, to consider use of existing garages formerly accessory, for rental purposes, and parking upon unbuilt upon portion of the plot.

PREMISES AFFECTED—2012 Daly avenue, east side, 66 ft. south of East 179th street, Block 3127, Lot 11, Borough of The Bronx.

629-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for M. H. A. Associates, Inc., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the proposed extension of an existing non-conforming use, present use storage, office and car washing, to be used as storage and boiler room, gasoline service station, high speed auto laundry, lubritorium, motor vehicle repairs, office and sales, parking and storage of cars awaiting service, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—53-15 Queens boulevard and 43-32 to 43-40 54th street, northwest corner, Block 1322, Lot 39, Woodside, Borough of Queens.

611-54-BZ

APPLICANT—George J. Rusciano, for Pietro Catino, owner.

SUBJECT—Application July 20, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district for a term of ten years, the maintenance of existing frame garages (formerly stables) to be used for more than three motor vehicles.

PREMISES AFFECTED—3222 Olinville avenue, east side, 170.69 ft. north of Burke avenue, Block 4595, Lot 8, Borough of The Bronx.

612-54-A

APPLICANT—George J. Rusciano, for Pietro Catino, owner.

SUBJECT—Application July 20, 1954—Appeal from a decision of the borough superintendent—re construction.

PREMISES AFFECTED—3222 Olinville avenue, east side, 170.69 ft. north of Burke avenue, Block 4595, Lot 8, Borough of The Bronx.

890-54-BZ

APPLICANT—Irving A. Rudder, for Rose and David Koblenz, owners (David Koblenz, lessee).

SUBJECT—Application November 24, 1954—re (decision of the borough superintendent) under sections 7i and 7f of the zoning resolution, to permit in a business use district, the change of occupancy from 5 car storage garage, auto renting and driving school, to storage garage and motor vehicle repair shop and gasoline service station.

PREMISES AFFECTED—1106 Stebbins avenue, east side, 25 ft. south of East 167th street, Block 2691, Lot 77, Borough of The Bronx.

436-55-BZ

APPLICANT—Leonard F. Rothkrug, for Arthur P. Ferretti, owner.

SUBJECT—Application May 26, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the extension of a 2 story building of class 4 construction, for the uses of glass manufacturing, grinding,

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publishing, and storage, using more than the area permitted.

PREMISES AFFECTED—63-17 to 63-19 Metropolitan avenue, north side, 173 ft. 5 in. east of 62nd street, Block 2771, Lot 55, Maspeth, Borough of Queens.

437-55-A

APPLICANT—Leonard F. Rothkrug, for Arthur P. Ferretti, owner.

SUBJECT—Application May 26, 1955—re Appeal from a decision of the borough superintendent—frame building, factory use, exits, etc.

PREMISES AFFECTED—63-17 to 63-19 Metropolitan avenue, north side, 173 ft. 5 in. east of 62nd street, Block 2771, Lot 55, Maspeth, Borough of Queens.

508-55-BZ

APPLICANT—John J. Tricarico, for Joseph Banto, owner.

SUBJECT—Application June 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, minor auto repairs, storage for more than 5 commercial vehicles.

PREMISES AFFECTED—5801-5803 16th avenue, southeast corner of 58th street, Block 5503, Lot 9, Borough of Brooklyn.

526-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Chanaga Realty Corp., owner.

SUBJECT—Application June 27, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto repairs, car washing, storage room, office, parking and storage of motor vehicles.

PREMISES AFFECTED—23-38 to 23-44 (23-40 official) Cornaga avenue, north side, from Beach Channel drive to Gipson street, 23-18 to 23-34 Beach Channel drive and 10-02 to 10-14 Gipson street, Block 221, Lot 11, Far Rockaway, Borough of Queens.

582-55-BZ

APPLICANT—Reginald S. Hardy, for U. K. Realty Corp., owner.

SUBJECT—Application July 14, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repairs (hand tools only) and parking of motor vehicles awaiting service, with show windows, signs and curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—1881-1889 Utica avenue, east side, from Flatlands avenue to Avenue K, Block 7798, Lots 6, 8 and 9, Borough of Brooklyn.

665-55-BZ

APPLICANT—Henry Nordheim, for Jovel Realty Corp., owner.

SUBJECT—Application August 16, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, proposed change of occupancy from vacant cellar and 4 metal garages at street level, to motor vehicle repair shop in cellar and 4 metal garages at street level.

PREMISES AFFECTED—164 West Kingsbridge road and 2669 Kingsbridge terrace, northwest corner, Block 3240, Lot 59, Borough of The Bronx.

788-55-BZ

APPLICANT—Charles M. Spindler, for John and Margaret Rose, owners.

SUBJECT—Application October 5, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, proposed

motor vehicle repair shop and parking and storage of more than 5 motor vehicles, for a term of 15 years.

PREMISES AFFECTED—150-47 12th road, north side, 100.50 ft. west of Clintonville street, Block 4517, Lot 41, Whitestone, Borough of Queens.

977-55-BZ

APPLICANT—Robert Gottlieb, for E. Devlin, Inc., owner (Walter B. Cooke, Inc., lessee).

SUBJECT—Application December 9, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business and residence use, B area district, the erection of an extension to be used in conjunction with the existing funeral parlor, on the residence portion of the plot, using more than the area permitted.

PREMISES AFFECTED—1 West 190th street and 2501 Jerome avenue, northwest corner, Block 3201, Lot 56, Borough of The Bronx.

983-55-BZ

APPLICANT—Henry George Greene, for Isaac Jaffess, owner (Jess Gelb, lessee).

SUBJECT—Application December 14, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed extension of an existing gasoline service station to include gasoline service station, lubritorium, car washing, car repairs, sales area, utility room and parking of patrons' cars.

PREMISES AFFECTED—261-265 Nagle avenue, 3822-3830 10th avenue and 501-505 West 204th street, entire block, Block 2216, Lot 58, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

MAY 15, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 15, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

179-56-A

APPLICANT—Robert J. Reiley, for St. Josephs Day Nursery, owner.

SUBJECT—Application March 7, 1955—re Appeal from a decision of the borough superintendent—Day Nursery in Class 3 building.

PREMISES AFFECTED—471 West 57th street, north side, 75 ft. east of 10th avenue, Block 1067, Lot 4, Borough of Manhattan.

49-56-A

APPLICANT—Robert Kaplan, for Arthur C. Stifel, Jr., owner.

SUBJECT—Application January 26, 1956—re Appeal from a decision of the borough superintendent—egress—fire tower.

PREMISES AFFECTED—123-125 East 55th street, north side, 127 ft. 6 in. west of Lexington avenue, Block 1310, Lots 11 and 11½, Borough of Manhattan.

469-45-A Vol. II

APPLICANT—Seymour A. Mitteldorf, for 2370 Hoffman Street Corp., owner (Lindy Heaters, Inc., lessee).

SUBJECT—Application reopened November 9, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—2368-2370 Hoffman street, east side, 269-28 ft. south of East 187th street, Block 3065, Lot 27, Borough of The Bronx.

147-56-A

APPLICANT—R. L. Heeren, for The Brooklyn Union Gas Co., owner.

SUBJECT—Application February 17, 1956—re Appeal from

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a decision of the borough superintendent—installation of oil storage tank.
PREMISES AFFECTED—170 Lombardy street, southwest corner of Varick avenue, Block 2837, Lot 1, Borough of Brooklyn.

774-53-A

APPLICANT—Kollsman Instrument Corp., owner.
SUBJECT—Application October 26, 1953—re Appeal from a decision of the fire commissioner—smoking.
PREMISES AFFECTED—80-08 45th avenue, south side, 10 ft. east of 80th street, buildings A, B, C and D; Block 1533, Lots 36, 45 and 69, Elmhurst, Borough of Queens.

602-54-A

APPLICANT—J. M. Berlinger, for 38-42 Exchange Place Corp., owner.
SUBJECT—Application July 9, 1954—re Appeal from a decision of the borough superintendent—plastic light diffuser in stair hall.
PREMISES AFFECTED—38-42 Exchange place and 25-29 William street, southwest corner, Block 25, Lot 27, Borough of Manhattan.

186-56-A

APPLICANT—Charles L. Koester, for Cross Bay Builders, Inc., owner.
SUBJECT—Application March 9, 1956—re Appeal from a decision of the borough superintendent—storm or combined sewer and floor level accessory garage.
PREMISES AFFECTED—160-15 96th street, east side, 140 ft. south of 160th avenue, Block 14186, Lot 54, Howard Beach, Borough of Queens.

721-48-A—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for Lawrence Harding Co., Inc., owner.
SUBJECT—Application reopened April 24, 1956 to consider amendment as to proposed extension—re Appeal from a decision of the borough superintendent—frame building within fire limits.
PREMISES AFFECTED—187-20 Peck avenue, southwest corner of 188th street; 189-20 Peck avenue, southwest corner of 190th street; 53-56 188th street, northwest corner of 56th avenue; 56-21 189th street, southeast corner of Peck avenue; 56-27 189 street, east side, 87.32 ft. south of Peck avenue; 56-31 189th street, east side, 127.32 ft. south of Peck avenue; 56-35 189th street, east side, 167.32 ft. south of Peck avenue; 56-40 190th street, west side, 20.55 ft. south of Peck avenue; 56-44 190th street, west side, 62.55 ft. south of Peck avenue, 56-48 190th street, west side, 42 ft. north of 58th avenue; 56-45 190th street, southeast corner of Peck avenue and 190-05 58th avenue, northeast corner of 190th street (Block 5658, Lots 2 and 7; Block 5675, Lots 10, 12, 14, 16, 23, 28, 30 and 32 and Block 5676, Lots 2 and 7), Flushing, Borough of Queens.

87-55-A

APPLICANT—Ribelle Perotto, for Richard J. Welsh, owner (Precision Metal Finishing Co., lessee).
SUBJECT—Application February 7, 1955—re Appeal from a decision of the borough superintendent—location of spray booths.
PREMISES AFFECTED—37-20 10th street, west side, 175.15 ft. south of 37th avenue, Block 359, Lot 28, Long Island City, Borough of Queens.

239-55-A

APPLICANT—Herman Horowitz, for London Terrace, Inc., owner.
SUBJECT—Application March 24, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 102 of the Multiple Dwelling Law re egress, etc.
PREMISES AFFECTED—224-240 10th avenue, east side, from West 23rd to West 24th streets, 463-471 West 23rd street and 470-482 West 24th street, Block 721, Lot 1, Borough of Manhattan.

238-55-A

APPLICANT—Herman Horowitz, for London Terrace, Inc., owner.
SUBJECT—Application March 24, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 102 of the Multiple Dwelling Law re egress, etc.
PREMISES AFFECTED—215-225 9th avenue, west side, from West 23rd to West 24th street, 401-411 West 23rd street and 400-412 West 24th street, Block 721, Lot 31, Borough of Manhattan.

941-54-A

APPLICANT—DeRose and Cavalieri, for Libby Walker Levine, owner.
SUBJECT—Application December 10, 1954—Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—4033-4039 3rd avenue, west side, 100 ft. 11 5/8 in. north of East 174th street, Block 2922, Lot 54, Borough of The Bronx.

909-55-A

APPLICANT—Julius S. Rapson, for Bel-Aire Building Corp., owner.
SUBJECT—Application November 15, 1955—Appeal from a decision of the borough superintendent—re frame construction, fire limits, etc.
PREMISES AFFECTED—130-11 to 130-19 135th avenue, northwest corner of 130th place, Block 11789, Lots 1, 2 and 5, South Ozone Park, Borough of Queens.

207-56-A

APPLICANT—Leonard F. Rothkrug, for Antonio Aluotto, owner.
SUBJECT—Application February 24, 1956—Appeal from a decision of the borough superintendent—re location of building from lot line.
PREMISES AFFECTED—5811-5825 Kingsway place, north side, 1 ft. 2 3/8 in. west of Ralph avenue, Block 7932, Lot 140, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MAY 22, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 22, 1956*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

984-55-BZ

APPLICANT—Gabriel Nathan, for Julius Singer and Harold Garvin, owners (Samuel F. Berner, lessee).
SUBJECT—Application December 14, 1955—re (decision of the borough superintendent) under sections 7e of the zoning resolution, to permit in a residence use district, the use of premises as a children's day camp, day school, accessory two car garage and playroom.

PREMISES AFFECTED—125-147 (137) Beach 8th street, west side, 113.55 ft. south of Seagirt avenue, Block 143, Lot 13, Far Rockaway, Borough of Queens.

Laid over from April 17, 1956 to May 22nd, 1956, for inspection and decision; hearing closed.

985-55-A

APPLICANT—Gabriel Nathan, for Julius Singer and Harold Garvin, owners (Samuel F. Berner, lessee).
SUBJECT—Application December 14, 1955—Appeal from a decision of the borough superintendent—re frame building—school use, stairs, etc.
PREMISES AFFECTED—125-147 (137) Beach 8th street, west side, 113.55 ft. south of Seagirt avenue, Block 143, Lot 13, Far Rockaway, Borough of Queens

871-55-BZ

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (United Cerebral Palsy of Queens, Inc., contract vendee).

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SUBJECT—Application November 4, 1955—re (decision of the borough superintendent) under sections 7e and 21 of zoning resolution, to permit in a residence use, E area district, the erection and maintenance of a building for therapy, vocational rehabilitation (to include instruction on machines, recreation, administration), the building to exceed permissible coverage.

PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

Laid over from March 20, 1956, to April 24, 1956, for inspection and for any additional new statements by objectors; also for applicant to submit arguments in substantiation of section 21 of the Zoning Resolution, practical difficulty and unnecessary hardship; then to May 22, 1956, for inspection and decision; applicant to file revised plans as to coverage, and for inspection of work done by persons at present quarters on Jamaica avenue; hearing closed.

61-56-A

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (United Cerebral Palsy of Queens, Inc., contract vendee).

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—stairways.

PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

437-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company and Katie Bakal, owners.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed demolition and reconstruction of the existing gas station, stores, motor vehicle repair shop and offices; change of occupancy to gasoline service station, parking and storage of motor vehicles, lubricatorium, minor auto repairs, utility room, stores and car washing.

PREMISES AFFECTED—1387 Boston road and 680-686 East 170th street, southwest corner, Block 2937, Lots 14 and 17, Borough of The Bronx.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed.

146-52-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Fred Schumacher, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, ground sign, auto washing, lubrication, office, accessory sales, minor repairs, and auto safety inspection station.

PREMISES AFFECTED—271-01 to 271-15 Union turnpike, northeast corner of 271st street, Block 8555, Lot 75, Bellerose, Borough of Queens.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed.

337-55-BZ

APPLICANT—Ingram S. Carner, for Fasolino Monuments Inc., owner.

SUBJECT—Application April 19, 1955—re (decision of the borough superintendent) under sections 7e, 7A and 21 of the zoning resolution, to permit in a residence use district, the use of said premises for business and the erection of a business sign on the property.

PREMISES AFFECTED—48-30 54th avenue and 54-06 50th street, southwest corner, Block 2556, Lot 30, Maspeth, Borough of Queens.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed.

381-55-BZ

APPLICANT—Julius Komissaroff, for David Rosen, owner (Rudan Electric Supply Co., lessee).

SUBJECT—Application April 28, 1955—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a residence use district the proposed extension of curb cut in a retail use district extending into the residence use district; proposed use of driveway in retail district, extending into residence district, proposed location of a curb cut within 75 ft. of residence use district.

PREMISES AFFECTED—80-02 Surrey place, southside, 7.83 ft. west of Union turnpike, Flushing, Borough of Queens.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed.

550-55-BZ

APPLICANT—Patrick D. Concagh, for Clareve Corp., owner.

SUBJECT—Application July 5, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubricatorium, car wash, office for sale of accessories, auto repairs, storage of auto accessories, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—640-666 Conduit boulevard and 600-608 Grant avenue, entire block bounded by Grant Belmont, Sheridan avenues and Conduit boulevard, Block 4239, Lot 1, Borough of Brooklyn.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed.

558-55-BZ

APPLICANT—Leonard F. Rothkrug, for Carmine Sirico (doing business as Sirico's Restaurant), owner.

SUBJECT—Application July 6, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business, D area district, the erection of a restaurant and catering hall, using more than the area permitted.

PREMISES AFFECTED—8021-8023 13th avenue and 1301-1311 81st street, northeast corner, Block 6280, Lot 1, Borough of Brooklyn.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed.

576-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Automobile Club of New York, Inc., owner.

SUBJECT—Application July 14, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and retail use, E-1 and D area district, the proposed parking of employees and members' cars and business entrances within the residence portion of the plot; the proposed structure using more than the area permitted.

PREMISES AFFECTED—186-06 Hillside avenue and 88-01 to 88-09 186th street, southeast corner, Block 9934, Lot 20, Hollis, Borough of Queens.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed.

813-55-BZ

APPLICANT—Paul Friedman, for Jack Lurio, owner (Lindell's Corner Food Shop, Inc., lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use, D area district, the extension of an existing commercial building into the residence district portion of the plot, using more than the area permitted.

PREMISES AFFECTED—1521-1523 Avenue U, north-

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west corner of East 16th street, Block 7320, Lot 40, Borough of Brooklyn.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed.

861-55-BZ

APPLICANT—Charles M. Spindler, for Elizabeth Lipshitz, owner.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs, with hand tools only.

PREMISES AFFECTED—39-47 Neptune avenue, north side, 95.50 ft. west of East 13th street, Block 7486, Lot 48, Borough of Brooklyn.

Laid over from April 24, 1956, to May 22nd, 1956, for inspection and decision; hearing closed.

528-55-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Gaiti, owner.

SUBJECT—Application June 29, 1955—re (decision of the borough superintendent) under sections 7i and 7e of the zoning resolution, to permit in a business and residence use district, proposed building to be used for motor vehicle repair shop.

PREMISES AFFECTED—518 Coney Island avenue, west side, 60 ft. 13/4 in. south of Turner place, Block 5342, Lot 17, Borough of Brooklyn.

Laid over from April 3, 1956, to May 1, 1956, for inspection and decision; hearing closed; then to May 22, 1956, for inspection and decision.

465-55-BZ

APPLICANT—Lama, Proskauer and Prober, for 325 North Macquesten Parkway Corp., owner.

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed change in occupancy from gasoline station, public garage, parking lot for more than 5 cars and auto laundry, to boiler room, gasoline station, public garage, parking lot for more than 5 motor vehicles, auto laundry, auto repairs, painting and spraying, body and fender repairs, welding, wheel alignment, brake testing, recapping and vulcanizing of tires, sale and storage of car washing, supplies.

PREMISES AFFECTED—486-496 Coney Island avenue, west side, 80 ft. 2 1/2 in. north of Turner place and 820-826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

Laid over from April 10, 1956, to May 1, 1956, for inspection and decision; hearing closed; then to May 22, 1956, for inspection and decision.

466-55-A

APPLICANT—Lama, Proskauer and Prober, for 325 North Macquesten Parkway Corp., owner.

SUBJECT—Application May 23, 1955—Appeal from a decision of the borough superintendent—re frame building—factory use, etc.

PREMISES AFFECTED—486-496 Coney Island avenue, west side, 80 ft. 2 1/2 in. north of Turner place and 820-826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

252-36-BZ—Vol. II

APPLICANT—Allan Crane and Hoist Corp., lessee., for Electric Hoist and Motor Company, Inc., owner.

SUBJECT—Application reopened April 19, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district, the proposed use of an existing building for a factory, for the manufacture of electric hoists, and

office with welding in connection with the manufacture of hoists.

PREMISES AFFECTED—60 Bayard street, south side, 100 ft. east of Lorimer street, Block 2722, Lot 8, Borough of Brooklyn.

Laid over from May 8, 1956, to May 22, 1956, at request of attorney for the applicant.

319-44-BZ

APPLICANT—Ferdinand Savignano, for Joseph Perlmutter, owner

SUBJECT—Application reopened April 17, 1956 for consideration of extension of term of variance, expired January 24, 1955—re (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the conversion of a stable, store and one family residence building to a motor vehicle repair shop, stores and residence for one family.

PREMISES AFFECTED—8664-8666 18th avenue, west side, 150 ft. north of Benson avenue, Block 6368, Lot 55, Borough of Brooklyn.

942-54-BZ

APPLICANT—John L. Flynn, for Vanlib Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 and restored to docket in accordance with the order of the Court, previously denied—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—144-21 Liberty avenue and 138-34 to 138-52 Lloyd road, northwest corner, Block 10020, Lot 114, Jamaica, Borough of Queens.

303-26-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened May 24, 1955 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district, the proposed change in use from public garage for more than cars to storage of metal furniture on first floor, and manufacturing and storage of lamps on the second floor.

PREMISES AFFECTED—405-423 44th street, north side, 38 ft. east of 4th avenue, Block 729, Lot 72, Borough of Brooklyn.

52-48-A—Vol. II

APPLICANT—Reginald S. Hardy for Hayson Corp., owner.

SUBJECT—Application reopened May 24, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—exits, doors and ramp.

PREMISES AFFECTED—405-423 44th street, north side, 38 ft. east of 4th avenue, Block 729, Lot 72, Borough of Brooklyn.

314-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, Inc., owner.

SUBJECT—Application reopened October 25, 1955 as Vol. II re—(decision of the borough superintendent) under sections 7c, 7f and 7i of the zoning resolution, to permit in a business use district the proposed demolition and reconstruction of an existing gasoline service station to a gasoline service station, lubritorium, car washing, minor auto repairs, store, utility room, parking and storage of motor vehicles.

PREMISES AFFECTED—902-914 Westchester avenue and 911-915 Rogers place, southwest corner and 889-902 East 163rd street, Block 2696, Lot 130, Borough of The Bronx.

CALENDAR

67-33-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Salvatore Puma, owner.

SUBJECT—Application reopened October 18, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7i of the zoning resolution, to permit in a business and residence use district, the extension of use of an existing gasoline service station, lubritorium, minor auto repairs, office, parking and storage of motor vehicles, storage and car washing.

PREMISES AFFECTED—1225 East 233rd street and 3900-3910 Baychester avenue, northeast corner, Block 4955, Lots 1 and 5, Borough of The Bronx.

493-41-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company and Anthony Monteleone, owners.

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district the reconstruction and extension of an existing gasoline service station, lubritorium, auto laundry (non-automatic) and the additional uses of minor auto repairs (with hand tools only) and the parking of motor vehicles awaiting service, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—2322 1st avenue, northeast corner of East 119th street, Block 1807, Lot 1 and part of Lot 48, Borough of Manhattan.

435-53-BZ

APPLICANT—Leonard F. Rothkrug, for Concetta Tuozzo, owner.

SUBJECT—Application June 2, 1953—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the change in occupancy from five car garage to storage and baling of scrap paper and rags.

PREMISES AFFECTED—6712 11th avenue, west side, 60 ft. south of 67th street, Block 5765, Lot 44, Borough of Brooklyn.

698-53-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Charles J. Goubeaud, owner.

SUBJECT—Application reopened June 21, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension of a professional use, including dwelling, professional office, kennels and 1 car garage, and change of occupancy to include dwelling, professional office, kennels and parking for 1 car.

PREMISES AFFECTED—204-18 46th avenue, south side, 142.91 ft. east of 204th street, Block 7304, Lots 15 and 17, Bayside, Borough of Queens.

958-54-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Marichal-Agosto, Inc., owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district a temporal variation to increase in width an approved one story brick building for the storage of tropical products in job lots and an office.

PREMISES AFFECTED—80-84 East 11th street, south side, 114 ft. west of Park avenue, Block 1616, Lots 43, 143 and 42, Borough of Manhattan.

108-55-BZ

APPLICANT—Henry Nordheim, for John Salpizi, owner.

SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a structure located in a residence and business use district the proposed manufacturing, in addition to existing bakery use.

PREMISES AFFECTED—614-616 East 180th street, south side, 145 ft. east of Arthur avenue, Block 3069, Lot 80, Borough of The Bronx.

109-55-A

APPLICANT—Henry Nordheim, for John Salpizi, owner.

SUBJECT—Application February 11, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—614-616 East 180th street, south side, 145 ft. east of Arthur avenue, Block 3069, Lot 80, Borough of The Bronx.

473-55-BZ

APPLICANT—DeRose and Cavalieri, for James Carlson, owner.

SUBJECT—Application June 9, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district, a one story and cellar building of an area contrary to section 14 of the zoning resolution.

PREMISES AFFECTED—2901-2907 Bruckner boulevard and 3399 East Tremont avenue, northeast corner, Block 5309, Lot 1, Borough of The Bronx.

630-55-BZ

APPLICANT—Francis H. McGrath, for Henor Realty Corp., owner.

SUBJECT—Application July 28, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district, the parking of more than 5 cars.

PREMISES AFFECTED—73-83 Henry street and 92 Orange street, southeast corner and 89-93 Pineapple street, Block 227, Lots 5-10, 13 and 32-34, Borough of Brooklyn.

654-55-BZ

APPLICANT—Leonard F. Rothkrug, for Philip Weisbrout, owner.

SUBJECT—Application August 4, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the proposed change of occupancy from warehouse on all floors, to store on first floor, factory on 2nd 3rd and 4th floors.

PREMISES AFFECTED—462-464 52nd street, south side, 160 ft. west of 5th avenue, Block 807, Lot 35, Borough of Brooklyn.

655-55-A

APPLICANT—Leonard F. Rothkrug, for Philip Weisbrout, owner.

SUBJECT—Application August 4, 1955—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—462-464 52nd street, south side, 160 ft. west of 5th avenue, Block 807, Lot 35, Borough of Brooklyn.

682-55-BZ

APPLICANT—Robert Gottlieb, for Luiga Cipriano, owner.

SUBJECT—Application September 2, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles.

PREMISES AFFECTED—1400 Nelson avenue, east side, east side, 119.29 ft. north of Boscobel avenue, Block 2873, Lot 13, Borough of The Bronx.

765-55-BZ

APPLICANT—Leonard F. Rothkrug, for Nicholas Esposito, doing business as Nick's Service Station, owner.

SUBJECT—Application September 28, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use, D area district, the extension of an existing gas station to include auto accessories, lubritorium, motor repairs and auto laundry.

CALENDAR

PREMISES AFFECTED—56-01 Main street, southeast corner of 56th avenue, Block 5165, Lot 28, Flushing, Borough of Queens.

924-55-BZ

APPLICANT—Fred C. Dahlem, for Drebuze Realty Corp., owner.

SUBJECT—Application November 18, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—31-35 Monroe street, north side, 139 ft. 9 in. west of Market street, Block 276, Lots 16, 17 and 18, Borough of Manhattan.

222-56-BZ

APPLICANT—Riverdale Station Parking, Inc., for New York Central Railroad Co., owner.

SUBJECT—Application March 23, 1956—re (decision of the borough superintendent) under sections 21 and 7h of the zoning resolution, to permit in a residence use district, proposed parking lot for more than 5 cars.

PREMISES AFFECTED—East side of New York Central Railroad Right-of-Way, 392 ft. north of West 254th street and 300 ft. west of Palisade avenue, Block 3427, part of Lot 100, Riverdale, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

MAY 22, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, May 22, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

689-55-SA

APPLICANT—Harold Massey, for Dwyer Products Corp., owner. (Murphy Bed and Kitchen Company, agent).

SUBJECT—Application July 29, 1955—Dwyer Insulated Gas Range for incorporation in Kitchen Units, Model G-4821 with Suffix E or S, approval of.

688-55-SA

APPLICANT—Harold Hassey, for Dwyer Products Corp., owner. (Murphy Bed and Kitchen Company, agent).

SUBJECT—Application July 29, 1955—Dwyer Table Top Gas Range incorporated in Kitchen Unit, Model G-48, with Suffix E or S, approval of.

687-55-SA

APPLICANT—Harold Massey, for Dwyer Products Corp., owner. (Murphy Bed and Kitchen Company, agent).

SUBJECT—Application July 29, 1955—Dwyer Kitchen Unit, Model G-39 (incorporating 2 Burner Hot Plate), approval of.

961-55-SA

APPLICANT—Bengal Range Division of John Wood Company, owner.

SUBJECT—Application November 23, 1955—Bengal Gas Ranges, Models AA, AB, AC, AD, AE, AG and BG, approval of.

546-55-SA

APPLICANT—Erich Loeb, for Samuel Stamping and Enameling Company, owner.

SUBJECT—Application June 27, 1955—Suburban Gas Counter Top Unit Ranges, Models G-27-PW, G-27-PC, G-27-S and G-27-S, approval of.

396-52-SA

APPLICANT—Carrier Corporation, owner. (Fayette S. Dunn, agent).

SUBJECT—Application March 25, 1952—Carrier 5FHJ Refrigeration Compressors and Condensers, Models 5F20, 5F30, 5F40, 5F41, 5F60, 5H60, 5H40, 5H41, 5H61, 5H80, 5H81, 5J40, 5J41, 5J43, 5J60, 5J61 and 5J63, approval of.

647-48-SA—Vol. II

APPLICANT—Automatic Burner Corp., owner. (E. F. Groves, agent).

SUBJECT—Application reopened January 24, 1956—re amendment to resolution as to additional trade name—re ABC Oil Burner, Model 53 and Cities Service Oil Burner, Model CS53; previously approved.

283-50-SA—Vol. II

APPLICANT—Automatic Burner Corp., owner. E. F. Groves, agent).

SUBJECT—Application reopened January 24, 1956—re amendment to resolution as to additional trade names—re ABC Oil Burner, Models 62 and 64; previously approved.

985-40-SM—Vol. III

APPLICANT—National Gypsum Company, owner. (Sheldon H. Cady, agent).

SUBJECT—Application reopened November 15, 1955—re amendment to resolution as to additional thickness of acoustical tile—re Travacoustic and Acoustic Metal System (fireproof ceiling finish); previously approved.

364-52-SM

APPLICANT—Laue Bros. Inc., for Joanna Western Mills Company, owner.

SUBJECT—Application reopened March 15, 1956—re amendment to resolution as to additional material known as Vin-L-Fab—re Joanna Vinylized Wall Fabric; previously approved.

500-50-SA

APPLICANT—Bryant Heater Division of Affiliated Gas Equipment, Inc., owner.

SUBJECT—Application reopened October 19, 1954—re amendment to resolution as to additional models; Models 75-329, 95-329, 125-329, 160-329, 195-329, and 225-329—re Crane Gas Fired Unit Heaters, Models CR50-327, CR75-327, CR100-327, CR125-327, CR200-327, CR225-327; previously approved.

137-54-A

APPLICANT—Fred C. Dahlem, for Benjamin Edelman, owner.

SUBJECT—Application February 17, 1954—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—654 Broadway, east side, 58 ft. south of Bond street, Block 529, Lot 6, Borough of Manhattan.

565-54-A

APPLICANT—Leonard F. Rothkrug and Louis Liebermann, for Leon Siev, doing business as Siev's Nursing Home, owner.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—live load and construction.

PREMISES AFFECTED—1020 Ocean parkway, west side, 130 ft. south of Avenue J. Block 5495, Lot 904, Borough of Brooklyn.

821-54-A

APPLICANT—Consolidated Cork Corp., lessee, for Bush Terminal Buildings Co., owner.

SUBJECT—Application October 22, 1954—Appeal from an order of the fire commissioner—re smoking in factory.

PREMISES AFFECTED—4012 2nd avenue, block from 39th to 41st streets, Bush Building No. 20, Block 706, Lot 1, Borough of Brooklyn.

959-54-A

APPLICANT—Philip Freshman, for Terminal Fire Brokerage, Inc., owner.

SUBJECT—Application December 10, 1954—Appeal from a decision of the borough superintendent—re stairways and exits.

CALENDAR

PREMISES AFFECTED—50 Court street, southwest corner of Joralemon street, Block 265, Lot 43, Borough of Brooklyn.

144-56-A

APPLICANT—Joseph A. March, owner.

SUBJECT—Application February 29, 1956—filed pursuant to section 35 of the General City Law re premises in bed of mapped street—Union street.

PREMISES AFFECTED—36-40 Union street, west side, 50 ft. north of 37th avenue, Block 4977, Lot 64, Flushing, Borough of Queens.

180-56-A

APPLICANT—Burke, Green and Groh, for Erich and Maria Frixel, owners (Margaret S. Hrones, lessee).

SUBJECT—Application February 17, 1956—Appeal from a decision of the borough superintendent—re use of frame building.

PREMISES AFFECTED—93-22 210th street, west side, 196.42 ft. south of 93rd avenue, Block 10550, Lot 52, Belaire, Borough of Queens.

861-54-A

APPLICANT—Arnold W. Lederer, for 444 Rockaway Avenue, Inc., owner.

SUBJECT—Application November 15, 1954—Appeal from a decision of the borough superintendent—re construction and egress.

PREMISES AFFECTED—444 Rockaway avenue, west side, 165 ft. 7 in. south of Pitkin avenue, Block 3521, Lot 48, Borough of Brooklyn.

155-55-A

APPLICANT—Stanley H. Klein, for Gotham Enterprises, Inc. owner.

SUBJECT—Application February 25, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—45-10 83rd avenue, west side, 3.95 ft. south of 45th avenue, Block 1536, Lot 215, Elmhurst, Borough of Queens.

156-55-A

APPLICANT—Sidney Daub, for Norberg Realty Co., Inc., owner.

SUBJECT—Application February 25, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—54 East 11th street, south side, 180 ft. 11 in. east of University place, Block 562, Lot 11, Borough of Manhattan.

749-55-A

APPLICANT—Ferdinand Savignano, for Irving Silver, owner.

SUBJECT—Application September 22, 1955—Appeal from a decision of the borough superintendent—review of Borough Superintendent decision—re change in use.

PREMISES AFFECTED—6709 5th avenue, east side, 63 ft. ½ in. south of 67th street, Block 5856, Lot 20, Borough of Brooklyn.

750-55-A

APPLICANT—Ferdinand Savignano, for Irving Silver, owner.

SUBJECT—Application September 22, 1955—Appeal from a decision of the borough superintendent, review of Borough Superintendent decision—re change in use.

PREMISES AFFECTED—6711 5th avenue, east side, 82 ft. ½ in. south of 67th street, Block 5856, Lot 19, Borough of Brooklyn.

751-55-A

APPLICANT—Ferdinand Savignano, for Irving Silver, owner.

SUBJECT—Application September 22, 1955—Appeal from a decision of the borough superintendent, review of Borough Superintendent decision—re change in use.

PREMISES AFFECTED—6713 5th avenue, east side, 101 ft. ½ in. south of 67th street, Block 5856, Lot 18, Borough of Brooklyn.

12-56-A

APPLICANT—Herman Kron, for Aeonitt Realty., owner.

SUBJECT—Application January 11, 1956—Appeal from a decision of the borough superintendent—re non-fire-proof construction, live load, egress, etc.

PREMISES AFFECTED—38 West 53rd street, south side, 345 ft. east of Avenue of The Americas (6th), Block 1268, Lot 60, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MAY 29, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 29, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

60-55-BZ

APPLICANT—Charles M. Spindler, for Morris Winick, owner.

SUBJECT—Application reopened March 6, 1955 and restored to docket—previously withdrawn—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

Laid over from April 10, 1956, to April 17, 1956 for decision; premises having been previously inspected; then to April 24, 1956 for further consideration by Board; hearing closed; then to May 29, 1956, for notices to be sent out to all owners in the area, subject to the regular procedure.

279-55-BZ

APPLICANT—Herman Kron, for Angeline Peglia, owner.

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection of a building to be used as automobile showroom, gas station, lubritorium, offices, auto laundry, minor repairs, parking of cars waiting to be serviced, without the required rear yard.

PREMISES AFFECTED—2027 Bruckner boulevard, north side, 190 ft. east of Pugsley avenue, Block 3797, Lot 74, Borough of The Bronx.

Laid over from April 24, 1956, to May 29, 1956, at request of the applicant, as owner is negotiating sale of the premises.

441-51-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Joseph Coscia, owner.

SUBJECT—Application reopened May 3, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the extension and reconstruction of a structure used as a garage for more than 5 motor vehicles for use and storage garage for motor vehicles, lubritorium, minor auto repairs, wheel alignment, brake testing, car washing, office and sales, using more than the area permitted, without the required rear yard.

PREMISES AFFECTED—353-367 91st street, north side, 154 ft. 8 5/8 in. west of 4th avenue, Block 6081, Lots 77, 78 and 79, Borough of Brooklyn.

Laid over from May 1, 1956, to May 29, 1956, for inspection and decision; hearing closed.

CALENDAR

755-55-BZ

APPLICANT—Leonard F. Rothkrug, for 66-17 Grand Avenue Corp., owner (Times Square Corp., lessee).

SUBJECT—Application September 23, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a retail and residence use district, the proposed patrons and employees parking of more than 5 motor vehicles.

PREMISES AFFECTED—66-19 Grand avenue, north side, 85.44 ft. east of Hamilton place and 66-02 Perry avenue, southeast corner of 66th street, Block 2724, Lots 8 and 69, Maspeth, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for inspection and decision; hearing closed.

867-55-BZ

APPLICANT—Paul Friedman, for William Gottfried, owner (conditional vendee; W. L. Associates, Inc.).

SUBJECT—Application November 2, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, for a term of 15 years.

PREMISES AFFECTED—66-11 to 66-33 Queens Midtown expressway, northeast corner of Clinton avenue, Block 2394, Lot 8, Maspeth, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for applicant to file up-to-date photographs and for inspection and decision; hearing closed.

232-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Freya Heintze, (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and local retail use, D and G-1 area, district, the erection and maintenance of a supermarket, with required loading berth on the residence portion of the plot and the parking of more than 5 cars (patrons); proposed area of building is in excess of area permitted, with a side yard of less than 5 ft. in that portion of the lot in the G-1 area district.

PREMISES AFFECTED—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972, Lot 50, Laurelton, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for inspection if necessary and decision, hearing closed.

233-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Carmine L. Calabro, owner (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h, 7A and 7c of the zoning resolution, to permit in a retail and residence use district, the proposed parking lot for supermarket's patron use, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—133-25 233rd street, east side, 97.25 ft. north of Merrick boulevard, Block 12973, lots 6 and 9, Laurelton, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for inspection if necessary and decision; hearing closed.

658-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Julius Procacci, owner.

SUBJECT—Application reopened October 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, storage room and parking and storage of motor vehicles.

PREMISES AFFECTED—627-637 86th street, north side,

214 ft. 7 in. east of Fort Hamilton parkway, Block 6037, Lots 17, 96, 99, 100 and 101, Borough of Brooklyn.

Laid over from May 8, 1956 to May 29th, 1956 for inspection and decision; hearing closed.

127-46-BZ—Vol. II

APPLICANT—Paul Friedman, for Interboro Management, Inc., owner.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of auto accessories and parking of more than 5 cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—46-11 to 46-21 Hollis Court boulevard and 46-02 to 46-16 189th street, northwest corner and 188-12 to 188-20 46th avenue, Block 5528, Lot 1, Flushing, Borough of Queens.

Laid over from May 8, 1956 to May 29th, 1956, for inspection and decision; hearing closed.

711-54-BZ

APPLICANT—Leonard F. Rothkrug, for Sam Tepperberg, owner (Empire Store Construction Co., Inc., lessee).

SUBJECT—Application August 20, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed use of premises for light manufacturing (store fixtures), involving the use of power saws on wood, thus constituting a saw mill.

PREMISES AFFECTED—334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn.

Laid over from May 8, 1956, to May 29, 1956, for inspection and decision; hearing closed.

712-54-A

APPLICANT—Leonard F. Rothkrug, for Sam Tepperberg, owner (Empire Store Construction Co., Inc., lessee).

SUBJECT—Application August 20, 1954—re Appeal from a decision of the borough superintendent—frame building, commercial use.

PREMISES AFFECTED—334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn.

855-52-A

APPLICANT—Benjamin Saltzman, Borough Superintendent.

OWNERS OF RECORD—Annie Tepperberg and Pauline Greenbaum.

SUBJECT—Application November 26, 1952—re Revocation of Certificate of Occupancy #113920.

PREMISES AFFECTED—332-334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn.

187-55-BZ

APPLICANT—Leonard F. Rothkrug, for Anthony D'Angelo, owner.

SUBJECT—Application February 25, 1955—re (decision of the borough superintendent) under section 21, of the zoning resolution, to permit in a business use, C area district, the maintenance of existing extension using more than the area permitted.

PREMISES AFFECTED—356 Evergreen avenue and 29-35 Harmon street, northwest corner, Block 3274, Lot 33, Borough of Brooklyn.

Laid over from May 8, 1956, to May 29, 1956, for inspection and further hearing that may be necessary; applicant to obtain a new decision from the borough superintendent as to coverage based on the amended provision.

CALENDAR

- 188-55-A**
APPLICANT—Leonard F. Rothkrug, for Anthony D'Angelo, owner.
SUBJECT—Application February 25, 1955—re Appeal from a decision of the borough superintendent—use of frame building as factory—exits, etc.
PREMISES AFFECTED—356 Evergreen avenue and 29-35 Harmon street, northwest corner, Block 3274, Lot 33, Borough of Brooklyn.
- 850-55-BZ**
APPLICANT—Burke, Green and Groh, for Samuel Rosenberg, owner.
SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7e and 7A of the zoning resolution, to permit in a retail and residence use district the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs (hand tools only), with proposed signs, show windows, and curb cuts within 75 ft. of the residence use district.
PREMISES AFFECTED—4401-4411 Church avenue, northeast corner of Troy avenue, Block 4881, Lots 38, 40 and 41, Borough of Brooklyn.
 Laid over from May 8, 1956, to May 29, 1956, for inspection and decision; hearing closed.
- 515-40-BZ—Vol. III**
APPLICANT—Lama, Proskauer and Prober, for Kaymos Realty Corp. and Paradis Estates, owners.
SUBJECT—Application reopened October 25, 1955 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles and the maintenance of a frame office building for use as an attendant's shelter.
PREMISES AFFECTED—139-155 (153 official) Beach 117th street, west side, 440 ft. south of Rockaway Beach boulevard, Block 757, Lots 28, 32, 34 and 37, Rockaway Beach, Borough of Queens.
- 73-46-BZ Vol II**
APPLICANT—Albert Melniker, for D. G. and S. Realty Corp., owner.
SUBJECT—Application reopened September 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the extension of an existing gasoline service station to include office space, a new sales room, outdoor parking, and additional gas pumps.
PREMISES AFFECTED—2041 Hylan boulevard, northeast corner of Adams avenue, Block 3561, Lot 66, Grant City, Borough of Richmond.
- 467-54-BZ**
APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.
SUBJECT—Application June 9, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of ten years.
PREMISES AFFECTED—940-960 Belmont avenue and 199-223 Crystal street, southeast corner and 530-548 Chestnut street, Block 4228, Lot 11, Borough of Brooklyn.
- 582-54-BZ—Vol II**
APPLICANT—Samuel Rosenblum, for 156 William Street Corp., owner.
SUBJECT—Application reopened February 7, 1956 as Vol. II—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a retail use district an extension of use by the erection of a 6 story addition at the William street front of building having a frontage of 78 ft. 4 in at street and irregular in shape, without the required loading berth.
- PREMISES AFFECTED**—156-162 William street and 77-83 Ann street, northeast corner and 53 Beekman street, Block 93, Lots 17, 20, 21, 22, 23 31, 32, and 33, Borough of Manhattan.
- 235-55-BZ**
APPLICATION—Andrew Di Camillo, for Anthony and Angelina Guarino, owners.
SUBJECT—Application March 25, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the change in occupancy from 2 family dwelling and 3 family dwelling (class A multiple dwelling) without the required side yard from street to yard.
PREMISES AFFECTED—88-22 81st avenue, south side 201.5 ft. east of 88th street, Block 3826, Lot 50, Glendale, Borough of Queens.
- 507-55-BZ**
APPLICANT—William B. Lichtner, for H. and M. Morris, owners.
SUBJECT—Application June 20, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and business use district, the erection of a building for the storage and sale of floor covering material.
PREMISES AFFECTED—36-19 Rockaway Beach boulevard, southwest corner of Beach 35th street, Block 315, Lots 13, 14, 15, 21, 3032 and 35, Edgemere, Borough of Queens.
- 583-55-BZ**
APPLICANT—John F. Fitzsimons, for Emilio Longo, owner.
SUBJECT—Application July 15, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.
PREMISES AFFECTED—168-11 93rd avenue, north side, 90.98 ft. east of 168th place, Block 10211, Lots 77, 78 and 272, Jamaica, Borough of Queens.
- 674-55-BZ**
APPLICANT—Lama, Proskauer and Prober, for May Goodfarb, owner (Polo Ground Motors, Inc., lessee).
SUBJECT—Application August 24, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room office and sales, parking and storage of motor vehicles, with show windows, curb cuts and signs within 75 ft. of the residence use district.
PREMISES AFFECTED—1920-1920 Amsterdam avenue and 501 West 155th street, northwest corner, Block 2114, Lot 40, Borough of Manhattan.
- 849-55-BZ**
APPLICANT—Leonard F. Rothkrug, for Estate of Morris Polivnick, owner.
SUBJECT—Application October 27, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district proposed parking lot principally in conjunction with a 144 family apartment building at 80 Winthrop street (pleasure type vehicles—non transient) is contrary to Art. 11, Section 3 of the zoning resolution.
PREMISES AFFECTED—79-83 Winthrop street, north side, 643 ft. 3¾ in. east of Flatbush avenue, Block 5045, Lots 70 and 72, Borough of Brooklyn.
- 882-55-BZ**
APPLICANT—Leonard F. Rothkrug, for Eldorado Enterprises, Inc., owner.
SUBJECT—Application October 26, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit partly in a business and

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partly in a residence use district the erection and maintenance of an auto laundry and to permit the sale and display of used cars on a vacant portion of premises for a term of 10 years.

PREMISES AFFECTED—166-174 Kings highway and 1676-1684 West 12th street, southwest corner and 33-47 Quentin road, Block 6619, Lot 42, Borough of Brooklyn.

934-55-BZ

APPLICANT—Paul Friedman, for Ida Orlick, owner.
SUBJECT—Application November 22, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), storage and sale of auto accessories, parking of cars waiting to be serviced for a term of 15 years.

PREMISES AFFECTED—2444-2460 Linden boulevard and 547-557 Milford street, southeast corner, Block 4503, Lots 1 and 6, Borough of Brooklyn.

20-56-BZ

APPLICANT—Frederick A. Ketcher, for Springhill Realty Corp., owner (Pembroke Corp., lessee).
SUBJECT—Application January 17, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district an electric ground sign.

PREMISES AFFECTED—219-11 Hillside avenue, north side, from Springfield boulevard to 219th street, Block 10689, Lot 16, Springfield Gardens, Borough of Queens.

347-56-BZ

APPLICANT—The Chase National Bank, owner.
SUBJECT—Application May 4, 1956—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a class 2½ height district, the erection of a tower covering 26.98% of lot with exterior walls facing Liberty and William Streets beyond the allowable setbacks as permitted by Section 9(d) of the zoning resolution.

PREMISES AFFECTED—28-40 Nassau street, east side, block front, from Cedar street to Liberty street, 12-50 Liberty street, 55-77 William street and 30-44 Pine street, Block 44, Lots 1-4 inclusive, 14 and 19 and Block 45, Lots 4, 5, 7, 11 and 17, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MAY 29, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, May 29, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

708-52-SM

APPLICANT—Bethlehem Steel Company, Inc., owner.
SUBJECT—Application July 29, 1952—Bethlehem Steel Company, High Strength Bolts.

96-55-A

APPLICANT—Leonard F. Rothkrug, for I. J. Stein Co., owner.
SUBJECT—Application February 9, 1955—re Appeal from a decision of the borough superintendent—frame building—factory
PREMISES AFFECTED—137 Manhattan avenue, west side, 75 ft. north of Montrose avenue, Block 3051, Lot 20, Borough of Brooklyn.

132-55-A

APPLICANT—Leonard F. Rothkrug, for Max Forman, owner (Gibraltar Fabrics, lessee).
SUBJECT—Application February 16, 1955—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—2236-2238 Pitkin avenue, south side, 75 ft. west of Hendrix street, Block 4010, Lots 21 and 23, Borough of Brooklyn.

244-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Beth Sholom Peoples Temple, Inc., owner.
SUBJECT—Application reopened January 17, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—exits and protection of fire wall openings.
PREMISES AFFECTED—8686-8696 Bay parkway and 2164-2180 Benson avenue, southwest corner, Block 6414, Lot 42, Borough of Brooklyn.

422-55-A

APPLICANT—Leonard F. Rothkrug, for Mario Bencivenza, owner.
SUBJECT—Application May 25, 1955—re Appeal from a decision of the borough superintendent—frame building—business use.
PREMISES AFFECTED—639 Lorimer street, east side, 25 ft. south of Jackson street, Block 2747, Lot 7, Borough of Brooklyn.

431-55-A

APPLICANT—Leonard F. Rothkrug, for Irving M. Young and Jack Jacobson, owner (d/b/a I. D. J. Decorators Co.).
SUBJECT—Application May 19, 1955—re Appeal from a decision of the borough superintendent—exits, live load, etc.
PREMISES AFFECTED—783-785 Coney Island avenue, east side, 299 ft. 8 1/8 in. north of Dorchester road, Block 5153, Lots 55 and 56, Borough of Brooklyn.

661-55-A

APPLICANT—Leonard F. Rothkrug, for Ida Shiffman, owner.
SUBJECT—Application August 10, 1955—re Appeal from a decision of the borough superintendent—frame extension, exits, stairs.
PREMISES AFFECTED—266 Ainslie street, south side, 150 ft. east of Graham avenue, Block 2777, Lot 13, Borough of Brooklyn.

1014-55-A

APPLICANT—Lama, Proskauer and Prober, for 260 West Street Corp., owner
SUBJECT—Application December 23, 1955—Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—67-73 Vestry street and 260-262 West street, southeast corner, Block 218, Lot 24, Borough of Manhattan.

198-54-A

APPLICANT—Philip Freshman, for Sarah Nehemiah and Moses Leinwand, owners.
SUBJECT—Application March 16, 1954—re Appeal from a decision of the borough superintendent—exits, live load.
PREMISES AFFECTED—146-148 Lawrence street, west side, 110 ft south of Willoughby street, Block 151, Lot 35, Borough of Brooklyn.

680-55-A

APPLICANT—Julius Schwan, for Minority Housing Development Corp., owner.
SUBJECT—Application August 30, 1955—filed pursuant to section 36, General City Law re premises not facing a legal street.
PREMISES AFFECTED—167-16 Brinkerhoff avenue, south side, 64.09 ft. west of 168th street, Block 10195, Lot 8, Jamaica, Borough of Queens.

681-55-A

APPLICANT—Julius Schwan, for Minority Housing Development Corp., owner.
Subject—Application August 30, 1955—filed pursuant to section 36, General City Law re premises not facing on legal street.

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PREMISES AFFECTED—167-18 Brinkerhoff avenue, south side, 64.09 ft. west of 168th street, Block 10195, Lot 9, Jamaica, Borough of Queens.

89-56-A

APPLICANT—Hexagon Laboratories, Inc., owner.

SUBJECT—Application February 15, 1956—Appeal from a decision re an order of the fire commissioner re sprinkler system.

PREMISES AFFECTED—3536 Peartree avenue, north side, 145 ft. east of Boston road, Block 5282, Lot 48, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JUNE 1, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Friday afternoon, June 1, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

784-41-SR—Proposed Amendments to the Rules for Erection, Alteration, Repair, Excavation for and Demolition of Buildings.

835-38-SR—Proposed Amendments Relative to Submerged Inlets and Protective Methods to be Applied to Prevent Contamination of Water Supply.

HARRIS H. MURDOCK, *Chairman.*

JUNE 5, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning June 5, 1956 at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters.

784-55-BZ

APPLICANT—Goldwater and Flynn, for Housing Enterprises Inc., owner.

SUBJECT—Application October 4, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor motor vehicle repairs, washing, parking and storage of motor vehicles.

PREMISES AFFECTED—30-11 Francis Lewis boulevard, east side, from 30th avenue to 32nd avenue, Block 6021, Lot 1, Bayside, Borough of Queens.

Laid over from May 1, 1956 to June 5, 1956, for inspection and decision; hearing closed.

1005-55-BZ

APPLICANT—Albert Melniker, for Gertrude Le Blanc, owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, car washing, lubritorium, sale of accessories, minor motor vehicle repairs, with hand tools only, parking for more than 5 motor vehicles, for a term of 15 years.

PREMISES AFFECTED—237 Jewett avenue and 899 Post avenue, northwest corner,, Block 1027, Lot 1, West Brighton, Borough of Richmond.

Laid over from May 1, 1956, to June 5, 1956, for applicant to arrive at an agreement with the Borough President as to the procedure relative to the street widening and road paving and to file copy with the Board.

662-55-BZ

APPLICANT—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the extension of a non-conforming use (residence and stores).

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

Laid over from April 10, 1956, to May 8, 1956, at 10 A.M. for inspection and decision; hearing closed; then to June 5, 1956, for inspection and decision.

663-55-A

APPLICATION—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—Appeal from a decision of the borough superintendent—re frame building business use.

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

814-55-BZ

APPLICANT—Fred C. Dahlem, for Estate of Newbold Morris, Bank of New York, trustee, owner (Martin Gollubier, lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of use of parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—1034-1040 College avenue, east side 100 ft. north of East 165th street, Block 2433, Lots 1 and 6, Borough of The Bronx.

Laid over from April 10, 1956, to May 8, 1956, for inspection and decision; hearing closed; then to June 5, 1956, for inspection and decision.

930-55-BZ

APPLICANT—Fred C. Dahlem, for Valentine Galcik, owner.

SUBJECT—Application November 21, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7c and 21 of the zoning resolution, to permit in a retail use, D area district, the use of a building for motor vehicle repairs and garage for more than 5 motor vehicles and extension of subject building to occupy 100% of the area of the lot.

PREMISES AFFECTED—424-426 East 10th street, south side, 306 ft. west of avenue D, Block 379, Lot 21, Borough of Manhattan.

Laid over from April 10, 1956, to May 8, 1956, for inspection and decision; hearing closed; then to June 5, 1956, for inspection and decision.

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

Laid over from May 3, 1955 to June 7, 1955, to permit the applicant to obtain a decision from the Building Department as to structural conditions to comply with the Labor Law and to permit the filing of a companion administrative appeal to be heard with the zoning application on the laid over date; laid over, date to be set for hearing when companion "A" appeal has been examined and set for hearing; the "A" and "BZ" cases to be heard on the same date; then set for hearing January 10, 1956; then February 15, 1956, for inspection and decision; hearing closed; then to February 28, 1956, for applicant to file revised plan; then laid over to March 20, 1956, for further inspection and decision; then to April 3, 1956, for applicant to furnish consent of adjoining owner for use of property as means of egress from foot of fire escape; then to April 24, 1956, at request of the applicant, to obtain a consent of the adjoining owner

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for exit across his property; then to May 8, 1956, for applicant to file consent of adjoining owner for exit; then to June 5, 1956, at request of the applicant, to file consent of adjoining owner.

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner.
SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

815-52-BZ—Vol. II

APPLICANT—Reuben Rappaport, for City Bank Farmers Trust Co. and Florence D'Olier, Trustees under will of Thomas Diamond, owners (N. R. M. Garage Corp., lessee).

SUBJECT—Application reopened January 10, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and business use district, the proposed combining of both buildings for garage and parking of more than 5 motor vehicles, and the proposal to extend use of garage wherein gasoline and oil is sold.

PREMISES AFFECTED—248-250 West 80th street and 2231-2239 Broadway, southwest corner, Block 1227, part of Lots 54 and 59, Borough of Manhattan.

Laid over from May 8, 1956, to June 5, 1956, for inspection and decision; hearing closed.

23-56-A

APPLICANT—Reuben Rappaport, for City Bank Farmers Trust Co. and Florence D'Olier, Trustees under the will of Thomas Diamond, owners (N. R. M. Garage Corp., lessee).

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—non-fireproof construction and exits.

PREMISES AFFECTED—248-250 West 80th street and 2231-2239 Broadway, southwest corner, Block 1227, part of Lots 54 and 59, Borough of Manhattan.

450-55-BZ

APPLICANT—Leonard F. Rothkrug, for Thomas Nastasi, owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district occupancy of a class 4, single family residence by 2 families.

PREMISES AFFECTED—157-22 Powell Cove boulevard, south side, 180 ft. east of 157th street, Block 4554, Lot 50, Beechhurst, Borough of Queens.

Laid over from May 8, 1956, to June 5, 1956, for inspection and decision; hearing closed; applicant to file report as to houses in area having more than one family.

584-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Charlotte W. Sanders, owner.

SUBJECT—Application July 15, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed demolition, reconstruction and extension of an existing gas station, office and sales, storage, lubritorium, car washing and minor auto repairs.

PREMISES AFFECTED—699 Morris avenue and 266 East 155th street, southwest corner and 3012-3016 Park avenue, Block 2442, Lot 65, Borough of The Bronx.

Laid over from May 8, 1956, to June 5, 1956, for inspection and decision; hearing closed.

738-55-BZ

APPLICANT—Patrick D. Concagh, for 333 West 46th Street Corp., owner.

SUBJECT—Application September 21, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—333-337 West 46th street, north side, 378 ft. west of 8th avenue, Block 1037, Lots 16, 116 and 117, Borough of Manhattan.

Laid over from May 5, 1956 to June 5, 1956, for inspection and decision; hearing closed.

30-48-BZ—Vol. II

APPLICANT—Adolph Friedel, for Moe Friedel, owner.

SUBJECT—Application reopened May 8, 1956 for consideration of extension of term of variance expired February 24, 1956—re (decision of the borough superintendent) previously granted on condition, under sections 7c, 7i, 7A and 7h of the zoning resolution, permitting in a residence and business use district, the reconstruction and extension of existing gasoline service station to include boiler room, lubritorium, auto laundry, motor vehicle repair shop, sale of accessories and office and also the parking and storage of more than five motor vehicles and with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—1701-1725 Bedford avenue and 109-131 Sullivan place, northeast corner, Block 1304, Lot 1, Borough of Brooklyn.

297-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sylvia Griff, owner.

SUBJECT—Application reopened May 8, 1956 for consideration as to extension of time to complete expired October 26, 1955—re (decision of the borough superintendent) previously granted on condition, under sections 21, 7c and 19A, permitting in the business use portion of plot located in a residence and business use, D area district, the demolition of existing frame structure on lot 23, and the erection of a new one-story extension, using more than the area permitted; and permitting an opening from proposed extension to existing frame structure to construct one large store; and permitting a horizontal exit door between two structures; and permitting an entrance to a proposed loading area, both located in the residence use portion of plot, with the loading area less than 33 feet in depth, and less than 14 feet in height.

PREMISES AFFECTED—65-61 to 65-65 Grand avenue and 56-64 to 56-72 Hamilton place, northwest corner, Block 2719, Lots 21, 22 and 23, Maspeth, Borough of Queens.

469-52-BZ Vol. III

APPLICANT—Alex Danin, for Cord-Meyer Development Co., owner (Bay Terrace Cooperatives Sections 3, 4 and 5 Inc., lessee).

SUBJECT—Application reopened May 24, 1955 as Vol. III—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the substitution of two story garden simplex apartments for each two duplex single family units, within the same building envelope.

PREMISES AFFECTED—212-14 to 212-52 16th avenue, southeast corner of 212th street, Block 5118, Lot 30; 15-15 to 15-41 and 15-47 to 15-63 212th street and 212-19 to 212-49 16th avenue, northeast corner, Block 5857, Lot 110; 15-18 to 15-42; 15-70 to 15-86 and 16-18 to 16-34 212th street, northwest corner 18th avenue, Block 5863, Lot 60; 16-21 to 16-37 212th street, southeast corner of 16th avenue, Block 5918, Lot 30; 16-41 to 16-65 and 16-71 to 16-87 212th street, southeast corner 18th avenue, Block 5918, Lot 40; 209-37 to 209-77 and 211-07 to 211-49 18th avenue, northwest corner 212th street, Block 5863, Lot 110; 18-47 to 18-59 and 18-73 to 18-95 211th street; 211-03 to 211-23; 211-27 to 211-55; 211-67 to 211-91; 211-95 to 211-99 23rd avenue; 211-02 to 211-12; 211-39 to 211-41 and 211-36 20th avenue; 18-04 to 18-28; 18-34; 20-08 to 20-24; 20-28 212th street; and 18-15 to 18-41; 211-10 to 211-34; 211-38 to 211-50; 211-54 18th

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avenue, southwest corner, Block 5872, Lot 2, Bayside, Borough of Queens, N.B. 7453, 7455, 7456, 7458, 7459, 7461, 7464 and 7467-52; N.B. 1466, 1467, 1470, 1473, 1474, 1476, 1477, 1478, 1479, 1480, 1482, 1483, 1484, 1485, 1489, 1490, 1491-53.

816-54-BZ Vol. II

APPLICANT—Burke, Green and Groh, for Eli Brody, owner.

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F-1 area district, the proposed erection of a one story and cellar building of class 3 construction, to be used for doctors' offices, with less than the required rear yard.

PREMISES AFFECTED—21-35 Bell boulevard, east side, 241.21 ft. north of 24th avenue, Block 5958, Lot 57, Bayside, Borough of Queens.

103-54-BZ Vol. II

APPLICANT—Siegal and Green, for L. S. C. Realty Corp., owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the erection of an outdoor amusement center, also the maintenance of an illuminated business sign.

PREMISES AFFECTED—1950 Bruckner boulevard, southside, 364.8 ft. west of Pugsley avenue, Block 3677, Lots 58 and 61, Borough of The Bronx.

778-54-BZ Vol. II

APPLICANT—Charles M. Spindler, for Tally-Ho Realty Corp., owner.

SUBJECT—Application reopened January 31, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs, and the construction of the building on the street line without the required setback.

PREMISES AFFECTED—1320-1342 Remsen avenue, west side, 263 ft. 10 $\frac{3}{4}$ in. north of Avenue K, Block 8041, Lot 56, Borough of Brooklyn.

529-55-BZ

APPLICANT—Henry C. Brucker, for Alfred W. and Amelia Ziegler, owner.

SUBJECT—Application June 29, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an E area district the erection of a two story one family dwelling with side yard of less width than required by section 18b of the zoning resolution.

PREMISES AFFECTED—78-30 82nd street, west side, 277.15 ft. south 78th avenue, Block 3832, Lot 57, Glendale, Borough of Queens.

656-55-BZ

APPLICANT—Hurley, Kearney, Lane and Mattison, for St. Charles Hospital, owner.

SUBJECT—Application August 9, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles for physicians and personnel of St. Charles Hospital.

PREMISES AFFECTED—295 Hicks street, east side, 198 ft. north of State street, Block 261, Lot 9, Borough of Brooklyn.

679-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Pauline and William Hinderstein, owners.

SUBJECT—Application August 30, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the proposed erection of a structure for storage, stores, loading

and unloading, parking of patrons cars (no fee to be charged).

PREMISES AFFECTED—13-55 to 13-63 Beach Channel drive and 2201-2217 Birdsall avenue, southwest corner, Block 158, Lot 14, Far Rockaway, Borough of Queens.

763-55-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Ellen Licata, owner.

SUBJECT—Application September 27, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district 1 times height district an extension of a one family residence for a play room, bath room, porch and 2 car accessory garage.

PREMISES AFFECTED—142-07 Hoover avenue, northside, 100 ft. west of Daniels street, Block 9721, Lot 251, Jamaica, Borough of Queens.

764-55-BZ

APPLICANT—Burke, Green and Groh, for Joseph and Marie Danisi, owners.

SUBJECT—Application September 27, 1955—re (decision of the borough superintendent) under sections 7e of the zoning resolution, to permit in a residence use district, the proposed use of existing building, for office, distributing, and storage building for beverages; more than one building on the plot.

PREMISES AFFECTED—120-42 Springfield boulevard, west side, 91.04 ft. north of 121st avenue, Block 12694, Lot 56, St. Albans, Borough of Queens.

793-55-BZ

APPLICANT—Gabriel Nathan, for James, Sarah and Louis Cappell, owners.

SUBJECT—Application October 6, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed use of vacant land for parking lot for more than 5 motor vehicles and boats.

PREMISES AFFECTED—60-02 to 60-12 Beach Channel drive and 401-421 Beach 60th street, northwest corner, Block 430, Lots 130 and 140, Arverne, Borough of Queens.

794-55-A

APPLICANT—Gabriel Nathan, for James, Sarah and Louis Cappell, owners.

SUBJECT—Application October 6, 1955—filed pursuant to section 35, General City Law re premises located in bed of mapped street—proposed widening of Beach 60th street.

PREMISES AFFECTED—60-02 to 60-12 Beach Channel drive and 401-421 Beach 60th street, northwest corner, Block 430, Lots 130 and 140, Arverne, Borough of Queens.

893-55-BZ

APPLICANT—M. Martin Elkind, for 640 East 13th Street Corp., owner.

SUBJECT—Application November 10, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking for more than 5 motor vehicles.

PREMISES AFFECTED—529 East 11th street, north side, 285.6 ft. west of Avenue B, Block 405, Lot 58, Borough of Manhattan.

43-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer Berfond, owner.

SUBJECT—Application January 24, 1956—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a business, local retail and residence use district the erection of 2 buildings of class 1 and class 3 construction to be used for storage, boiler room, compressor room, refrigerator, store, loading and unloading, mens' and womens' toilets, restroom,

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air conditioning equipment, and parking of patrons cars, no fee to be charged.
PREMISES AFFECTED—2127-2183 Coyle street and 3045-3067 Avenue V, northeast corner and 2128-2184 Bragg street, Block 7368, Lots 17, 19, 22, 25, 27, 29, 31, 36, 46, 53 and 61, Borough of Brooklyn.

116-56-BZ

APPLICANT—Abraham N. Horwitz, for Harry Mortimer, owner.

SUBJECT—Application February 20, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the construction and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs (using hand tools only), office and sales of auto accessories for a term of 15 years.

PREMISES AFFECTED—2451-2459 Westchester avenue and 1400-1408 Rowland street, northeast corner, Block 3974, Lot 1, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JUNE 5, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 5, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

895-51-SA

APPLICANT—L. J. Mueller Furnace, owner (Clewett Equipment Company, agent).

SUBJECT—Application December 17, 1951—Mueller Climate Control Oil Fired Air Conditioners, Models 50, 201, 202, 209, 211, 212, 214, 215, 216, 218, 219 and 253.

565-55-SA

APPLICANT—Leonard F. Rothkrug, for Sentry Norden Oil Heating Co., Inc., owner.

SUBJECT—Application June 21, 1955—Water Lining and Integral Fuel Oil Heater (preheater).

642-55-SA

APPLICANT—Worcester Taper Pin Company, manufacturer.

SUBJECT—Application July 21, 1955—Browning Liquid Fuel Cutting Torch, Model U-15A.

367-54-SA

APPLICANT—Johnson Heater Corporation, owner.

SUBJECT—Application May 4, 1954—Johnson Forced Warm Air Heaters, Oil Fired, Models JA.75, JA1, JA1.5, JA2, JA2.5, JA3, JA4, JA5, JA6, JA7, JA1.2, JA10, JA12, JA20, JA25, JA30, JA35, JA40, JA50, HB75, HB1, HB2, HB3, HB4, HB5, JAS1, JAS1E, JAS1.5, JAS2, JAS2E, JAS3, JAS3E, JAS4, JAS5.

877-55-SM

APPLICANT—Beacon Manufacturing Company, manufacturer.

SUBJECT—Application October 26, 1955—Beacon Closet Bowl Wax Gasket, Model 101 and 102.

603-55-SA

APPLICANT—Air Conditioning Engineering Company, owner. (Bernie Leventhal, Inc., agent).

SUBJECT—Application July 8, 1955—Perfectair Oil Fired Suspended Horizontal Forced Warm Air Furnaces and Floor Mounted Models H75, H90, H100, F150, F245, F385, F585, F815, S75, S90, S110, S115, S230, S345, S420 and S520.

459-45-SM

APPLICANT—Truscon Steel Company, owner.

SUBJECT—Application July 9, 1945—Truscon Steel Double Hung Series 138 and 145 Windows.

605-54-SA

APPLICANT—Despatch Oven Company, owner.

SUBJECT—Application July 21, 1954—Commander Bake Oven 12, 18, 24, 32, 36 and 40 (electrically heated).

487-55-SM

APPLICANT—Nazareth Cement Company, owner.

SUBJECT—Application May 25, 1955—Nazareth Air Entraining Portland Cement, Types IA and IIA and Nazco Type IIIA.

1105-48-SA

APPLICANT—Automatic Burner Corporation, owner.

SUBJECT—Application for consideration—reopened January 24, 1956 as to amendment to resolution as to additional trade names—re ABC Oil Burner Model 52A; previously approved.

430-49-SA

APPLICANT—Square Manufacturing Company, owner.

SUBJECT—Application for consideration—reopened April 10, 1956 as to amendment to resolution as to additional model drink dispenser—re Square Manufacturing Co. Carbonated Beverage Dispenser, Model 5008; previously approved.

774-52-SA

APPLICANT—Automatic Products Company, owner.

SUBJECT—Application for consideration—reopened April 10, 1956 as to amendment to resolution as to additional model—re Sodashoppe-6 Drink (dispenser soft-drinks); previously approved.

116-52-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application for consideration—reopened September 27, 1955 as to amendment to resolution as to proportions of Structo-Lite Premixed Plaster—re Red Top Structo Lite Plaster; previously approved.

252-45-SA

APPLICANT—Metropolitan Refining Company, Inc., owner.

SUBJECT—Application for consideration—reopened February 7, 1956 as to amendment to resolution as to additional name—re Metropolitan Feeder (water treatment appliance); previously approved.

1464-39-GR

APPLICANT—George S. Rider Company

SUBJECT—Application for consideration and report as to additional inspection agency (George S. Rider Co., Cleveland).

1464-39-GR

APPLICANT—Perry-Carrington Engr. Company.

SUBJECT—reopening and amending as to additional inspection agency (Perry-Carrington Engr. Company).

993-54-A

APPLICANT—Elias K. Herzog, for Postgal Realty Corp., owner.

SUBJECT—Application December 27, 1954—re Appeal from a decision of the borough superintendent—cellar egress.

PREMISES AFFECTED—345-351 West 35th street, north side, 266 ft. 4 in. east of 9th avenue, Block 759, Lot 14, Borough of Manhattan.

853-55-A

APPLICANT—Sideny Daub, for Abe Messinger, owner (Kasbar Quilting Co., lessee).

SUBJECT—Application October 26, 1955—Appeal from a decision of the borough superintendent—re opening in fire wall.

PREMISES AFFECTED—1213-1239 East 14th street, east side, 100 ft. south of Avenue L, Block 6734A, Lot 86, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

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JUNE 12, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 12, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

621-54-BZ

APPLICANT—Leonard F. Rothkrug, for Soljak Realty Corp., owner (M. H. Murray Supply Corp., lessee).

SUBJECT—Application July 29, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from public garage to the storage and sale of plumbing supplies.

PREMISES AFFECTED—1565-1567 Bergen street, north side, 225 ft. west of Utica avenue, Block 1348, Lot 62, Borough of Brooklyn.

Laid over from May 8, 1956, to June 12, 1956, for applicant to correct his papers and for inspection and decision; hearing closed.

670-39-BZ—Vol. II

APPLICANT—Otto J. and Warren A. Sambach, for Theodore Potash, owner.

SUBJECT—Application reopened July 12, 1955 as Vol. II—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a business use, C area district the extension of an existing building, using more than the area permitted.

PREMISES AFFECTED—41-25 102nd street, northeast corner of 42nd avenue, Block 1976, Lot 10, Corona, Borough of Queens.

208-46-BZ—Vol. IV

APPLICANT—Ferdinand Savignano, for 1500 McDonald Avenue Corp., owner.

SUBJECT—Application reopened November 15, 1955 as Vol. IV—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the proposed change in occupancy from yarn manufacturing, gasoline selling station, auto laundry, lubricatorium, office and showroom to yarn manufacturing, gasoline selling station, auto laundry, lubricatorium, auto repairs, office and addition of boiler room.

PREMISES AFFECTED—1500-1546 McDonald avenue and 14-24 Avenue M, southwest corner, Block 6563, Lot 6, Borough of Brooklyn.

947-55-A

APPLICANT—Ferdinand Savignano, for 1500 McDonald Avenue Corp., owner.

SUBJECT—Application October 14, 1955—Appeal from a decision of the borough superintendent—re boiler room in garage area.

PREMISES AFFECTED—1500-1546 McDonald avenue and 14-24 Avenue M, southwest corner, Block 6563, Lot 6, Borough of Brooklyn.

602-51-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application reopened February 7, 1956 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed alteration and extension of (4) car garage, used in conjunction with present parking and storage of motor vehicles, accessory to milk distribution plant, into a motor vehicle repair shop for cars of milk plant.

PREMISES AFFECTED—2338 Hermany avenue, south side, 341 ft. west of Zerega avenue, Block 3697, Lots 19, 21 and 25, Borough of The Bronx.

826-53-BZ—Vol. II

APPLICANT—David Postal, for Post Bayside #1, owner.

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a resi-

dence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, parking and storage of cars awaiting service.

PREMISES AFFECTED—260-02 to 260-22 Union turnpike, southeast corner of 260th street, Block 8677, Lot 61, Bellerose, Borough of Queens.

176-55-BZ

APPLICANT—John F. Fitzsimons, for Nicholas Descicciola, owner (Delta Precision Tool and Instrument Co., lessee).

SUBJECT—Application March 8, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail and residence use district, the use of the premises as a factory in the retail portion of the lot.

PREMISES AFFECTED—147-36 Brookville boulevard, west side, 68.25 ft. south of 147th road, Block 13729, Lot 33, Rosedale, Borough of Queens.

667-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Lester L. Byck, owner.

SUBJECT—Application August 18, 1955—re decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the maintenance of an illegally existing porch within the required setback from Main Street.

PREMISES AFFECTED—141-49 Coolidge avenue and 82-11 to 82-19 Main street, northeast corner, Block 6639, Lot 51, Jamaica, Borough of Queens.

671-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Local Construction Corp., owner.

SUBJECT—Application August 22, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, minor motor vehicles repairs, office and sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—1028-1040 Belmont avenue and 462-466 Pine street, southwest corner, Block 4250, Lots 23 and 29, Borough of Brooklyn.

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubricatorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.

PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

810-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail and residence use district, the proposed use of automatic auto laundry, office and parking for more than 5 motor vehicles, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—61-24 to 61-30 Utopia parkway and 175-01 to 175-25 64th avenue, northwest corner, Block 6891, Lot 3, Fresh Meadows, Borough of Queens.

911-55-BZ

APPLICANT—Leonard F. Rothkrug, and Samuel Gardstein, for Bangor Realty Corp., owner.

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SUBJECT—Application November 16, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit parking in a business use district and partly in a residence use district the proposed use of the unbuilt upon portion of a lot for a parking lot and also for accessory parking for employees.

PREMISES AFFECTED—1674-1678 Broadway, south side, 59 ft. 4 in. west of Decatur street, and 747-755 Decatur street, Block 1503, Lot 31, Borough of Brooklyn.

1022-55-BZ

APPLICANT—Paul Friedman, for Marflu Servicenter Inc., owner (General Outdoor Advertising Co., Inc., lessee).

SUBJECT—Application December 30, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, minor repairs (hand tools only), auto laundry (non-automatic), office, storage and sale of auto accessories and parking for more than 5 cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—305-319 Oakland street, west side, from India street to Huron street, 222-226 India street and 193-197 Huron street, Block 2533, Lot 33, Borough of Brooklyn.

94-56-BZ

APPLICANT—Albert Melniker, for Chain Store Realty Corp., owner.

SUBJECT—Application February 9, 1956—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, parking of vehicles awaiting service, minor adjustments of motor vehicles with hand tools only, office and sales.

PREMISES AFFECTED—1970 Victory boulevard and 5 Perry avenue, southeast corner, Block 722, Lot 1, Castleton Corners, Borough of Richmond.

214-56-BZ

APPLICANT—Roger Halle, for Colback Corp., owner (Colonial Trust Co., lessee).

SUBJECT—Application March 19, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail and residence use district, the proposed parking for bank patrons and employees and drive up deposit window, accessory to bank located on adjoining lot 14.

PREMISES AFFECTED—514-520 Bay Ridge avenue and 6901-6903 5th avenue, southeast corner, Block 5874, Lots 14-17 inclusive, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

JUNE 12, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon June 12, 1956 at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

178-56-A

APPLICANT—Samuel Cohen, for Standard Paper Co., owner.

SUBJECT—Application February 24, 1956—re Appeal from a decision of the borough superintendent—stairs.

PREMISES AFFECTED—13 Frankfort street, south side, 118 ft. east of Nassau street, Block 102, Lot 7, Borough of Manhattan.

962-55-A

APPLICANT—Charles Spindler, for Max Labatan, doing business as Lullaby Infants Wear, owner.

SUBJECT—Application December 7, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—7018 20th avenue, west side, 40 ft. north of 71st street, Block 6173, Lot 45, Borough of Brooklyn.

950-55-A

APPLICANT—Henry H. Moger, for E. A. Stern, et al., under will of Esther A. Hurwitz (deceased), owners (Milk Maid Realty Corp., lessee).

SUBJECT—Application December 1, 1955—filed pursuant to section 35, General Law re premises in bed of mapped street—proposed widening of Metropolitan avenue.

PREMISES AFFECTED—60-04 Metropolitan avenue, southwest corner of 60th street, Block 3492, Lots 30, 46 and 47, Maspeth, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

JUNE 19, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 19, 1956, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matter:

781-50-BZ—Vol. II

APPLICANT—Paul Friedman, for Empire Chevrolet, Inc., owner (G and G Auto Sales of Brooklyn, Inc., lessee; Volkswagen, contingent lessee).

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of an automobile showroom and sales (franchised Volkswagen dealer), gasoline service station, lubricatorium, auto washing (non-automatic), minor repairs (hand tools only), office, storage and sale of auto accessories, parking and storage for more than 5 cars waiting to be serviced, and outdoor display and sales for more than 5 motor vehicles for a term of 15 years.

PREMISES AFFECTED—68-92 Remsen avenue and 9-35 East 51st street, southwest corner, Block 4592, Lots 1 and 4, Borough of Brooklyn.

Laid over from April 17, 1956 and set for hearing on June 19, 1956, 10 A. M.; notices to be sent out in accordance with the regular procedure.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MAY 8, 1956, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, April 24, 1956, were ap-

proved as printed in the Bulletin of May 1st, 1956, Vol. 41, No. 18.

621-24-BZ—Vol. III

APPLICANT—Howard H. Snyder, for Terin Garage Corp., owner.

SUBJECT—Application reopened January 31, 1956 as Vol.

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III—re (decision of the borough superintendent) under sections 7a, 7c and 7f of the zoning resolution, to permit in a business use district an existing three story garage, the additional parking of motor vehicles on the roof.

PREMISES AFFECTED—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Opposition: Helene S. Walker.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 15, 1956, at 10 A. M. at request of objector.

252-36-BZ—Vol. II

APPLICANT—Allan Crane and Hoist Corp., lessee, for Electric Hoist and Motor Company, Inc., owner.

SUBJECT—Application reopened April 19, 1955 as Vol.

II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district, the proposed use of an existing building for a factory, for the manufacture of electric hoists, and office with welding in connection with the manufacture of hoists.

PREMISES AFFECTED—60 Bayard street, south side, 100 ft. east of Lorimer street, Block 2722, Lot 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Rose A. Caputo.

For Opposition: Rose Marsilia, Louie Marotta, Vincent Guadagno and A. Yorio.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 22, 1956, at 10 A. M. at request of attorney for the applicant.

658-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Julius Procacci, owner.

SUBJECT—Application reopened October 18, 1955 as Vol.

II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, storage room and parking and storage of motor vehicles.

PREMISES AFFECTED—627-637 86th street, north side, 214 ft. 7 in. east of Fort Hamilton parkway, Block 6037, Lots 17, 96, 99, 100 and 101, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Julius Procacci and William A. Vendittelli.

For Opposition: James P. Murphy, Hannah Greenberg, Frank J. Piazza, James Palmer and Jerome H. Gerst.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 29, 1956, at 10 A.M. for inspection and decision; hearing closed.

127-46-BZ—Vol. II

APPLICANT—Paul Friedman, for Interboro Management, Inc., owner.

SUBJECT—Application reopened December 13, 1955 as Vol.

II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of auto accessories and parking of more than 5 cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—46-11 to 46-21 Hollis Court boulevard and 46-02 to 46-16 189th street, northwest corner and 188-12 to 188-20 46th avenue, Block 5528, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Alex Wertheim, Michael and Yolanda Cucinetta, Rudolph Chlupsa, Vincent Castana, C. La Perla, V. D'Elia, F. Keegan, Victor Leo Sternett, Mrs. George Pappas, Stella Mocarski, Mildred Meyer, Rosa Gtobile, Ernestine Tamberino, Marie Licostie, Clara V. Bird, Myra Tarantino, Thomas M. Berry, Mario Arzosa, Anthony W. H. Horenburger, Helen Vetzgian, Mary Myerjack, John and T. Bobik, Stephen Allen, Agnes Steier, Gladys Consiglio, George Ajenci, L. D. Ross, John J. Stack, John J. Fergus, Lily Ajemian, Minnie J. Clark, Elsa Elbrecht, Mrs. J. Sullivan, Mrs. Sniffen, Catherine Scully, Lilian F. Maelter and Horace Bardia.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 29, 1956, at 10 A.M. for inspection and decision; hearing closed.

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

APPEARANCES—

For Applicant: H. Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 5, 1956, at 10 A.M. at request of the applicant, to file consent of adjoining owner; hearing previously closed.

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

APPEARANCES—

For Applicant: H. Nordheim.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 5, 1956, at 10 A.M. in conjunction with Cal. 626-51-BZ, at request of the applicant, to file consent of adjoining owner; hearing previously closed.

815-52-BZ—Vol. II

APPLICANT—Reuben Rappaport, for City Bank Farmers Trust Co. and Florence D'Olier, Trustees under will of Thomas Diamond, owners (N.R.M. Garage Corp., lessee).

SUBJECT—Application reopened January 10, 1956 as Vol.

II—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and business use district, the proposed combining of both buildings for garage and parking of more than 5 motor vehicles, and the proposal to extend use of garage wherein gasoline and oil is sold.

PREMISES AFFECTED—248-250 West 80th street and 2231-2239 Broadway, southwest corner, Block 1227, part of Lots 54 and 59, Borough of Manhattan.

APPEARANCES—

For Applicant: Reuben Rappaport and Nat Madenberg.

For Opposition: Louis K. Schwarz and Sol O. Weisner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 5, 1956, at 10 A.M. for inspection and decision; hearing closed.

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23-56-A

APPLICANT—Reuben Rappaport, for City Bank Farmers Trust Co. and Florenec D'Olier, Trustees under will of Thomas Diamond, owner (N.R.M. Garage Corp., Lessee).

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—non-fireproof construction and exits.

PREMISES AFFECTED—248-250 West 80th street and 2231-2239 Broadway, southwest corner, Block 1227, part of Lots 54 and 59, Borough of Manhattan.

APPEARANCES—

For Applicant: Reuben Rappaport.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 5, 1956, at 10 A. M. for inspection and decision in conjunction with Cal. No. 815-52-BZ, Vol. II; hearing closed.

621-54-BZ

APPLICANT—Leonard F. Rothkrug, for Soljak Realty Corp., owner (M. H. Murray Supply Corp., lessee).

SUBJECT—Application July 29, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from public garage to the storage and sale of plumbing supplies.

PREMISES AFFECTED—1565-1567 Bergen street, north side, 225 ft. west of Utica avenue, Block 1348, Lot 62, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Lester Peskin.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. for applicant to correct his papers and for inspection and decision; hearing closed.

711-54-BZ

APPLICANT—Leonard F. Rothkrug, for Sam Tepperberg, owner (Empire Store Construction Co., Inc., Lessee).

SUBJECT—Application August 20, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed use of premises for light manufacturing (store fixtures), involving the use of power saws on wood, thus constituting a saw mill.

PREMISES AFFECTED—334 Lexington avenue, south side, 100 ft. west of Marey avenue, Block 1803, Lot 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Sam Tepperberg.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 29, 1956, at 10 A.M. for inspection and decision; hearing closed.

712-54-A

APPLICANT—Leonard F. Rothkrug, for Sam Tepperberg, owner (Empire Store Construction Co., Inc., lessee).

SUBJECT—Application August 20, 1954—re Appeal from a decision of the borough superintendent—frame building, commercial use.

PREMISES AFFECTED—334 Lexington avenue, south side, 100 ft. west of Marey avenue, Block 1803, Lot 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 29, 1956, at 10 A.M. for inspection and decision in conjunction with Cal. 711-54-BZ; hearing closed.

855-52-A

APPLICANT Benjamin Saltzman, Borough Superintendent. OWNERS OF RECORD—Annie Tepperberg and Pauline Greenbaum.

SUBJECT—Application November 26, 1952—re Revocation of Certificate of Occupancy #113920.

PREMISES AFFECTED—332-334 Lexington avenue, southside, 100 ft. west of Marey avenue, Block 1803, Lot 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry Fishgrund, Borough Supt. Office.

For Owner: Leonard F. Rothkrug and Sam Tepperberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 29, 1956, at 10 A.M. for inspection and decision in conjunction with Cal. Nos. 711-54-BZ and 712-54-A; hearing closed.

187-55-BZ

APPLICANT—Leonard F. Rothkrug, for Anthony D'Angelo, owner.

SUBJECT—Application February 25, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the maintenance of existing extension using more than the area permitted.

PREMISES AFFECTED—356 Evergreen avenue and 29-35 Harmon street, northwest corner, Block 3274, Lot 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Mark J. Glynn, Jr., J. P. Hofflin, Carolyn Lambert, Helen Gendeneki, Catharine Lombardo, Henry Bachmann, John Schifferdecker, A. Demelli, C. Valentine, Claire M. Everding, Pat Piccione, Henry Hager and Emma E. Eissler.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 29, 1956, at 10 A.M. for inspection and further hearing that may be necessary; applicant to obtain a new decision from the borough superintendent as to coverage based on the amended provision.

188-55-A

APPLICANT—Leonard F. Rothkrug, for Anthony D'Angelo, owner.

SUBJECT—Application February 25, 1955—re Appeal from a decision of the borough superintendent—use of frame building as factory—exits, etc.

PREMISES AFFECTED—356 Evergreen avenue and 29-35 Harmon street, northwest corner, Block 3274, Lot 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 29, 1956, at 10 A.M. for inspection and further hearing, if necessary and for applicant to obtain new decision from borough superintendent in re Cal. 187-55-BZ.

450-55-BZ

APPLICANT—Leonard F. Rothkrug, for Thomas Nastasi, owner.

SUBJECT—Application June 7, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district occupancy of a class 4, single family residence by 2 families.

PREMISES AFFECTED—157-22 Powell Cove boulevard, south side, 180 ft. east of 157th street, Block 4554, Lot 50, Beechhurst, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Thomas Nastasi.

For Opposition: Clarence K. Marion, Henry Eipel, A. H. Blatt, Joseph Rocco and Mrs. Joseph Rocco.

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For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to June 5, 1956, at 10 A.M. for inspection and decision; hearing closed; applicant to file report as to houses in area having more than one family.

584-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Charlotte W. Sanders, owner.

SUBJECT—Application July 15, 1955—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed demolition, reconstruction and extension of an existing gas station, office and sales, storage, lubritorium, car washing and minor auto repairs.

PREMISES AFFECTED—699 Morris avenue, 266 East 155th street, southwest corner and 3012-3016 Park avenue, Block 2442, Lot 65, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Angelina Tambasin, Louise Lupi and C. J. Cammarata, N.Y.C. Housing Authority.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 5, 1956, at 10 A.M. for inspection and decision; hearing closed.

662-55-BZ

APPLICANT—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the extension of a non-conforming use (residence and stores).

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 5, 1956, at 10 A.M. for inspection and decision; hearing previously closed.

663-55-A

APPLICANT—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—Appeal from a decision of the borough superintendent, re frame building—business use.

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 5, 1956, at 10 A.M., for inspection and decision in conjunction with Cal. 662-55-BZ; hearing previously closed.

715-55-BZ

APPLICANT—Herman Wolff, for Samuel, Max, Nathan and Julius Kassover, owners.

SUBJECT—Application September 15, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the erection of a one story, class 3 construction store building with area of 2910 square feet which is in excess of permitted area of 75% of 2182 square feet of lot.

PREMISES AFFECTED—983-985 Flatbush avenue, east side, 95 ft. 3 in. south of Albermarle road, Block 5126, Lot 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Wolff and Herbert Brickman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 15, 1956, at 10 A.M. for applicant to file revised plan showing extension of buildings and for inspection and decision; hearing closed.

738-55-BZ

APPLICANT—Patrick D. Concagh, for 333 West 46th Street Corp., owner.

SUBJECT—Application September 21, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—333-337 West 46th street, north side, 378 ft. west of 8th avenue, Block 1037, Lots 16, 116 and 117, Borough of Manhattan.

APPEARANCES—

For Applicant: P. D. Concagh and N. Schwartz.

For Opposition: Theodore Gilbert.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 5, 1956, at 10 A.M. for inspection and decision; hearing closed.

812-55-BZ

APPLICANT—Ingram S. Carner, for LMJ Realty Corp., owner (Shell Oil Company, proposed lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non automatic), office, sales and storage of auto accessories, parking of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—4011-4029 New Utrecht avenue and 4002-4024 10th avenue, northeast corner, and 972-982 40th street, Block 5586, Lots 70, 71, 72, 73 and 75, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: Armando Gennarelli, Marie Stinso, Margaret Calvanese, Pauline Scudero, Jennie Santoro, Mary D. Antonio, Dante Benedetti, Grace Tolve, Jennie Gregorio, Marilyn Abarno, Margherita Luongo and Josephine Baldassano.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 15, 1956, at 10 A.M. for inspection and decision; hearing previously closed.

814-55-BZ

APPLICANT—Fred C. Dahlem, for Estate of Newbold Morris, Bank of New York, trustee, owner (Martin Golubier, lessee).

SUBJECT—Application October 18, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of use of parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—1034-1040 College avenue, east side, 100 ft. north of East 165th street, Block 2433, Lot 6, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: Clarice Henriques, Gladys Quashie, Julia Dixon and Hilda McLeod.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 5, 1956, at 10 A.M. for inspection and decision; hearing previously closed.

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850-55-BZ

APPLICANT—Burke, Green and Groh, for Samuel Rosenberg, owner.

SUBJECT—Application October 28, 1955—(decision of the borough superintendent) under sections 7f, 7i, 7e and 7A of the zoning resolution, to permit in a retail and residence use district the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs (hand tools only), with proposed signs, show windows, and curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—4401-4411 Church avenue, northeast corner of Troy avenue, Block 4881, Lots 38, 40 and 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: Nolin Makey, Irma Marmorstein, Christ Stratakis and D. J. Baratt.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 29, 1956, at 10 A.M. for inspection and decision; hearing closed.

930-55-BZ

APPLICANT—Fred C. Dahlem, for Valentine Galcik, owner.

SUBJECT—Application November 21, 1955—(decision of the borough superintendent) under sections 7c, 7i, 7c and 21 of the zoning resolution, to permit in a retail use, D area district, the use of a building for motor vehicle repairs and garage for more than 5 motor vehicles and extension of subject building to occupy 100% of the area of the lot.

PREMISES AFFECTED—424-426 East 10th street, south side, 306 ft. west of Avenue D, Block 379, Lot 21, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings. and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to June 5, 1956, at 10 A.M. for inspection and decision; hearing previously closed.

991-55-BZ

APPLICANT—Charles M. Spindler, for Claire-A1 Realty Corp., owner.

SUBJECT—Application November 15, 1955—(decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district, the proposed extension in area and reconstruction of an existing gasoline service station, and use of premises for a gasoline service station, office and sale of auto accessories, lubrication, washing, minor repairs (with hand tools only), parking and storage of motor vehicles, with proposed curb cuts with 75 ft. of the residence use district.

PREMISES AFFECTED—236-244 Dyckman street, southwest corner of Seaman avenue, Block 2246, Lots 61, 63, 65, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: R. Kulze, S. M. Moffat and Sam Gleich.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 15, 1956, at 10 A.M. at request of objector, applicant concurring.

530-42-BZ—Vol. III

APPLICANT—Robert Teichman, for Samuel Rudin and Jacob Schif, owners (Waverly Parking Place, lessee).

SUBJECT—Application reopened March 13, 1956 to consider amendment as to additional entrances and exits—re (decision of the borough superintendent) previously

granted on condition, under section 7h of the zoning resolution, permitting in a local retail use district, the parking and storage of more than five motor vehicles for a term of three years.

PREMISES AFFECTED—358-374 Avenue of the Americas, east side, from Washington place to Waverly place, 126-130 Waverly place and 87 Washington place, Block 552, Lot 37, Borough of Manhattan.

APPEARANCES—

For Applicant: Eugene M. Seccia.

For Opposition: Elsa Steinert.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly.. 4

Negative: 0

THE RESOLUTION—

WHEREAS, on November 14, 1950 this application (Vol. III) was granted by the Board on certain conditions, under section 7h of the zoning resolution, to permit in a local retail use district, the parking and storage of more than five motor vehicles, for a term of 3 years; and

WHEREAS, the resolution was amended on May 1, 1951; and WHEREAS, the term of variance and time to complete was extended on December 2, 1952; and

WHEREAS, the resolution was amended on January 4, 1955; and

WHEREAS, the term of variance was extended for a term of 2 years, to expire on January 4, 1957; and

WHEREAS, the applicant requested reopening of this application and amendment of the resolution to include 20 ft. curb cut on Washington place; and

WHEREAS, this application was reopened on March 13, 1956 and set for hearing on April 24, 1956 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, and notice by regular mail to all owners on Washington place and Waverly place between Avenue of the Americas and MacDougal street; and

WHEREAS, a public hearing was held on this application on April 24, 1956 after due notice by publication in the Bulletin; laid over to May 8, 1956, for applicant to file more adequate plans, for correction of digest and for further consideration and decision by the Board; hearing closed; and

WHEREAS, the decision of the borough superintendent, dated February 2, 1956 acting on Alt. Applic. 1347-50, reads:

"1. Proposed curb cuts are contrary to Boards approval under case 530-42-BZ and, therefore, are not acceptable." and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 9, 1952, by adding thereto:

"that there may be an additional opening not over 18 ft. in width to Washington place with curb cut opposite not more than 20 feet in width; that in all other respects the resolution above cited shall be complied with; and that all permits required shall be obtained and all work completed within three months from the date of this amended resolution."

532-46-BZ—Vol. III

APPLICANT—Siegel and Green, for Milton C. Rose, trustee/owner (Bertbli Realty Corp., lessee).

SUBJECT—Application reopened April 17, 1956 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail and restricted retail use district, the extension in area of an existing parking lot, from the retail into the restricted retail use district.

PREMISES AFFECTED—1300-1306 Avenue of the Americas and 55-67 West 52nd street, northeast corner and 56-

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64 West 53rd street, Block 1268, Lots 1, 7, 8 and 9, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly.. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on April 17, 1956 to consider under section 7c the extension previously granted by the Board, and to permit two publications in the Bulletin; and

WHEREAS, this case was set by the Board for hearing on May 8, 1956; and

WHEREAS, a public hearing was held on this application on May 8, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, West 53rd street and West 52nd street are in retail and restricted retail use, B area, class 2 height districts; Avenue of the Americas is in a retail use, B area, class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated May 3, 1955 acting on Alt. Applic. 555-55, reads:

"1. The creation of a lot for the parking and storage of more than 5 motor vehicles, located partly in a Retail Use District and partly in a Restricted Retail Use District is contrary to Art. II, Sec. 4-B(i) Zoning Resolution. and

WHEREAS, the applicant states that the premises consist of a plot, 200.42 ft. frontage by 215 ft. in depth, irregular, on which is located a parking and storage lot for more than 5 cars, and office; that it is proposed to permit the continuance of a parking and storage lot for more than five motor vehicles on a premises located partly within a restricted retail use district; and

WHEREAS, the applicant states that the subject premises is located at the northeast corner of the Avenue of the Americas and West 52nd street, extending through to West 53rd street; that it has a frontage of 100.42 ft. on Avenue of the Americas with a depth of 215 ft. on West 52nd street, with a frontage of 103.67 ft. on West 53rd street, comprised of lots 1, 7, 8 and 9 in block 1268, all under one ownership; that the existing premises is now being used as a parking and storage lot for more than five motor vehicles pursuant to certificate of occupancy No. 43209, dated October 28, 1954 for lot No. 1 and certificate of occupancy No. 44760 dated October 20, 1955 for lots 7, 8 and 9; that the zoning for these premises has been changed from time to time as follows: 1916—business use on 6th avenue—residence use on West 52nd and 53rd streets; December 2, 1926—residence use on West 52nd street was changed to business use; June 12, 1931—business use district on Avenue of the Americas was changed to retail use district; June 3, 1946—residence use district on West 53rd street was changed to restricted retail use; and

WHEREAS, the applicant contends that when the original zoning variance under Cal. No. 532-46-BZ was granted by the Board, the zoning resolution prohibited motor vehicle parking on a premises within retail and restricted retail use districts; that on May 13, 1948 the zoning resolution was amended to permit such parking as a matter of right in a retail use district and continued the prohibition against such parking in a restricted retail use; that consequently the greater area of lot No. 1 (18,140 sq.ft.) facing Avenue of the Americas and West 52nd street can be used as a matter of right without a variance; that the lesser area (7,831 sq.ft.) of lot No. 1 facing West 53rd street is the only part of the original premises that is now subject to the variance granted by the Board in effect until September 21, 1956; that subsequent to the original variance, the owner acquired lots 7, 8 and 9 contiguous to the original lot No. 1, located

entirely within a retail use district, wherein the parking use was permitted as a matter of right; that these combined lots, under the same ownership, now comprise a legal parking lot having an area of 24,164 sq.ft. within a retail use district and only 7,831 sq.ft. within a restricted retail use district; and

WHEREAS, the applicant further contends that under present day zoning regulations, this application qualified under section 7c as these premises are now sub-divided into two use districts, and that in effect, the application is to permit the extension of an existing lawful use within the retail use area of these premises into the more restricted district of these same premises zoned for restricted retail use, which uses already legally exist on these premises; that it is well recognized that this particular area requires all possible off-street parking facilities and that a grant will not adversely affect anyone; and

WHEREAS, the applicant states that the present owner has held title to lot 1 since February 10, 1950 and to lots 7, 8 and 9 since September 1, 1953; that the assessed valuation of land is \$1,223,000 and of the building \$1000 making a total of \$1,224,000; that the building was erected in 1946.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on September 17, 1946, as thereafter amended by resolutions adopted September 21, 1954, by adding thereto:

"and granted under section 7c, to permit the extension in area of the existing parking lot on lot 1, by the addition of the portion on W. 53rd street in the restricted retail area as indicated on plans filed with this application, marked "Received April 5, 1955", 2 sheets, and "May 13, 1955", 1 sheet, on condition that the requirements of the above cited resolutions shall be complied with as to paving and fencing and general conditions; that the entire premises including area as permitted for parking by the Department of Buildings including lots 7, 8 and 9, and as herein permitted may be operated as one plot and no subdividing fences need be constructed; that there shall be no additional curb cuts other than those shown on plan of proposed conditions, marked "Received April 5, 1955"; and that all permits required, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this amended resolution."

263-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Thomas Amari, owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a refreshment building, and parking of patrons cars, no fee to be charged.

PREMISES AFFECTED—2003-2013 Rockaway parkway and 9705-9711 Sea View avenue, northeast corner, Block 8300, Lots 8 and 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Alexander Zager and C. J. Cammarata, N.Y.C. Housing Authority.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 29, 1955 subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on March 20, 1956 after due notice by publication in the Bulletin; laid over to April 17, 1956, for inspection and

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decision; hearing closed; then to May 1, 1956, for inspection and decision; then to May 8, 1956, for decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, F-1 area, class ½ height district; Sea View avenue and Rockaway parkway are in residence and restricted retail use, F-1 area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated October 24, 1955 acting on N.B. Applic. 2442-55, reads:

"1. Proposed refreshment building, parking of patrons cars (no fees to be charged), in a residence use district, is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 80 ft. in depth, vacant at present; that it is proposed to secure a variance for a period of 10 years in order to erect and maintain a refreshment building with parking of patrons' cars in the open area for which no fees are to be charged; that the refreshment building will be one story in height, of class 3 construction, with a frontage of 30 ft. and a depth of 36 ft.; that the building will be highly modern in design; that Rockaway parkway is a main auto lane leading north and south across Brooklyn and connecting up with the Belt parkway and as such the proposal is entirely in keeping at this point; and

WHEREAS, the applicant states that the use district maps indicate that the premises are located in a residence use district, class ½ height district and class F-1 area district; that as of July 25, 1916 the premises were in a business use district, class 1½ height district and class D area district; that the present use and height designations became effective on November 28, 1938 and the site was placed in an F area district on the same date; that the present F-1 area designation became effective on July 22, 1954; and

WHEREAS, the applicant contends that the premises directly opposite in block 8329, lot 1 with a frontage of 400 ft. on Rockaway parkway, is in a restricted retail district; that the premises diagonally opposite in block 8328, lots 2 and 25 with a frontage of 117 ft. on Sea View avenue and 560 ft. on Rockaway parkway is in a similar zone; that these properties will eventually be developed with business uses and therefore as shown the site in question, with the adjoining zoning as it exists and its proximity to heavily trafficked Rockaway parkway, could not be developed with residence use; that inasmuch as the site cannot be developed with residence use, the owner should be afforded the right to be able to continue to pay city real estate taxes, receive an equitable return on his investment and thereby be able to retain ownership of the land; and

WHEREAS, the applicant states that the present owner has held title to the property since January 16, 1951 and that the assessed valuation of land is \$6,300; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7e for a term of ten years, to permit the premises to be occupied as a refreshment stand and parking of patrons' cars, substantially as proposed and indicated on plans filed with this application, marked "Received November 9, 1955", 3 sheets, "February 28, 1956", 1 sheet, and "April 12, 1956", 1 sheet, on condition that all buildings and uses shall be removed from the premises; that the premises shall be leveled substantially to the grade of the abutting streets, and the proposed building constructed and arranged as indicated on such plans; that there shall be erected on the rear lot lines to the north and side line to the west, a masonry wall 5 ft. 6 in. in height which shall be returned along Rockaway parkway for a distance of approximately 35 feet; that curb cuts shall be

restricted to one to Seaview avenue, where shown, not over 15 ft. in width and one curb cut to Rockaway parkway, except that such curb cut shall be moved easterly for approximately 15 feet; that the premises where not occupied by proposed building and walls shall be paved with clean gravel or steam cinders, treated with a binder and properly rolled; that there may be parking of patrons' and employees' cars, as proposed; that signs shall be restricted to a sign attached to the building as would be permitted in a local retail district, and a sign as to parking of cars and for use only by customers, patrons and employees and such other information as may be required by the commissioner of licenses; that the sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the borough president; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

888-54-BZ

APPLICANT—Abraham Grossman, for 87-25 108th Street Corp., owner.

SUBJECT—Application November 24, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from stable, garage and apartment to existing use of refrigerator storage, servicing and testing.

PREMISES AFFECTED—87-25 108th street, east side, 229.17 ft. south of Jamaica avenue, Block 9298, Lot 62, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Abraham Grossman and D. L. Dineen.

For Opposition: Joseph Leo.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 6, 1956 after due notice by publication in the Bulletin; laid over to April 17, 1956, for inspection and decision; hearing closed; then to May 8, 1956, applicant to submit revised plans of unloading and information as to continued operation of premises and statement as to trucks; objector to file photograph of trailer truck unloading; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1 height district; 108th street is in residence and business use, C area, class 1 height districts; Jamaica avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 26, 1954 acting on Alt. Applic. 2291-54, reads:

"1. Use of premises located in a residence use district as storage and servicing of refrigerators is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage by 100 ft. in depth, on which is located a building 35 ft. front by 94 ft. in depth, 2 stories, 27 ft. 2 in. in height, of class 3 construction, presently used as boiler room, refrigerator storage, servicing and testing of refrigerators; that it is proposed to maintain building for uses of refrigerator storage, servicing and testing; and

WHEREAS, the applicant states that this building is a two story structure of class 3 construction, erected in 1914; that the front portion is a two story structure, 35 ft. wide by 59½ ft. in depth, with a one story extension in the rear, 38 ft. wide and 40 ft. in depth; that the original structure was erected to be used as—cellar—boiler room and storage; 1st floor—stable; 2nd floor—2 families; that the use of the 1st floor was changed in 1918 to a non-storage garage for

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10 cars, which use was continued until May 7, 1928 according to fire department records; that the present proposed use is—cellar, boiler room and refrigerator storage; 1st floor—refrigerator storage and refrigerator repairs; 2nd floor—testing and refrigerator storage; that the building was purchased in July 23, 1946 and has been used as at present, since its purchase; that at the time of purchase of this structure, the 2nd floor did not have any living quarters, the partitions having been removed previously and appeared to have been utilized for commercial purposes in connection with the 1st floor; that the premises undoubtedly was used for commercial purposes from 1928 to 1946; and

WHEREAS, the applicant contends that request is made for a variance due to the fact that records show a legal non-conforming use at the time of the passage of the zoning resolution; that the premises were used continuously for a non-conforming use until the present time; that the present owners purchased the building for the present use and expended approximately \$12,000 in rehabilitating and setting up the present plant; that to deny the variance would entail a financial hardship in that the entire plant would have to be relocated; that the present use is far less objectionable than a garage, which is the last recorded legal non-conforming use; that request is made for a variance to permit the present use to be continued for a period of 15 years; and

WHEREAS, the applicant states that the present owner has held title to the property since July 23, 1946; that the assessed valuation of land is \$4,400 and of the building \$6,600 making a total of \$11,000; that the building was erected in 1914; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted temporarily for a term of two years; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7e for a term of two years, to permit the continuance of occupancy of the building for servicing refrigerators, substantially as proposed and indicated on plans filed with this application, marked "Received November 24, 1954", 7 sheets, and "February 27, 1956", 1 sheet, on condition that the amount of work done shall not exceed that now done by the present occupant, D. L. Dineen Sales and Service Company; that this variance shall continue only so long as the aforementioned concern occupies the building; that all delivery and receipt of merchandise shall be by trucks backed into the front openings of the building, as proposed, and not loaded or unloaded on the sidewalk; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

514-55-BZ

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application June 22, 1955—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a residence and retail use district, the proposed extension of gasoline service station, auto repairs, accessory store, office and dwelling to be used for gasoline station, motor vehicle repair shop, car washing, greasing, office, accessory store, boiler room and dwelling, with curb cut closer to residence use district than permitted.

PREMISES AFFECTED—78-08 51st avenue and 51-02 Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: Mrs. E. George, L. H. Warren and Anthony Valenti.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly. 4
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 13, 1956 after due notice by publication in the Bulletin; laid over to April 24, 1956, for inspection and decision; hearing closed; then to May 8, 1956, for applicant to file revised plans showing building not extending beyond the front wall of the adjoining houses along Gorsline street and with pumps extending beyond the building line reset so as to be not less than 10 feet from building line; premises inspected; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Gorsline street are in residence and retail use, C area, class 1½ height districts; 51st avenue is in business, residence and retail use, C area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 8, 1955 acting on Alt. Applic. 593-55, reads:

"1. Premises is located in a retail and residence district; proposed extension of gas service station, auto repairs, accessory store, office and dwelling to be used for gas station, motor vehicle repair shop, car washing, greasing, office, accessory store, boiler room and dwelling, contrary to sec. 3 and Sec. 4(a)-46 and 29 of Article II of zoning resolution.

3. Proposed curb cut on Gorsline Street frontage nearer than 75 feet to residence use district is contrary to Sec. 7-A(a) of Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 159.7 ft. frontage by 73.84 ft. in depth, irregular, on which is located a gasoline station, auto repairs, accessory store, office and dwelling; and

WHEREAS, the applicant states that this is an application for a variation of the zoning resolution so as to permit the present uses of gas station, repair shop, accessory store, office and dwelling erected in 1936, when the premises were in an unrestricted use district, to be extended so as to include car washing, and additional repairing, greasing and dwelling space; that the prior existing uses on the westerly portion of the premises, partly in residence and partly in retail districts have been continued by the present owners since they purchased the property on March 16, 1946; that the easterly portion of the premises (the southwest corner 51st avenue and Gorsline street) was purchased on August 7, 1952, and it is this easterly portion of the premises which is to be devoted to the extended and additional uses; that the existing building is of class 3 and class 4 construction, the 2nd floor dwelling being of frame construction; that the new construction will be class 3; that the proposed construction would extend the existing building easterly and includes three bays on the 1st floor for car washing, lubritorium and for the inspection and repair of motor vehicles; that the 2nd floor dwelling, occupied and to be occupied by the owners, will also be extended easterly; and

WHEREAS, the applicant contends that 51st avenue is devoted largely to motor vehicle uses; that within a radius of 500 ft., there are 3 gas stations, 5 motor vehicle repair shops, 3 parking lots and at least 2 used car lots, and in view of the established character of the neighborhood, it is felt that the proposed construction will not adversely affect the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since March 16, 1946 and August 7, 1952; that the assessed valuation of land is \$9,000 and of the building \$4,000 making a total of \$13,000; that the present building was erected in 1936; and

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WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the extension of the lawfully existing gasoline service station, substantially as proposed and as indicated on plans filed with this application, marked "Received June 22, 1955", 5 sheets, "March 8, 1956", 1 sheet and revised plans marked "Received May 4, 1956", 4 sheets, *on condition* that the proposed extension for repairing, greasing and washing and the second story addition shall be constructed as proposed and shown on such revised plans; that the existing pumps shall be removed and new pumps shall be located where shown on such revised plans and such pumps shall be of a low, approved type; that there shall be no windows on the rear lot line; that the proposed door toward the south, opening on Gorsline street, shall be omitted and a window substituted; that all entrances and exits to the new accessory building shall be through doors from 51st avenue; that all unbuilt upon spaces shall be paved with concrete or asphalt; that the sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that entrances shall be solely from 51st avenue, consisting of three as shown, two 30 feet in width and one 20 feet in width; that no portion of any curb cut shall be nearer than 5 feet to a side lot line as prolonged; that under Section 7A, curb cuts not conforming to the requirements of such section may be permitted; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the gasoline pumps, excluding all roof signs and temporary signs but permitting the erection within the intersection of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend at right angles to 51st avenue for a distance of not more than 4 feet; that under section 7c there may be motor vehicle repairing with hand tools only for adjustments maintained within the accessory building; that in all other respects the building and occupancy shall comply with all laws and rules applicable thereto other than as modified by resolution adopted this day under calendar number 515-55-A and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

515-55-A

APPLICANT—John F. Fitzsimons, for Stephen and Helen Fedor, owners.

SUBJECT—Application June 22, 1955—re Appeal from a decision of the borough superintendent—non-fireproof construction—gasoline service station.

PREMISES AFFECTED—78-08 51st avenue and 51-02 Gorsline street, southwest corner, Block 2470, Lot 5, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated June 8, 1955 on Alt. App. 593/55 reads:

"2. Two story gasoline service station must be of fire-protected construction. Sec. 4.2.1 BC."
and

WHEREAS, the applicant states the building is a 2 stories, 24 ft. in height, 50 ft. 3½ in. front by 25 ft. in depth, of class 3 and class 4 construction, erected 1936, on a lot 159.7 ft. front by 73.84 ft. in depth, in a residence and retail use, C area, class 1½ height district and used and occupied since 1936 as follows: Cellar—ordinary; 1st floor—gasoline station, repair, etc.; 2nd floor—dwelling, one family; no change in use or occupancy is proposed; the building is provided with one 3 ft. wide interior frame stairway, frame enclosed, equipped with wood doors which are not self-closing; stair-hall leads direct to street and is provided with a ladder and scuttle to roof; there is no secondary egress in the building; and

WHEREAS, the applicant states that it is proposed to extend the building to two stories, 24 ft. in height, 120 ft. front by 48.5 ft. in area, in class 3 construction; and

WHEREAS, the applicant states the existing building was erected under N.B. App. 2133/36 in an unrestricted use district; that the original plans proposed the erection of one story gas station and an amendment approved July 17, 1936 proposed to change the occupancy from gas station, auto repairs, accessory store and office to gas station, auto repairs accessory store, office, greasing, on first story and dwelling on the second floor; that floor beams over the first floor were shown to be covered with ¾ in. cement plaster on wire lath; that application for Certificate of Occupancy made in 1942 apparently overlooked the approved amendment and the Certificate setting forth the permissible use as gasoline station, auto repairs, accessory store and office was issued; and

WHEREAS, the applicant contends that the proposed extension will be of class 2 construction in accordance with the requirements of the Code for a two story gasoline service station building; that the first story of the extension will be devoted to automobile uses and the second floor to dwelling use as enlargement of the living quarters of the owner; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, dated June 8, 1955, acting on Alt. App. 593/55, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the type of construction of the second story of the existing gasoline service station and proposed extension, as proposed and shown on plans filed with the companion application, Cal. 514-55-BZ, on condition that in all other respects the building shall comply with the requirements of the Building Code and the resolution adopted this day by the Board under Cal. 514-55-BZ; and that there shall be no cellar in the building other than that now existing.

Adjourned: 12:55 P. M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, MAY 8, 1956, 2 P.M.

AND

SPECIAL MEETING

MONDAY MORNING, MAY 14, 1956, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

335-56-GR—Resolution A.

SUBJECT—General Resolution relating to Temporary Approval of Gas Ranges.

APPEARANCES—

Samuel L. Becker, Department of Buildings.

ACTION OF BOARD—General Resolution Adopted.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

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THE RESOLUTION—

WHEREAS, subdivision 5 of Section 64 of the Multiple Dwelling Law, as amended by Chapter 682 of the Laws of 1955, effective May 1, 1955, reads:

"5. All appliances in use after June thirtieth, nineteen hundred fifty-five shall conform to the provisions of subdivision three and four of this section except that appliances now in use shall conform to such provisions not later than June thirtieth, nineteen hundred fifty six." and

WHEREAS, the Multiple Dwelling Law Committee of the Legislature is giving further study to the problem of gas stoves with a view of considering amendments.

Resolved, that the Board of Standards and Appeals of the City of New York hereby grants temporary approval for such existing installed gas ranges, having an automatic pilot light as bear the approval label of the American Gas Association.

WHEREAS, at a special meeting called by the Chairman on May 14, 1956, at 10 A.M., notice of which was waived by the members of the Board, the above resolution, adopted by the Board on May 8, 1956, was amended to read as follows: APPEARANCES—

Samuel L. Becker, Department of Buildings.

ACTION OF BOARD—General resolution reopened and amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 8, 1956, so that as amended it shall read:

"WHEREAS, subdivision 5 of Section 64 of the Multiple Dwelling Law, as amended by Chapter 682 of the Laws of 1955, effective May 1, 1955, reads:

"5. All appliances in use after June thirtieth, nineteen hundred fifty-five shall conform to the provisions of subdivision three and four of this section except that appliances now in use shall conform to such provisions not later than June thirtieth, nineteen hundred fifty-six." and

WHEREAS, the Multiple Dwelling Law committee of the legislature is giving further study to the problem of gas stoves with a view of considering amendments.

Resolved, that the Board of Standards and Appeals of the City of New York hereby grants temporary approval for such existing installed gas ranges as bear the approval of the American Gas Association."

335-56-GR—Resolution B.

SUBJECT—General Resolution relating to Temporary Approval of Gas Ranges.

APPEARANCES—

Samuel L. Becker, Department of Buildings.

ACTION OF BOARD—General Resolution Adopted.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, subdivision 3 of Section 64 of the Multiple Dwelling Law, as amended by Chapter 682 of the laws of 1955, effective May 1, 1955, reads:

"3. It shall be unlawful to place, use, or to maintain in a condition intended, arranged or designed for use, any gas-fired cooking appliance, laundry stove, heating stove, range or water heater or combination of such appliances in any room or space used for living or sleeping in any new or existing multiple dwelling unless such room or space has a window opening to the outer air or such gas appliance is vented to the outer air. All automatically controlled gas appliances shall be equipped

with a device which shall shut off automatically the gas supply when the pilot light or other constantly burning flame in such appliance is extinguished. All gas appliances shall be connected directly to the gas supply by means of rigid piping or other approved connectors or connections of incombustible materials. All appliances and devices shall be approved by the local board of standards and appeals." and

WHEREAS, the Multiple Dwelling Law Committee of the Legislature is giving further study to the problem of gas stoves with a view of considering amendments.

Resolved, that the Board of Standards and Appeals of the City of New York grants temporary approvals of those domestic gas ranges, having an automatic pilot light as bear the approval label of the American Gas Association.

WHEREAS, at a special meeting called by the Chairman on May 14, 1956, at 10 A.M., notice of which was waived by the members of the Board, the above resolution, adopted by the Board on May 8, 1956, was amended to read as follows:

APPEARANCES—

Samuel L. Becker, Department of Buildings.

ACTION OF BOARD—General Resolution reopened and amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4
Negative: 0

THE RESOLUTION—

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 8, 1956, so that as amended it shall read:

"WHEREAS, subdivision 3 of Section 64 of the Multiple Dwelling Law, as amended by Chapter 682 of the laws of 1955, effective May 1, 1955, reads:

"3. It shall be unlawful to place, use, or to maintain in a condition intended, arranged or designed for use, any gas-fired cooking appliance, laundry stove, heating stove, range or water heater or combination of such appliances in any room or space used for living or sleeping in any new or existing multiple dwelling unless such room or space has a window opening to the outer air or such gas appliance is vented to the outer air. All automatically controlled gas appliances shall be equipped with a device which shall shut off automatically the gas supply when the pilot light or other constantly burning flame in such appliance is extinguished. All gas appliances shall be connected directly to the gas supply by means of rigid piping or other approved connectors or connections of incombustible materials. All appliances and devices shall be approved by the local board of standards and appeals." and

WHEREAS, the Multiple Dwelling Law Committee of the legislature is giving further study to the problem of gas stoves with a view of considering amendments;

Resolved, that the Board of Standards and Appeals of the City of New York grants temporary approvals of those domestic gas ranges as bear the approval label of the American Gas Association.

Adjourned: May 8, 1956, 4:30 P.M.

Adjourned: May 14, 1956, 11:00 A.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, MAY 8, 1956, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

164-55-A

APPLICANT—Regan and Barrett, for Park Avenue-Fifty-Ninth Street Corp., owner.

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SUBJECT—Application February 21, 1955—Appeal from a decision of the borough superintendent—re Revocation of Permit re Alt. 1642-52.

PREMISES AFFECTED—487-495 Park avenue and 100-108 East 59th street, southeast corner, Block 1313, Lot 4, Borough of Manhattan.

APPEARANCES—

For Applicant: John N. Regan.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Keating

and Deputy Chief Connolly 3

Not voting: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 20, 1955, reads:

“Re Alteration No. 1642/52

Block 1313, Lot 4,

Southeast corner of Park Avenue

and 59th Street, Restricted Retail Use District.

Gentlemen:

Please be advised that Alteration No. 1642/52 was approved on November 25, 1952 for work proposed as follows:

“It is proposed to install temporary, fireproof, level floors over part of existing Orchestra and Stadium floor construction, install temporary fireproof partitions where indicated on plans and to use the existing theatre area as a branch bank for a period of 2 years. All temporary construction to be removed and the space restored to its present status at the end of the bank's lease. There will be no permanent structural changes made to alter the present theatre construction nor will there be any changes made in the existing theatre exits or toilets. Branch Bank occupancy is only for period while new quarters are being built across Park Avenue. On completion of new quarters, bank will vacate and space will revert to theatre use.”

“That part of the above proposal for the reconversion, after two years, of the bank space for use as a theatre has been approved in error, since these premises are located within a restricted retail use district where theatres are prohibited by Section 4B (c) of the Zoning Resolution.

“Therefore, the permit to reconvert the bank space to theatre use granted you on November 25, 1952 is hereby revoked.”

WHEREAS, the applicant states the building is five stories and pent house, 125 ft. front by 90 ft. in depth, erected 1886, of fireproof construction, located in a restricted retail use, B area, class 1½ height district and used and occupied since May 8, 1953 as follows: sub-cellar—boiler room and photo school, 65 persons; cellar—storage, lounge and toilets, 100 persons; 1st floor—stores, 90 persons; mezzanine—stores, 5 persons; Orchestra, temporary banking room; 343 persons; Stadium—temporary banking offices, 256 persons; 2nd floor—dance studio and show rooms, 70 persons; 3rd floor—offices and showrooms, 50 persons; 4th floor—offices and showroom, 50 persons; 5th floor—offices, 15 persons; pent house, one apartment; and now proposed to be used and occupied as follows: subcellar—boiler room and photo school, 65 persons; cellar—storage, lounge and toilets, 100 persons; 1st floor—stores, 90 persons; mezzanine—stores, 5 persons; orchestra—motion picture theatre, 343 persons; stadium—motion picture theatre, 256 persons; 2nd floor—dance studio and show rooms, 70 persons; 3rd floor—offices and showrooms, 50 persons; 4th floor—offices and showrooms, 50 persons; 5th floor—offices, 15 persons; pent house—one apartment; the building is equipped with an approved standpipe system, interior fire alarm system and regular monthly fire drills are maintained; there are two interior fireproof stairs and one fire tower; and

WHEREAS, the applicant has filed with the Board temporary certificate of occupancy No. 41081, issued April 23, 1953, permitting the present use and occupancy and copies of similar temporary certificates of occupancy up to and including No. 43643 issued January 19, 1955 and a copy of certificate of occupancy No. 36287 issued April 10, 1947 on Alt. Applic. 2614-46 for the theatre use; and

WHEREAS, the applicant contends:

From November 1946 to September 1952 a portion of the premises was continuously used as a motion picture theatre. During the latter part of 1952 The National City Bank of New York, was confronted with the problem of finding temporary space pending the erection of a new building that the owner sought and obtained assurances that such temporary conversion would not prevent restoration of the theatre use; a lease was entered into between the owner and The bank October 7, 1952; that on November 25, 1952, the Borough Superintendent approved alteration permit No. 1642/52 in which the nature of the alterations was described as follows:

“It is proposed to install temporary, fireproof level floors over part of existing orchestra and stadium floor construction, install temporary fireproof partitions where indicated on plans and to use the existing theatre area as a branch bank for a period of 2 years. All temporary construction to be removed and the space restored to its present status at the end of the bank's lease. There will be no permanent structural changes made in the existing theatre exits or toilets. Branch bank occupancy is only for period while new quarters are being built across Park Avenue. On completion of new quarters, bank will vacate and space will revert to theatre use.” and

WHEREAS, the under date of April 23, 1953, a temporary certificate of occupancy for a period of ninety (90) days was issued by the Borough Superintendent; but the afore-said temporary certificate of occupancy was renewed at three-month intervals, the last of such renewals under date of January 19, 1955; that in entering into temporary arrangements for leasing of these premises for bank offices, the owner did not in any wise abandon the right to continue the motion picture theatre use; that this is apparent, not only from the temporary nature of the work authorized by the permit, but also from the express terms of the application to the Borough Superintendent which specifically stated that the temporary construction was to be removed and the space restored to theatre use, at the end of the bank's lease”; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the following is the report of the committee of the Board:

REPORT OF COMMITTEE

Re: Cal. No. 164-55-A

Cal. No. 816-55-A

Premises: 487-495 Park Avenue, Manhattan.

Appeal Cal. 164-55-A is to review a decision of the Borough Superintendent, dated January 20, 1955, revoking that provision of the permit which granted permission to reconvert a portion of the building to a theatre..

Appeal Cal. No. 816-55-A is to review a decision of the Borough Superintendent, dated September 13, 1955, refusing permission to reconvert a portion of the building to a theatre as being in violation of the Zoning Resolution. No application for a zoning variance has been filed.

The building is four stories in height, originally erected about 1886. In 1922 it was converted from showrooms and offices to bank use for part of first floor, basement and cellar, and the balance—offices and showrooms. At that time, the building was in a business use district, later in a retail use district, and while in the retail district, the building was altered in 1946 to include a theatre for 599 seats on the street floor, for which Certificate of Occupancy No. 32222 was issued

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on October 25, 1946. Thereafter the zoning was changed to restricted retail, and a superseding Certificate of Occupancy, issued because of certain changes not affecting the theatre use on April 10, 1947, records the building as in the restricted retail district. In a restricted retail district, adopted as Section 4B in 1935, and amended in 1940, a theatre or motion picture theatre is a prohibited use.

On October 29, 1952, the Park-Fifty-Ninth Corporation, owner, filed an application—Alt. 1642-52—as to theatre and lobby to carry out a temporary revamping to make the premises suitable for the branch bank quarters for a term of two years, pending the erection of a new building across Park Avenue, to which the Bank would later move. Plans were approved November 24, 1952, and the work completed and a Temporary Certificate of Occupancy was issued April 23, 1952, No. 41081 for a term of ninety days. Subsequently, Temporary Certificates of Occupancy were issued every ninety days, each under another number, and the last Temporary Certificate for ninety days was issued January 19, 1955, and this has expired. The following day, January 20, 1955, the Borough Superintendent revoked that part of the approved application Number Alt. 1642 of 1952 and Permit No. 2135-1952, insofar as they permitted reconversion to use as a theatre, stating, "that part of the above proposal for the reconversion, after two years, of the bank space for use as a theatre has been approved in error since these premises are located within a restricted retail use district, where theatres are prohibited by Section 4B (c) of the Zoning Resolution." This decision is the basis of Appeal Cal. No. 164-55-A.

In the opinion of the Committee, the Borough Superintendent unjustifiedly agreed to the proposal to permit a return of the theatre use after the tenancy of the Bank had ended. Undoubtedly the owner may have hoped to be able to rely on this permission, but being beyond the powers of the Borough Superintendent to grant the privilege of reestablishing the former non-conforming use, the permission to do so was ineffective under the terms of Section C26-186.O of the Administrative Code. Alteration Application No. 1642-1952, since it contained a condition contrary to the Zoning Resolution, was illegally approved.

On July 7, 1955, Alteration No. 1127-55 was filed to restore the premises to theatre use. It is the decision of the Borough Superintendent that is subject to review under Cal. No. 816-55-A, his decision reading:

"The proposed conversion of a space within the above subject premises, which is located within a restricted retail district, which has been temporarily approved for use as a bank, to that of a motion picture theatre, is in violation of Section 4B (c) of the Zoning Resolution."

The applicant claims that there has never been an abandonment of the right to use the premises for theatre purposes. There can be no question that there was physical abandonment as a conforming use as a bank was substituted for the non-conforming theatre use.

On the question of intention to abandon, it is clear that both parties to the lease anticipated that the owner might lose its Certificate of the theatre in view of the tenant's conforming occupancy as it is evidenced by the provision in the lease for the tenant to pay the owner a substantial sum in the event he lost the Certificate of Occupancy for theatre use, but that in the event the lease was renewed for three six-month periods, no such additional payments for loss of Certificate of Occupancy for the theatre were required. The owner actually anticipated the possible loss of his theatre Certificate of Occupancy and provided in the lease for compensation therefor. This, in the opinion of the Committee, indicates an intention to abandon the theatre use.

In the opinion of the Committee, the Appeal—Cal. No. 164-55-A should be denied, and the Appeal under

Cal. No. 816-55-A should be denied and the decision of the Borough Superintendent sustained.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
SEAN P. KEATING,
Commissioner,
P. JOSEPH CONNOLLY,
Deputy Chief, Fire
Department.

Resolved, that the decision of the Borough Superintendent, acting on Alt. No. 1642/52, dated January 20, 1955, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

816-55-A

APPLICANT—Regan and Barrett, for Park Ave. Fifty-Ninth Corp., owner.

SUBJECT—Application October 6, 1955—re Appeal from a decision of the borough superintendent, review of borough superintendent's decision re change in use.

PREMISES AFFECTED—487-495 Park avenue and 100-108 East 59th street, southeast corner, Block 1313, Lot 4, orchestra and stadium, Borough of Manhattan.

APPEARANCES—

For Applicant: John N. Regan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Not Voting: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 16, 1955, on Alt. App. 1127/55, reads:

"2. Alt 1642/52 is still pending and must be either completed or withdrawn not more than one application is permitted to be active at one time.

Examination to be continued.

Note Alt. 1642/52 Folder is missing and not available. Information from Inspector Glynn's file reveals a letter dated 1/20/55 to the Park Ave. 59 Street Corp. by Super Hermann that Bank space cannot be reconverted to theater use."

and

WHEREAS, the decision of the Borough Superintendent, dated September 13, 1955, on Alt. App. 1127/55 reads:

"Re: 487-495 Park Avenue. Alt. App. #1127/55

It is requested by your representative, in addition to the objections mailed to you on August 15, 1955, relating to the proposed conversion of space used by a bank to that of a motion picture theater at the above subject location as proposed under alteration application 1127/55, the following objection is also given in order that a proper appeal may be filed with the Board of Standards and Appeals.

4. The proposed reconversion of a space within the above subject premises which is located within a restricted retail district which has been temporarily approved for use as a bank to that of a motion picture theatre is in violation of Section 4B (c) of the Zoning Resolution."

and

WHEREAS, the applicant states the building is 5 stories and penthouse, 125 ft. by 90 ft. in area, of fireproof construction, erected about 1886, on a lot 125 ft. front by 90 ft. in depth, in a restricted retail use, B area, Class 1½ height district; used and occupied since May 8, 1953, as follows: Subcellar—boiler room and photo school, 65 persons; Cellar—storage, lounge and toilets, 100 persons; 1st floor—stores, 90 persons; mezzanine—stores, 5 persons; orchestra

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—vacant; stadium—vacant; 2nd floor—dance studio and showrooms, 70 persons; 3d and 4th floors—offices and showrooms, 50 persons per floor—5th floor—offices—15 persons; penthouse, 1 apartment. Now proposed to be used and occupied: Subcellar—same; cellar—same; 1st floor and mezzanine—same; orchestra floor and stadium—motion picture theatre, 343 persons on orchestra floor and 256 in stadium; 2nd, 3d, 4th and 5th floor—same; penthouse—same. The building is provided with approved standpipe, interior fire alarm systems; regular monthly fire drills are maintained. There are two interior stairs, steel and concrete, 51 in. wide, fireproof enclosed and one fire tower; and

WHEREAS, Certificate of Occupancy #32687 issued April 10, 1947, upon completion of work under Alt. App. 2614/46 permits the following use and occupancy: Subcellar—boiler room, storage and photographic school, 65 persons; cellar—storage, lounge and toilets, 100 persons; 1st floor—stores, 90 persons; Mezzanine—stores, 5 persons; Orchestra—motion picture theatre, 343 persons; stadium—motion picture theatre, 256 persons; 2nd story—offices and dance studio, 70 persons; 3d story—office and showrooms, 50 persons; 4th floor—offices and and showrooms, 50 persons; 5th floor—offices, 15 persons; penthouse—1 apartment; and

WHEREAS, the applicant states from November 1946 to November 1952 a portion of the building was continuously used as a motion picture theatre; that during the latter part of 1952 the National City Bank to provide a temporary space during the demolition of its premises on 57th street and erection of a new building thereon, sought and obtained a temporary conversion of the theatre and the owner of the building obtained assurances that such temporary conversion would not prevent restoration of the theatre use; that upon this understanding a lease was accordingly entered into between the owner and the bank on October 7, 1952; and

WHEREAS, the applicant contends that on November 25, 1952, the Borough Superintendent approved Alt. No. 1642/52 to install temporary construction and permit the use of the existing theatre area as a bank for a period of two years, all temporary construction to be removed and the space restored to its present status at the end of the bank's lease; and on April 23, 1953, a temporary certificate of occupancy for 90 days was issued by the Borough Superintendent and such certificate was renewed at three month intervals, the last of which was issued January 19, 1955; and

WHEREAS, the applicant contends the owner did not abandon the right to continue the motion picture theatre use; that on January 20, 1955, the Borough Superintendent revoked the permit to reconvert such space to theatre use and an appeal for such revocation is pending before the Board under Cal. No. 164-55-A; that the applicant filed Alt. App. 1127/55 specifically requesting authorization to reconvert the space to theatre use and the borough superintendent's decisions are predicated upon the ground that the reconversion to motion picture theatre use would be in violation of Section 4B (c) of the Zoning Resolution; and

WHEREAS, the applicant contends that for the reasons set forth under Cal. No. 164-55-A there has never been any abandonment of the right to use the space in question for motion picture theatre purposes; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the following is the report of the committee of the Board:

REPORT OF COMMITTEE

Re: Cal. No. 164-55-A

Cal. No. 816-55-A

Premises: 487-495 Park Avenue, Manhattan

Appeal Cal. No. 164-55-A is to review a decision of the Borough Superintendent, dated January 20, 1955, revoking that provision of the permit which granted permission to reconvert a portion of the building to a theatre.

Appeal Cal. No. 816-55-A is to review a decision of the Borough Superintendent, dated September 13, 1955, refusing permission to reconvert a portion of the build-

ing to a theatre as being in violation of the Zoning Resolution. No application for a zoning variance has been filed.

The building is four stories in height, originally erected about 1886. In 1922 it was converted from showrooms and offices to bank use for part of first floor, basement and cellar, and the balance—offices and showrooms. At that time, the building was in a business use district, later in a retail use district, and while in the retail district, the building was altered in 1946 to include a theatre for 599 seats on the street floor, for which Certificate of Occupancy No. 32222 was issued on October 25, 1946. Thereafter the zoning was changed to restricted retail, and a superseding Certificate of Occupancy, issued because of certain changes not affecting the theatre use on April 10, 1947 records the building as in the restricted retail district. In a restricted retail district, adopted as Section 4B in 1935, and amended in 1940, a theatre or motion picture theatre is a prohibited use.

On October 29, 1952, the Park-Fifty-Ninth Corporation, owner, filed an application—Alt. 1642-52—as to theatre and lobby to carry out a temporary revamping to make the premises suitable for the branch bank quarters for a term of two years, pending the erection of a new building across Park Avenue, to which the Bank would later move. Plans were approved November 24, 1952, and the work completed and a Temporary Certificate of Occupancy was issued April 23, 1952, No. 14081 for a term of ninety days. Subsequently, Temporary Certificates of Occupancy were issued every ninety days, each under another number, and the last Temporary Certificate for ninety days was issued January 19, 1955, and this has expired. The following day, January 20, 1955, the Borough Superintendent revoked that part of the approved application Number Alt. 1642 of 1952 and Permit No. 2135-1952, insofar as they permitted reconversion to use as a theatre, stating, "that part of the above proposal for the reconversion, after two years, of the bank space for use as a theatre has been approved in error since these premises are located within a restricted retail use district, where theatres are prohibited by Section 4B (c) of the Zoning Resolution." This decision is the basis of Appeal Cal. No. 164-55-A.

In the opinion of the Committee, the Borough Superintendent unjustifiedly agreed to the proposal to permit a return of the theatre use after the tenancy of the Bank had ended. Undoubtedly the owner may have hoped to be able to rely on this permission, but being beyond the powers of the Borough Superintendent to grant the privilege of reestablishing the former non-conforming use, the permission to do so was ineffective under the terms of Section C26-186.0 of the Administrative Code. Alteration Application No. 1642-1952, since it contained a condition contrary to the Zoning Resolution, was illegally approved.

On July 7, 1955, Alteration No. 1127-55 was filed to restore the premises to theatre use. It is the decision of the Borough Superintendent that is subject to review Cal. No. 816-55-A, his decision reading:

"The proposed conversion of a space within the above subject premises, which is located within a restricted retail district, which has been temporarily approved for use as a bank, to that of a motion picture theatre, is in violation of Section 4B (c) of the Zoning Resolution."

The applicant claims that there has never been an abandonment of the right to use the premises for theatre purposes. There can be no question that there was physical abandonment, as a conforming use as a bank was substituted for the non-conforming theatre use.

On the question of intention to abandon, it is clear that both parties to the lease anticipated that the owner might lose its Certificate of the theatre in view of the tenant's conforming occupancy as it is evidenced by the provision in the lease for the tenant to pay the

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owner a substantial sum in the event he lost the Certificate of Occupancy for theatre use, but that in the event the lease was renewed for three six-month periods, no such additional payments for loss of Certificate of Occupancy for the theatre was required. The owner actually anticipated the possible loss of his theatre Certificate of Occupancy and provided in the lease for compensation therefor. This, in the opinion of the Committee, indicates an intention to abandon the theatre use.

In the opinion of the Committee, the Appeal—Cal. No. 164-55-A should be denied, and the Appeal under Cal. No. 816-55-A should be denied and the decision of the Borough Superintendent sustained.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
Sean P. Keating
Commissioner
P. Joseph Connolly
Deputy Chief, Fire
Department.

Resolved that the decision of the Borough Superintendent, acting on Alt. App. 1127/55, Objection No. 2 and 4 be and it hereby is *affirmed* and that the application be and hereby is *denied*.

661-49-A—Vol. III

APPLICANT—Ferdinand Savignano, for Concetta Giordano, owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider a new decision—re Appeal from a decision of the borough superintendent; previously withdrawn.

PREMISES AFFECTED—1361 61st street, north side, 180 ft. west of 14th avenue, Block 5719, Lot 52, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Luca.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III to consider new decision.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

565-54-A

APPLICANT—Leonard F. Rothkrug and Louis Liebermann, for Leon Siev, owner, doing business as Siev's Nursing Home.

SUBJECT—Application for consideration—reopening as Vol. II as to changes from prior resolution—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—1020 Ocean parkway, west side, 130 ft. south of Avenue "J", Block 5495, Lot 904, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal reopened and set for hearing May 22, 1956, at 2 P.M. for consideration by the Board after examination of appeal papers.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4

Negative: 0

96-56-A

APPLICANT—Oresto Domenicucci, owner.

SUBJECT—Application February 10, 1956—Appeal from a decision of the borough superintendent re use of frame structure for commercial use.

PREMISES AFFECTED—1440 Williamsbridge road, north side, 100 ft. west of Halperin avenue, Block 4075, Lot 5, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

469-45-A—Vol. II

APPLICANT—Seymour A. Mitteldorf, for 2370 Hoffman Street Corp., owner (Lindy Heaters, Inc., lessee).

SUBJECT—Application reopened November 9, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—2368-2370 Hoffman street, east side, 269.28 ft. south of East 187th street, Block 3065, Lot 27, Borough of The Bronx.

APPEARANCES—

For Applicant: S. A. Mitteldorf.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 15, 1956, at 2 P.M. to permit revision of digest.

774-53-A

APPLICANT—Killsman Instrument Corp., owner.

SUBJECT—Application October 26, 1953—re Appeal from a decision of the fire commissioner—smoking.

PREMISES AFFECTED—80-08 45th avenue, south side, 10 ft. east of 80th street, buildings A, B, C and D; Block 1533, Lots 36, 45 and 69, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Clyde W. Smith and Bernard Teichman.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to May 15, 1956, at 2 P.M. for inspection by a representative of the Fire Department and for decision.

137-54-A

APPLICANT—Fred C. Dahlem, for Benjamin Edelman, owner.

SUBJECT—Application February 17, 1954—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—654 Broadway, east side, 58 ft. south of Bond street, Block 529, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 22, 1956, at 2 P.M. to ascertain the possible effect on this appeal of the recent amendments of the Labor Law.

602-54-A

APPLICANT—J. M. Berlinger, for 38-42 Exchange Place Corp., owner.

SUBJECT—Application July 9, 1954—re Appeal from a decision of the borough superintendent—plastic light diffuser in stair hall.

PREMISES AFFECTED—38-42 Exchange place and 25-29 William street, southwest corner, Block 25, Lot 27, Borough of Manhattan.

APPEARANCES—

For Applicant: J. M. Berlinger.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 15, 1956, at 2 P.M. applicant to file revised plans showing means of exit to Beaver Street.

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993-54-A

APPLICANT—Elias K. Herzog, for Postal Realty Corp., owner.

SUBJECT—Application December 27, 1954—re Appeal from a decision of the borough superintendent—cellar egress.

PREMISES AFFECTED—345-351 West 35th street, north side, 266 ft. 4 in. east of 9th avenue, Block 759, Lot 14, Borough of Manhattan.

APPEARANCES—

For Applicant: Elias K. Herzog.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 5, 1956, at 2 P.M. for inspection and decision.

147-56-A

APPLICANT—R. L. Heeren, The Brooklyn Union Gas Co., owner.

SUBJECT—Application February 17, 1956—Appeal from a decision of the borough superintendent, re installation of oil storage tank.

PREMISES AFFECTED—170 Lombardy street, southwest corner of Variek avenue, Block 2837, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Lloyd A. Hunziker and William B. Cameron.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 15, 1956, at 2 P.M., for further consideration.

186-56-A

APPLICANT—Charles L. Koester, for Cross Bay Builders, Inc., owner.

SUBJECT—Application March 9, 1956—Appeal from a decision of the borough superintendent, re storm or combined sewer and floor level accessory garage.

PREMISES AFFECTED—160-15 96th street, east side, 140 ft. south of 160th avenue, Block 14186, Lot 54, Howard Beach, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 15, 1956, at 2 P.M., no appearance for applicant—to be notified.

293-31-BZ

APPLICANT—Sohas Realty Corp., new owner; J. & V. Beach Holding Corp., former owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance which expired April 24, 1956—re Application (decision of the borough superintendent of buildings); previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station for a temporary term.

PREMISES AFFECTED—Southeast corner of Layton avenue and Shore Drive, Block 5467, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Andrew P. Neckles.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

Whereas, this application was granted by the Board on April 15, 1932, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on April 24, 1951; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 15, 1932 as thereafter *amended* by resolutions adopted through April 24, 1951 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

“... *granted* under Section 7, subdivision f for a term of five years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (N.B. 332/31)

637-39-BZ—Vol. I

APPLICANT—Ingram S. Carner, for Shell Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a retail use district, for a term of years, the parking and storage of more than five motor vehicles upon part of an existing gasoline service station.

PREMISES AFFECTED—63-56 Austin street and 91-39 63rd drive, southwest corner, Block 3103, Lot 43, Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as 637-39-BZ, Vol. I, and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. I, on December 19, 1939, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on December 19, 1939 by reaffirming the provision of the resolution reading:

“that there shall be no parking of cars other than those being serviced”

and as to tanks, as *amended*, this portion of the resolution shall read:

“that there may be three additional approved 550 gallon gasoline storage tanks, located as indicated on revised plans marked “Received April 24, 1956” (one sheet) and as passed on by the Borough Superintendent under Alt. App. 664/56; and that the additional pump island, parallel to Austin Street and with three pumps of an approved low type, may be permitted.”

450-46-BZ

APPLICANT—Horace S. Ely & Company, for Gerry Brothers & Company, owners.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change of occupancy from garage for eighteen cars, storage and one-family dwellings to offices, for a term of ten years.

PREMISES AFFECTED—41 East 62nd street, north side, 165 ft. east of Madison avenue, Block 1377, Lot 27, Borough of Manhattan.

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APPEARANCES—

For Applicant: T. A. Taylor.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 23, 1946, on certain conditions; and

WHEREAS, the resolution was amended on September 24, 1946; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 23, 1946, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision c for a term of ten years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects and a new certificate of occupancy shall be obtained." (Alt. 1177/46)

604-46-BZ—Vol. II

APPLICANT—Jacob Lubroth and Son for Lawrence J. McSherry, owner. (Murray Cohen, doing business as Urdangs, lessee).

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a business use C area district, the proposed one story extension using more than the area permitted.

PREMISES AFFECTED—56-34 to 56-38 Myrtle avenue, south side, 155 ft. east of Cornelia street, Block 3560, Lot 26, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Jacob Lubroth.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on May 3, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 3, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"That all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 1906/54)

797-51-BZ

APPLICANT—Paul Friedman, for Urban Equities, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired May 3 1956—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7h and 21 of the zoning resolution, permitting on a plot partly in a business use and partly in a residence use

D area district, the erection and maintenance of a one-story business building (stores) using more than the area permitted and permitting part of the unbuilt upon portion of the plot in the business use district to be used for accessory off-street unloading; and permitting the use of the balance of the unbuilt portion of the plot, partly in the business use district and partly in the residence use district, for parking of patron's and employee's motor vehicles (no fee to be charged) for a term of five years.

PREMISES AFFECTED—1302-1316 Avenue Z and 2601 2617 East 13th street, southeast corner and 1320 Sheepshead Bay road (Block 7458, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Levine.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 27, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on May 3, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 27, 1952 as thereafter *amended* by resolutions adopted through May 3, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that no permits have been obtained and the work has not been completed, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 1934/51)

187-52-BZ—Vol. I

APPLICANT—Lama, Proskauer and Prober, for Gulf Oil Corp., owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution as to parking—re Application (decision of the borough superintendent); previously granted on condition, under sections 7A, 7e, 7i and 7h of the zoning resolution, permitting in a local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, with parking and storage of motor vehicles on unbuilt upon portion of lot with a curb cut more than the permitted distance from the intersection, for a term of years.

PREMISES AFFECTED—221-10 Hempstead avenue and 102-23 to 102-37 221st street southeast corner, Block 11157, Lot 6, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this applicant was granted by the Board as Vol. I, on October 21, 1952, on certain conditions; and

WHEREAS, the resolution was amended on April 14, 1953; and

WHEREAS, time to obtain permits and complete the work was extended on October 21, 1952 and December 1, 1953; and

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WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 21, 1952, as thereafter *amended* by resolutions adopted through December 1, 1953, only as to the parking permitted so that as *amended* this portion of the resolution shall read:

"that under section 7h for a similar term there may be parking and storage of motor vehicles, *on condition* that such parking shall be in the spaces indicated on revised plan marked "Received April 6, 1956", (1 sheet), and as passed on by the Borough superintendent under Alt. Applic. 406/56, objection dated April 4, 1956; that other than as herein *amended*, the resolutions above cited shall be complied with."

300-52-BZ

APPLICANT—Ingram S. Carner, for Herbert H. Pcnisig and Nat Patterson, owners.

SUBJECT—Application for consideration—reopening as to amendment as to additional curb cuts—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting the extension of existing parking and storage of motor vehicles in retail use district into the residence use district.

PREMISES AFFECTED—182-15 Hillside avenue and 87-25 to 87-33 Avon street, northeast corner, Block 9950, Lot 1, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 16, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 30, 1953 and January 5, 1954; and

WHEREAS, the resolution was amended on June 9, 1953 and April 20, 1954; and

WHEREAS, the term of variance was extended on January 18, 1955; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 16, 1952, as thereafter *amended* by resolutions adopted through January 18, 1955, by adding thereto:

"that in the event the owner desires to construct an additional curb cut to Hillside avenue with an entrance in the fence in which a gate is to be installed, such changes may be permitted provided the curb cut does not exceed 15 feet in width and the gate does not exceed 12 feet, as indicated on revised plan marked "Received April 13, 1956", (1 sheet), as passed on by the Borough Superintendent under B.N. 286/56, disapproved April 6, 1956."

804-53-BZ

APPLICANT—Kitzler and Nurick, for Pasquale Ciervo, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—602-614 Elderts land and 683-

695 Conduit boulevard, northwest corner, Block 4240, Lot 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 29, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 29, 1954, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 3602/53)

843-54-BZ

APPLICANT—Leon Rosenthal, for Morris Pickman, owner. (MGM, Inc., lessee).

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7h and 21 of the zoning resolution, permitting in the local retail use B area district portion of plot the erection and maintenance of a structure (dining car) using more than the area permitted and permitting the parking of motor vehicles in residence use portion of plot for patrons and employees only with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—87-87 Francis Lewis boulevard, south side, from Whitehall terrace to Hillside avenue, Block 10589, Lot 1, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 1, 1955, on certain conditions; and

WHEREAS, the resolution was amended on February 21, 1956; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 1, 1955, as thereafter *amended* by resolution adopted on February 21, 1956, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 3478/54)

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644-20-BZ—Vol. III

APPLICANT—Frederick A. Ketcher, for Bonsam Realty Corp., owner. (Norwood Garage Inc., lessee).

SUBJECT—Application for consideration—reopening as Vol. III to consider rearrangement and additional use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district the alteration of a gasoline service station and garage for more than five motor vehicles so as to reduce the size of office.

PREMISES AFFECTED—1522-1528 Southern boulevard, east side, of East 172nd street, Block 2982, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure; to consider reconstruction.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

803-28-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for Land Buyers, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application (decision of the borough superintendent); previously denied, under section 21 of the zoning resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1571-1581 Albany avenue, 4101-4107 Glenwood road, northeast corner, Block 5016, Lots 7 and 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider application under Section 7f, previously denied under Section 21.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

812-41-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Birchwood Service Center, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider alteration and additional use, subject to regular procedure—re Application (decision of the borough Superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, the reconstruction and extension of a gasoline service station.

PREMISES AFFECTED—1916-22 Flatbush avenue and Avenue L, Block 7815, Lots 32 and 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III subject to the regular procedure to consider alteration and additional use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

788-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph Speranza and Joseph Lundy, owners.

SUBJECT—Application for consideration—reopening as Vol. II as to use, subject to regular procedure—re Application (decision of the borough superintendent); previously denied, under section 7f of the zoning resolution, permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and office.

PREMISES AFFECTED—137-149 Kings highway and 1640-1652 West 13th street, northwest corner, Block 6618, Lots 22, 24 and 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure, to consider additional use, high speed auto laundry and other uses.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

30-48-BZ—Vol. II

APPLICANT—Adolph Friedel, for Moe Friedel, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance which expired February 24, 1956—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7i, 7A and 7h of the zoning resolution, permitting in a residence and business use district, the reconstruction and extension of existing gasoline service station to include boiler room, lubritorium, auto laundry, motor vehicle repair shop, sale of accessories and office and also the parking and storage of more than five motor vehicles and with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—1701-1725 Bedford avenue and 109-131 Sullivan place, northeast corner, Block 1304, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Adolph Friedel.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened to consider extension of term of variance and set for hearing June 5, 1956, at 10 A.M., subject to the regular procedure, waiving all requirements except a new decision of the borough superintendent and to permit two publications in the Bulletin.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

256-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Costango Ramieri, owner.

SUBJECT—Application for consideration—reopening as Vol. II as to change of use, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and unrestricted use district, for a term of years, the change in occupancy from kindergarten, gymnasium, Club meetings and Church, to factory and showroom.

PREMISES AFFECTED—25-27 Columbia place, east side, 248 ft. north of 26-28 Willow street and State street, Block 259, Lot 15, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure to consider change of use.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

902-49-BZ—Vol. II

APPLICANT—Burke, Green & Groh, for Charles E. Hultgren, owner. (Homeyer Brothers, lessee).

SUBJECT—Application for consideration—reopening as Vol. II as to extension of area of present use, subject to regular procedure—re Application (decision of borough superintendent); previously granted on condition, under sections 7c, 7e, 7h, 7i, 7A and 21 of the zoning resolution, permitting partly in a retail use and partly in a residence use, D area district, the erection and maintenance of a building to be used for automobile showroom, motor vehicle repair shop, wheel alignment, brake testing, lubritorium, car washing, paint and spray shop, metal accessories, using more than the permitted distance from the intersection; used car lot on easterly portion of plot and parking in the rear of patron's motor vehicles waiting to be serviced.

PREMISES AFFECTED—219-01 Merrick boulevard, north side, 229.48 ft. east of 218th street, Block 12958, Lot 67, Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: John W. McClancy, Jr.

For Administration: Samuel L. Becker, Dept of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure; to consider extension in area of present use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative: 0

909-53-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Biagio Cataldo, owner.

SUBJECT—Application for consideration—reopening subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—239 Madison street, north side, 145 ft. 7 in. east of Jefferson street, Block 270, Lot 38, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure to consider addition of Lot No. 39.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

297-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sylvia Griff, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired October 26, 1955—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 19Z (h) and section 21 of the zoning resolution, permitting in the business use portion of plot located in a residence and business use, D area district, the demolition of existing frame structure on lot 23, and the erection of a new one-story extension, using more than the area permitted; and to permit an opening from proposed extension to existing frame structure to construct one large store;

and to permit a horizontal exit door between two structures; and to permit an entrance to a proposed loading area, both located in the residence use portion of plot, with the loading area less than 33 feet in depth, and less than 14 feet in height.

PREMISES AFFECTED—65-61 to 65-65 Grand avenue and 56-64 to 56-72 Hamilton place, northwest corner, Block 2719, Lots 21, 22 and 23, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and set for hearing June 5, 1956, at 10 A.M., subject to the regular procedure, waiving all requirements except new decision of the borough superintendent and two publications in the Bulletin, time to complete having expired June 5, 1955, for consideration only of items included in the original application.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

652-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Flatlands East 87th Corp., owner.

SUBJECT—Application for consideration—re opening as to restore to docket—re Application (decision of the borough superintendent); previously withdrawn, under sections 7e and 7A of the zoning resolution, to permit for a term of fifteen years, in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, (non-automatic), motor vehicle repair shop and office and to permit the parking and storage of motor vehicles waiting to be serviced with curb cut and show window nearer the residence use district than is permitted.

PREMISES AFFECTED—8610-8624 Flatland avenue, 902-912 East 87th street, southwest corner, Block 8023, Lot 39, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and restored to the docket, subject to the regular procedure; previously withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

621-55-BZ—Vol. I

APPLICANT—Lama, Proskauer and Prober, for Albert Artsis, owner.

SUBJECT—Application July 22, 1955—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution to permit in a residence use district, proposed retail store and work room for sale of refreshments and parking of more than five motor vehicles.

PREMISES AFFECTED—2215-2225 Linden boulevard and 770-782 Ashford street, northwest corner, Block 4334, Lots 23 and 25, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

621-55-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Albert Artsis, owner.

MINUTES

SUBJECT—Application July 22, 1955—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution to permit in a residence use district, the proposed erection of a super market with boiler room, toilets, locker rooms and storage, unloading space and the parking of more than five motor vehicles upon unbuilt portion of the plot.

PREMISES AFFECTED—2215-2225 Linden boulevard and 770-782 Ashford street, northwest corner, Block 4334, Lots 23 and 25, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure, to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-

ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

708-52-SM

APPLICANT—Bethlehem Steel Company, owner.

SUBJECT—Application for consideration—reopening to restore to docket—re Bethlehem Steel Co., High Strength Bolting for Structural steel.

APPEARANCES—

For Applicant: Floyd D. Kennedy and W. F. Kennedy.

ACTION OF BOARD—Application restored to the docket, in view of legislative amendment to Section C26-322.0 of the Administrative Code, under Local Laws 107, 108, 109 and 110 of 1955.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-

ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

Adjourned: 4:30 P.M.

JOSEPH J. DOYLE, Chief Clerk.

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on April 10, 1956, as they appeared in Bulletin No. 16, Vol. 41, are hereby corrected to read as follows:

410-31-BZ—Vol. II

APPLICANT—Michael Levine, for Louise E. De Vito, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting partly in a business and partly in a residence use district, the alteration and maintenance of a gasoline service station, for a term of years.

PREMISES AFFECTED—175-14 Horace Harding boulevard, south side, 117.71 ft. west of Utopia parkway and 83.78 ft. east of 175th street, Block 2661, Lot 26, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Michael Levine and Louise E. DeVito.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-

ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on May 24, 1938, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on February 15, 1939 and June 25, 1940; and

WHEREAS, the term of variance was extended from time to time and last extended on April 24, 1951; and

WHEREAS, the resolution was amended from time to time and last amended on January 20, 1953; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 29, 1932 as thereafter amended by resolution adopted April 24, 1951 only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read;

“... granted under Section 7, subdivision f for a term of 15 years from the date of this amended resolution to permit; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution.” (Alt. App. 274/39, Misc. App. 1781/51, (N.B. App. 4258/31.)

* Correction—Name of owner corrected to read “Louise E. De Vito.”

PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES FOR ERECTION, ALTERATION, REPAIR, EXCAVATION FOR AND DEMOLITION OF BUILDINGS

Adopted by The Board of Standards and Appeals,
October 26, 1943, Effective December 13, 1943.
Amended Oct. 14, 1955, Effective Nov. 10, 1955.

(Cal. No. 784-41-SR)

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Board of Standards and Appeals on Friday, June 1, 1956, at 2 P.M. in Room 1013 Municipal Building, Manhattan, on the following Proposed Amendments to the Rules for Erection, Alteration, Repair, Excavation for and Demolition of Buildings.

Authority:

Pursuant to the authority vested in the Board of Stand-

ards and Appeals by Section 666, (3) and (4) of The New York City Charter; Sections C26-189.0, C26-191.0, C26-504.0(a), and C26-689.0 of the Administrative Code.

Proposed Amendments:

It is proposed to amend the Rules above cited by substituting a new Rule 7.8.1 for the present Rule 7.8.1. The present Rule 7.8.1 was based on the wording of a proposed Local Law, Introductory 439, introduced July 12, 1955 and still pending. The wording of Rule 7.8.1 herein submitted for public hearing follows the wording of proposed Local Law Introductory 498, print 604, now pending in the Council.

PUBLIC HEARING

Note: New matter in *italics*; old matter in brackets [] to be omitted.

[7.8.1. Design of Forms:

7.8.1.1. Forms shall conform to the shape, lines and dimensions as called for on the plans.

7.8.1.2 All form work supported by shores and used for the construction of walls, floors, beams and girders shall be designed by a Registered Architect or a Licensed Professional Engineer, who shall furnish the Borough Superintendent with a complete set of design drawings and, before concrete is poured, file an affidavit with the Borough Superintendent that the form work was built in accordance with such plans.

7.8.1.3 It shall be unlawful for anyone to pour concrete in any portion of such form work before such portion has been duly inspected and certified to the Borough Superintendent by the designing Architect or Engineer who designed the form work as required in Rule 7.8.1.2.

7.8.1.4 Forms shall be substantial and sufficiently tight to prevent leakage of mortar; and shall be properly braced or tied together so as to maintain position and shape and insure safety to workmen and passerby.

7.8.1.5 Temporary openings shall be provided where necessary, to facilitate cleaning and inspection immediately before depositing concrete.

7.8.1.6 Whenever in the opinion of the Borough Superintendent the scope of the work is of a minor nature and does not require strict compliance with these rules, he may waive the requirements hereof in an individual case under such conditions as he may prescribe or may require an alternate method.]

7.8.1 Design and Construction of Forms. The design and construction of forms shall conform to the following requirements:

7.8.1.1 Forms shall conform to the shape, lines, and dimensions of the member as called for on the plans. Forms shall be substantial and sufficiently tight to prevent leakage of mortar; and shall be properly braced or tied together so as to maintain position and shape and insure safety to workmen and passerby. Temporary

openings shall be provided where necessary to facilitate cleaning and inspection immediately before depositing concrete.

7.8.1.2 Where the height of the shores exceeds ten feet, adequate diagonal bracing shall be provided in both longitudinal and transverse directions. In addition, adequate diagonal braces shall be provided at the ends of the framework. Diagonal bracing shall extend from the top to bottom of shores.

7.8.1.3. The unbraced length of wood shores supporting forms shall not exceed fifty times the least dimension. Metal shores or frames shall be approved by the Board of Standards and Appeals and shall be installed in accordance with the approval of the board. Shores shall be adequately secured at the top and shall be properly wedged at top or bottom, if required.

7.8.1.4 Where shores rest upon the ground, adequate mud sills, or other bases, shall be provided to support the shores adequately.

7.8.1.5 Qualified workmen shall be detailed constantly during the placing of concrete to insure that there is no movement of shores, braces or other supports. The name of the foreman in charge of the formwork shall be posted in the field office of the contractor.

7.8.1.6 The individual, firm or corporation who does the concrete work shall be responsible for the adequate design and construction of all forms used in the construction of the building. Wherever the shore height exceeds fourteen feet, or the load on the forms exceeds one hundred fifty pounds per square foot, or power buggies are used, or two stage shores are used, the individual, firm or corporation who does the concrete work shall certify to the department that the form design has been checked and approved as adequate by a licensed professional engineer who has had at least five years of experience as a structural engineer, and that the forms have been constructed in conformance with the design which was checked and approved by the said engineer. The contractor shall certify that the formwork was constructed in accordance with the design within ten days after the structural concrete work has been completed on a building.

PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES RELATIVE TO SUBMERGED INLETS AND PROTECTIVE METHODS TO BE APPLIED TO PREVENT CONTAMINATION OF WATER SUPPLY

Adopted by the Board of Standards and Appeals February 3, 1939, effective in accordance with Section 666, Paragraph 2, of the New York City Charter, February 27, 1939, as amended December 4, 1942, effective December 28, 1942, as amended September 10, 1946, effective October 7, 1946 and as amended on February 10, 1948, effective March 8, 1948.

(Cal. No. 835-38-SR)

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2 of the New York City Charter pertaining to Sections C-26-1268.0,c,4 and C26-1277.0h. of the Administrative Building Code.

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Board of Standards and Appeals on Friday, June 1, 1956 at 2 P.M. in Room 1013 Municipal Building, Manhattan, on the following Proposed Amendments to the Rules Relative to Submerged Inlets and Protective Methods to be Applied to Prevent Contamination of

Water Supply, as recommended by the Commissioners of the Department of Health and the Department of Water Supply, Gas and Electricity.

Note: It is proposed to amend Rule 1 as indicated. New matter appears in *italics*; old matter to be deleted appears in brackets [].

Rule 1. Vacuum Breakers.

All vacuum breakers prescribed under these rules shall be set at least four inches above the flood level rim of fixtures or as otherwise specifically provided for in these rules. Each fixture with submerged inlets shall be independently controlled by an approved vacuum breaker or breakers the full size of supply pipe, as set forth in these rules. All hose coupling outlets and serrated tip outlets for hose connections [within buildings] are deemed to be submerged inlets, and shall be independently protected with an approved vacuum breaker. [Outside hose coupling outlets for garden or sidewalk use, drain] Drain cocks for hot water and steam boilers and hose connections on fire fighting equipment are excepted.

PUBLIC HEARING

Every underground lawn and/or garden watering system shall be protected by an approved vacuum breaker placed at least 12 inches above the highest elevation of the sprinkling and/or spraying discharge point. All outside hose coupling outlets, installed after January 1, 1957 shall be independently protected with an approved vacuum breaker.

Rule 2. Submerged Inlets.

Water supply inlets to fixtures shall be located at least one inch above the flood level rim of the fixture, except when submerged inlets are absolutely essential for the proper functioning of a fixture, or as otherwise provided for in these rules.

Water supply lines to water preheating apparatus utilizing waste water shall be equipped with an approved vacuum breaker located at least four feet above the highest elevation of the preheating apparatus or coil with a check valve between the vacuum breaker and the preheating apparatus. Any hot water boiler supplied through such preheating device and having an independent cold water supply line shall have the cold water supply line equipped with a vacuum breaker and check valve located at least four inches above the highest elevation of the boiler.

Rule 3. Flush-Valve Fixtures.

Flush-valve controlled fixtures, with submerged inlets supplied directly or indirectly from the City Water Supply System, shall be equipped with an approved vacuum breaker in the supply line not less than four inches above the flood level rim of the fixture.

Rule 4. Ballcocks.

All flush tanks operated by ballcocks shall have an approved vacuum breaker located not less than three-quarter inch above the overflow outlet of the flush tank.

Ballcocks controlling water supply to suction, roof or other intermediate tanks shall be located at least one inch above the flood level rim of the tank excepting that in roof tanks equipped with an overflow of a size at least one commercial diameter larger than the water supply pipe, the ballcock may be located two inches above the highest elevation of the overflow pipe. The overflow and emptying pipes of roof, suction and intermediate tanks shall not be directly connected to a drainage system, notwithstanding the permissive provisions of Section C26-1273.0,d of the Administrative Building Code for connection to a leader.

Rule 5. Sterilizers.

Direct water supply connections to all sterilizers are prohibited, except such equipment as is approved by the Board. When approved sterilizers are used, the waste piping from sterilizers shall not connect directly with any drainage system.

Rule 6. Aspirators—Water Siphons.

Direct water supply connections to aspirators, water siphons or similar apparatus is prohibited except when approved by the Board. The waste pipe for this type of apparatus shall not connect directly with any drainage system.

Rule 7. Bidets—Bed Pan Washers.

Direct water supply connections to a bidet is prohibited. Water supply connection to bed pan washers or similar apparatus shall be equipped with an approved vacuum breaker and check valve, the latter located between the fixture and the vacuum breaker. Water supply to bed pan washers equipped with an approved flush valve shall be governed by Rule 3.

Bed pan washers may be equipped with steam connections only when such equipment has been approved by the Board.

Rule 8. Sump or Well Pumps.

Direct water supply connections for priming purposes to sump, well or similar type pumps when permitted by the Department of Water Supply, Gas and Electricity shall be connected to the inlet side of the pump and be equipped with an approved vacuum breaker and check valve, the check valve to be located between the pump and the vacuum breaker.

Rule 9. Condensers.

Direct water connections to refrigeration unit for cooling purposes shall be equipped with an approved check valve to prevent possible back flow of ammonia or other refrigerant from defective condenser coils or jackets, except in such installations where the water supply piping is entirely outside of the piping or tank containing the refrigerant and two independent wall thicknesses of metal separate the refrigerant from the city water supply. Refrigeration units containing more than twenty pounds of refrigerant shall be provided with an additional safeguard in the form of an approved relief valve installed at the outlet side of the check valve, such relief valve being set at five pounds above the maximum water pressure at the point of installation. Direct water connection is prohibited under Section C26-1223.0 Administrative Building Code.

Rule 10. Mortuary, Dissection, Operating and Embalming Tables or Equipment.

Mortuary, dissection, operating and embalming tables or equipment shall have no direct water supply connection. Hose used with such equipment shall terminate at least 12 inches at any point from the table or attachments.

Rule 11. Dishwashing and Laundry Machines.

Direct water supply to dishwashing and laundry machines shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker, and the fixture. The vacuum breaker shall be located at least 4" above the highest elevation of the machine.

Rule 12. Chemical Solution Tanks or Apparatus

Direct water supply connections, when permitted by the Department of Water Supply, Gas and Electricity, to any tank or apparatus containing any chemical shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker and the tank or apparatus. *All hose, piping or portable equipment used for the application of chemicals or other solutions shall be equipped with an approved vacuum breaker.*

Rule 13. Steam Tables.

Steam tables used exclusively for the warming of food stuffs and provided with a water supply inlet elevation at least one inch above the overflow outlet, the area of which is at least four times that of the water supply piping, shall be equipped with an approved horizontal swing check valve in the water supply piping.

Where elevation of the water supply piping inlet is less than one inch above the overflow outlet, or when the area of the overflow outlet is less than four times that of water supply piping, the water supply piping shall be equipped with an approved vacuum breaker located at least four inches above the maximum overflow level of the fixture.

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RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this

permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fireresisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

52.05
NEW

BULLETIN OF THE BOARD OF STANDARDS AND APPEALS CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

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Address all communications to the Chairman

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Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, May 15, 1956, Affecting Calendar Numbers 621-24-BZ—Vol. III, 156-56-A, 5-33-BZ—Vol. II, 1501-39-BZ—Vol. III, 688-45-BZ, 629-51-BZ—Vol. II, 754-53-BZ—Vol. II, 929-53-BZ, 233-54-BZ—Vol. II, 611-54-BZ, 612-54-A, 890-54-BZ, 73-55-BZ, 423-55-BZ, 436-55-BZ, 437-55-A, 508-55-BZ, 573-55-BZ, 1044-55-A, 582-55-BZ, 618-55-BZ, 665-55-BZ, 734-55-BZ, 752-55-BZ, 788-55-BZ, 811-55-BZ, 977-55-BZ, 983-55-BZ, 991-55-BZ, 526-55-BZ, 433-29-BZ—Vol. IV, 56-40-BZ—Vol. IV, 171-55-A, 367-55-BZ, 494-55-BZ, 715-55-BZ and 812-55-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, May 15, 1956, Affecting Calendar Numbers 469-45-A—Vol. II, 721-48-A—Vol. II, 774-53-A, 87-55-A, 238-55-A, 239-55-A, 909-55-A, 147-56-A, 186-56-A, 207-56-A, 940-28-A—Vol. II, 179-56-A, 49-56-A, 941-54-A, 602-54-A, 1674-21-BZ—Vol. II, 1304-25-BZ, 416-38-BZ, 1002-40-BZ—Vol. I, 1002-40-BZ—Vol. II, 789-45-BZ, 62-47-BZ—Vol. II, 811-52-BZ—Vol. III, 96-53-BZ—Vol. II, 118-54-BZ, 3-29-BZ—Vol. II, 330-42-BZ—Vol. V and 232-53-SA.

Notice of Public Hearing on Proposed Amendments to the Rules for Erection, Alteration, Repair, Excavation for and Demolition of Buildings.

Notice of Public Hearings on Proposed Amendments to the Rules Relative to Submerged Inlets and Protective Methods to be Applied to Prevent Contamination of Water Supply.

PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases filed up to May 15, 1956

Cal. No. Dept. Premises Affected

306-56-SA—American-Standard Steel Gas -fired Winter Air Conditioner, Models GLA-74, GLA-100, GLA-125, GLA-150, GLA-175, GLA-200, GLA-250 and GLA-300, manufactured by American-Standard Air Conditioning Division, Appliance.

307-56-SA—American-Standard Steel Oil-fired Horizontal Winter Air Conditioner, Models HS-80-OB, HS-100-OB and HS-112-OB, manufactured by American-Standard Air Conditioning Division, Appliance.

308-56-SA—American-Standard Steel Oil-fired Winter Air Conditioner, Basement Type, Models 1307-OB, 1308-OB, and 1309-OB, manufactured by American-Standard Air Conditioning Division, Appliance.

309-56-SA—American-Standard Steel Gas-fired Winter Air Conditioner, Basement Type, Models 1307-G, 1308-G, and 1309-G, manufactured by American-Standard Air Conditioning Division, Appliance.

310-56-SA—American-Standard Steel Gas-fired Gravity Air Furnace, Model SG-150, manufactured by American-Standard Air Conditioning Division, Appliance.

311-56-SA—American-Standard Steel Oil-fired Winter Air Conditioner, Basement Unit, Models 1310-OB, 1312-OB and 1315-OB, manufactured by American-Standard Air Conditioning Division, Appliance.

312-56-SA—American-Standard Steel Gas-fired Combination Summer-Winter Air Conditioner, Models C-75-G, C-100-G, C-125-G and C-150-G, manufactured by American-Standard Air Conditioning Division, Appliance.

313-56-SA—American-Standard Steel Gas-fired Air Conditioner for Counterflow Application, Models GCA-50 and 50D, GCA-75 and 75-D, GCA-100 and 100-D and GCA-125 and GCA-150, manufactured by American-Standard Air Conditioning Division, Appliance.

314-56-A—B.B.—Oriental boulevard, south side, from Beaumont street to Coleridge street, 207 Beaumont street and 208 Coleridge street, Block 7516, Lots 1615 and 1623, Borough of Brooklyn, Decision re Revocation of Permits N.B. 2665 and 2666-55.

315-56-BZ—B.Q.—46-70 Hanford street, west side, 665.65 ft. south of Alameda avenue, Block 8167, Lot 52, Douglaston, Borough of Queens, N.B. 3362-55—re building line—setback.

316-56-A—B.Q.—46-70 Hanford street, west side, 665.65 ft. south of Alameda avenue, Block 8167, Lot 52, Douglaston, Borough of Queens, N.B. 3362-55—re use of cellar for living quarters.

317-56-BZ—B.B.—2402-2424 Avenue U, south side, East 24th street to Bedford avenue, 4184-4194 Bedford avenue and 2101-2111 East 24th street, Block 7357, Lot 1, Borough of Brooklyn, N.B. 536-56—re gasoline service station, repairs, auto repairs, parking and storage; curb cuts, business entrances, show windows, etc.—retail use district.

318-56-BZ—B.B.—1815-1817 86th street, north side, 78 ft. 8½ in. west of New Utrecht avenue, Block 6344, Lots 12 and 69, Borough of Brooklyn, N.B. 535-56—re auto laundry—business use district.

319-56-BZ—B.Bx.—3757-3759 Morris avenue, west side, 100.33 ft. north of East 196th street, Block 3318, Lot 62, Borough of The Bronx, Amendment to Alt. 282-52—re area excessive.

320-56-SA—American Blower Corp. Commercial Air Conditioner, Type CAC, Models 3C, 5C, 8C, 15C and 20C, manufactured by American Blower Corp., Appliance.

321-56-A—B.Q.—155-03 to 155-09, 155-11 to 155-19 and 155-21 to 155-27 89th street and 89-02 to 89-04, 89-08 to 89-14, 89-16 to 89-30 and 89-32 to 89-38 155th avenue, south east corner and 89-01 to 89-07, 89-11 to 89-35 Shore parkway, Block 11451, Lot 9; 90-02 to 90-24, 90-28 to 90-46 153rd avenue and 153-06 to 153-08 Cross Bay boulevard, southwest corner and 90-01 to 90-07, 90-09 to 90-25, 90-27 to 90-33 and 90-37 to 90-55 Shore parkway, Block 11451, Lot 50; 155-05 to 155-11 and 155-17 to 155-23 86th street and 86-06 to 86-08 and 86-20 to 86-42 155th avenue, southeast corner and 86-07 to 86-09, 86-15 to 86-21, 86-23 to 86-37 and 86-39 to 86-45 Shore parkway, Block 11466, Lot 1; 88-02 to 88-24 and 88-30 to 88-32 155th avenue and 155-06 to 155-12 and 155-18 to 155-24 89th street, southwest corner and 88-01 to 88-07, 88-09 to 88-25, 88-27 to 88-33 and 88-37 to 88-38 Shore parkway, Block 11466, Lot 25, Ozone Park, Borough of Queens, N.B. 5083 to 5107-55 inclusive—re Variation of sections 27, 28, 33 and 60 Multiple Dwelling Law, filed pursuant to section 31 of the Multiple Dwelling Law—open spaces and height.

322-56-BZ—B.M.—139 East 36th street, north side, 100 ft. east of Lexington avenue, Block 892, Lot 26, Borough of Manhattan, Alt. 384-56—re change in occupancy from private hospital to group medical center—residence use district.

323-56-BZ—M and A—160-55 Cross Bay boulevard, east side, foot of 161st avenue, Block 14183, Lot 90, Shellbank Basin, Borough of Queens, Decision—re gasoline tanks.

324-56-A—B.M.—150-154 West 22nd street, south side, 195 ft. 10 in. east of 7th avenue, Block 797, Lot 70, Borough of Manhattan, Alt. 1300-55—re egress.

325-56-BZ—B.Q.—120-37 165th street, east side, 180 ft. north of 122nd avenue, Block 12379, Lots 13, 15 and 16, Jamaica, Borough of Queens, Alt. 350-56—re parking lot—residence use district.

326-56-SA—General Electric Kitchen Center, Model 1UA9TO (9 ft. 6½ in.) and Model LUB8TO (8 ft. 6½ in.), manufactured by General Electric Co., Appliance.

327-56-BZ—B.Q.—219-14 97th avenue and 97-02 to 97-10 220th street, southwest corner, Block 10784, Lots 27 and 30, Queens Village, Borough of Queens, Alt. 663-56—re parking for patrons' and employees' cars—residence use district.

328-56-SM—Fabrilit (wall covering), types V-180, V-190, V-193, V-200, V-9328, V-6028, V-6200 and V-6040, manufactured by E. I. du Pont de Nemours and Co., Material.

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329-56-BZ—B.M.—354-356 West 53rd street, south side, 175 ft. east of 9th avenue, Block 1043, Lot 56, Borough of Manhattan, Alt. 401-56—re repair shop and auto storage—retail use district.

330-56-A—B.M.—354-356 West 53rd street, south side, 175 ft. east of 9th avenue, Block 1043, Lot 56, Borough of Manhattan, Alt. 401-56—re egress.

Restored to Docket

940-28-A—Vol. II—F.D.—78-16 Cooper avenue, south side, 37.50 ft. west of 79th place, Block 3803, Lots 14 and 34, Borough of Brooklyn, Order No. 2333-6—re standpipe system.

232-53-SA—Duo-Therm Incinerators (gas-fired), models 2202M, 2202S, 2202T and 2202 (reopened and restored to docket), manufactured by Duo-Therm, Division of Motor Wheel Corp., Appliance.

330-42-BZ—Vol. V—B.Q.—95-40 to 95-48 Queens boulevard, south side, 130 ft. west of 63rd drive, Block 3080, Lot 31, Rego Park, Borough of Queens, N.B. 2200-55—re changes of store layout; loading area.

3-29-BZ—Vol II—B.R.—920 Hylan boulevard, south side, 120 ft. east of Linwood avenue, Block 3266, Lot 7, Grasmere, Borough of Richmond, Alt. 33-56—re extension of legal non-conforming gasoline service station to include office, sales, car wash, lubritorium, motor vehicle repair; rear yard—retail, E-1 area district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules...	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of...	April 12, 1955.
Cements, Blended, Rules for Testing and Use of.....	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules.....	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)...	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1955.
Exit Rules (Revolving Doors)....	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules.....	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules.....	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of....	May 26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	April 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of.....	April 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for.....	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules.....	April 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules.....	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	May 25, 1954.
Opening Protective Assemblies, Rules for Inspection of.....	May 27, 1954

	Last Publication
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings.....	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	April 15, 1952—Vol. 37, No. 16A
Procedure, Rules of.....	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for....	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.....	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules.....	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting...	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—\$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

MAY 22, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 22, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

984-55-BZ

APPLICANT—Gabriel Nathan, for Julius Singer and Harold Garvin, owners (Samuel F. Berner, lessee).

SUBJECT—Application December 14, 1955—re (decision of the borough superintendent) under sections 7e of the zoning resolution, to permit in a residence use district, the use of premises as a children's day camp, day school, accessory two car garage and playroom.

PREMISES AFFECTED—125-147 (137) Beach 8th street, west side, 113.55 ft. south of Seagirt avenue, Block 143, Lot 13, Far Rockaway, Borough of Queens.

Laid over from April 17, 1956 to May 22nd, 1956, for inspection and decision; hearing closed.

985-55-A

APPLICANT—Gabriel Nathan, for Julius Singer and Harold Garvin, owners (Samuel F. Berner, lessee).

SUBJECT—Application December 14, 1955—Appeal from a decision of the borough superintendent—re frame building—school use, stairs, etc.

PREMISES AFFECTED—125-147 (137) Beach 8th street, west side, 113.55 ft. south of Seagirt avenue, Block 143, Lot 13, Far Rockaway, Borough of Queens

871-55-BZ

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (United Cerebral Palsy of Queens, Inc., contract vendee).

SUBJECT—Application November 4, 1955—re (decision of the borough superintendent) under sections 7e and 21 of zoning resolution, to permit in a residence use, E area district, the erection and maintenance of a building for therapy, vocational rehabilitation (to include instruction on machines, recreation, administration), the building to exceed permissible coverage.

PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

Laid over from March 20, 1956, to April 24, 1956, for inspection and for any additional new statements by objectors. also for applicant to submit arguments in substantiation of section 21 of the Zoning Resolution, practical difficulty and unnecessary hardship; then to May 22, 1956, for inspection and decision; applicant to file revised plans as to coverage,

CALENDAR

and for inspection of work done by persons at present quarters on Jamaica avenue; hearing closed.

61-56-A

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (United Cerebral Palsy of Queens, Inc., contract vendee).

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—stairways.

PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

437-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company and Katie Bakal, owners.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed demolition and reconstruction of the existing gas station, stores, motor vehicle repair shop and offices; change of occupancy to gasoline service station, parking and storage of motor vehicles, lubricatorium, minor auto repairs, utility room, stores and car washing.

PREMISES AFFECTED—1387 Boston road and 680-686 East 170th street, southwest corner, Block 2937, Lots 14 and 17, Borough of The Bronx.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed.

146-52-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Fred Schumacher, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, ground sign, auto washing, lubrication, office, accessory sales, minor repairs, and auto safety inspection station.

PREMISES AFFECTED—271-01 to 271-15 Union turnpike, northeast corner of 271st street, Block 8555, Lot 75, Bellerose, Borough of Queens.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed.

337-55-BZ

APPLICANT—Ingram S. Carner, for Fasolino Monuments Inc., owner.

SUBJECT—Application April 19, 1955—re (decision of the borough superintendent) under sections 7e, 7A and 21 of the zoning resolution, to permit in a residence use district, the use of said premises for business and the erection of a business sign on the property.

PREMISES AFFECTED—48-30 54th avenue and 54-06 50th street, southwest corner, Block 2556, Lot 30, Maspeth, Borough of Queens.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed.

381-55-BZ

APPLICANT—Julius Komissaroff, for David Rosen, owner (Rudan Electric Supply Co., lessee).

SUBJECT—Application April 28, 1955—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a residence use district the proposed extension of curb cut in a retail use district extending into the residence use district; proposed use of driveway in retail district, extending into residence district, proposed location of a curb cut within 75 ft. of residence use district.

PREMISES AFFECTED—80-02 Surrey place, southside, 7.83 ft. west of Union turnpike, Flushing, Borough of Queens.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed.

550-55-BZ

APPLICANT—Patrick D. Concagh, for Clareve Corp., owner.

SUBJECT—Application July 5, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubricatorium, car wash, office for sale of accessories, auto repairs, storage of auto accessories, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—640-666 Conduit boulevard and 600-608 Grant avenue, entire block bounded by Grant Belmont, Sheridan avenues and Conduit boulevard, Block 4239, Lot 1, Borough of Brooklyn.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed.

558-55-BZ

APPLICANT—Leonard F. Rothkrug, for Carmine Sirico (doing business as Sirico's Restaurant), owner.

SUBJECT—Application July 6, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business, D area district, the erection of a restaurant and catering hall, using more than the area permitted.

PREMISES AFFECTED—8021-8023 13th avenue and 1301-1311 81st street, northeast corner, Block 6280, Lot 1, Borough of Brooklyn.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed.

576-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Automobile Club of New York, Inc., owner.

SUBJECT—Application July 14, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and retail use, E-1 and D area district, the proposed parking of employees and members' cars and business entrances within the residence portion of the plot; the proposed structure using more than the area permitted.

PREMISES AFFECTED—186-06 Hillside avenue and 88-01 to 88-09 186th street, southeast corner, Block 9934, Lot 20, Hollis, Borough of Queens.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed.

813-55-BZ

APPLICANT—Paul Friedman, for Jack Lurio, owner (Lindell's Corner Food Shop, Inc., lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use, D area district, the extension of an existing commercial building into the residence district portion of the plot, using more than the area permitted.

PREMISES AFFECTED—1521-1523 Avenue U, northwest corner of East 16th street, Block 7320, Lot 40, Borough of Brooklyn.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed.

861-55-BZ

APPLICANT—Charles M. Spindler, for Elizabeth Lipshitz, owner.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs, with hand tools only.

PREMISES AFFECTED—39-47 Neptune avenue, north side, 95.50 ft. west of East 13th street, Block 7486, Lot 48, Borough of Brooklyn.

Laid over from April 24, 1956, to May 22nd, 1956, for inspection and decision; hearing closed.

CALENDAR

528-55-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Gaiti, owner.

SUBJECT—Application June 29, 1955—re (decision of the borough superintendent) under sections 7i and 7e of the zoning resolution, to permit in a business and residence use district, proposed building to be used for motor vehicle repair shop.

PREMISES AFFECTED—518 Coney Island avenue, west side, 60 ft. 1¾ in. south of Turner place, Block 5342, Lot 17, Borough of Brooklyn.

Laid over from April 3, 1956, to May 1, 1956, for inspection and decision; hearing closed; then to May 22, 1956, for inspection and decision.

465-55-BZ

APPLICANT—Lama, Proskauer and Prober, for 325 North Macquesten Parkway Corp., owner.

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed change in occupancy from gasoline station, public garage, parking lot for more than 5 cars and auto laundry, to boiler room, gasoline station, public garage, parking lot for more than 5 motor vehicles, auto laundry, auto repairs, painting and spraying, body and fender repairs, welding, wheel alignment, brake testing, recapping and vulcanizing of tires, sale and storage of car washing, supplies.

PREMISES AFFECTED—486-496 Coney Island avenue, west side, 80 ft. 2½ in. north of Turner place and 820-826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

Laid over from April 10, 1956, to May 1, 1956, for inspection and decision; hearing closed; then to May 22, 1956, for inspection and decision.

466-55-A

APPLICANT—Lama, Proskauer and Prober, for 325 North Macquesten Parkway Corp., owner.

SUBJECT—Application May 23, 1955—Appeal from a decision of the borough superintendent—re frame building—factory use, etc.

PREMISES AFFECTED—486-496 Coney Island avenue, west side, 80 ft. 2½ in. north of Turner place and 820-826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

252-36-BZ—Vol. II

APPLICANT—Allan Crane and Hoist Corp., lessee., for Electric Hoist and Motor Company, Inc., owner.

SUBJECT—Application reopened April 19, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district, the proposed use of an existing building for a factory, for the manufacture of electric hoists, and office with welding in connection with the manufacture of hoists.

PREMISES AFFECTED—60 Bayard street, south side, 100 ft. east of Lorimer street, Block 2722, Lot 8, Borough of Brooklyn.

Laid over from May 8, 1956, to May 22, 1956, at request of attorney for the applicant.

573-55-BZ

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application July 13, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto wrecking (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official)

Clintonville street, 154-02 to 154-04 17th road, southwest corner and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

Laid over for inspection and decision; hearing closed; date to be set, awaiting information as to action of Board of Education and the Board of Estimate as to proposed adjacent school; then set for January 17, 1956; then to February 15, 1956, for information from the Board of Education; then to March 13, 1956; then to March 16, 1956; then to April 17 1956, for further consideration after selection by Board of Estimate of school site; publication of Board's action of March 13, 1956 withheld; then to May 15, 1956, to await the selection by the Board of Estimate of a school site; then laid over from May 15, 1956 to May 22, 1956, for further plan and decision.

1044-55-A

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application December 27, 1955—filed pursuant to section 35, General City Law re part of premises located in bed of mapped street—Clintonville street.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official)

Clintonville street, 154-02 to 154-04 17th road, southwest corner, and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

618-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Hyman Herringman, owner.

SUBJECT—Application July 22, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles, with proposed show windows and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—3902-3924 Avenue U, south side, from Ryder street to Kimball street, 2201-2211 Ryder street and 2202-2212 Kimball street, Block 8556, Lot 37, Borough of Brooklyn.

Laid over from April 17, 1956, to May 15, 1956, for inspection and decision; hearing closed; then to May 22, 1956, at the request of applicant; and for inspection and decision.

811-55-BZ

APPLICANT—Ingram S. Carner, for Milton Waldman, owner.

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district, the erection and maintenance of a 2 car garage located within 15 ft. of the street line.

PREMISES AFFECTED—157-68 20th avenue, southwest corner of 160th street, Block 4750, Lot 41, Whitestone, Borough of Queens.

Laid over from April 17, 1956, to May 15, 1956, for inspection and decision; hearing closed; then to May 22, 1956, for applicant to file plan of the immediate area and for decision.

754-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Mary Gianos, Marie Colonna and Theodore Sagliocca, owners.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), car washing (non automatic), office, storage and sale of auto accessories, and parking of cars waiting to be serviced all for a term of 15 years.

CALENDAR

PREMISES AFFECTED—76-31 to 76-45 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

Laid over from March 6, 1956, to April 24, 1956, for inspection and decision; hearing closed; then to May 15, 1956, at request of the applicant, to submit revised plans; then to May 22, 1956, for applicant himself to be present and decision.

734-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 19, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in retail use district proposed use of premises for high speed auto laundry, office, waiting area and simonizing, with ground signs closer to residence use district than is permitted.

PREMISES AFFECTED—14-59 150th place, east side, 44.66 ft. north of Cross Island parkway and 14-54 Clintonville street, Block 4697, Lot 8, Whitestone, Borough of Queens.

Laid over from April 3, 1956, for further consideration after hearing to be held on April 10, 1956, on similar application under Cal. 752-55-BZ, affecting property in the vicinity; hearing to be continued; then to May 1, 1956, for inspection and decision; hearing closed; then to May 15, 1956, for information as to acquisition of Lot 25 in Block 4717 and whether revision of plans is contemplated, and for decision; then laid over from May 15, 1956, to May 22, 1956, for decision.

752-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, office, storage, lubritorium, minor auto repairs, car washing and parking of motor vehicles awaiting service.

PREMISES AFFECTED—14-43 to 14-47 (14-45 official) Clintonville street, east side, 63.99 ft. south of 14th road, 151-20 to 152-20 14th road and 153-15 to 153-91 Cross Island parkway, Block 4717, Lot 16, Whitestone, Borough of Queens.

Laid over from April 10, 1956, to May 1, 1956, for inspection and decision; hearing closed; then to May 15, 1956, for further consideration by the Board and for decision; then to May 22, 1956, for decision.

621-24-BZ—Vol. III

APPLICANT—Howard H. Snyder, for Terin Garage Corp., owner.

SUBJECT—Application reopened January 31, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7a, 7c and 7f of the zoning resolution, to permit in a business use district an existing three story garage, the additional parking of motor vehicles on the roof.

PREMISES AFFECTED—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan.

Laid over from May 8, 1956, to May 15, 1956, at request of objector; then to May 22, 1956, for decision; hearing closed.

156-56-A

APPLICANT—Howard H. Snyder for Terin Garage Corp. owner.

SUBJECT—Appeal filed March 1, 1956—from a decision of the borough superintendent, relating to egress.

PREMISES AFFECTED—234-240 East 54th Street, south side, 100 ft. west of 2nd Avenue, Block 1327, Lot 29, Manhattan

629-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for M. H. A. Associates, Inc., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the proposed extension of an existing non-conforming use, present use storage, office and car washing, to be used as storage and boiler room, gasoline service station, high speed auto laundry, lubritorium, motor vehicle repairs, office and sales, parking and storage of cars awaiting service, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—53-15 Queens boulevard and 43-32 to 43-40 54th street, northwest corner, Block 1322, Lot 39, Woodside, Borough of Queens.

Laid over from May 15, 1956 to May 22, 1956, at the request of applicant.

319-44-BZ

APPLICANT—Ferdinand Savignano, for Joseph Perlmutter, owner

SUBJECT—Application reopened April 17, 1956 for consideration of extension of term of variance, expired January 24, 1955—re (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the conversion of a stable, store and one family residence building to a motor vehicle repair shop, stores and residence for one family.

PREMISES AFFECTED—8664-8666 18th avenue, west side, 150 ft. north of Benson avenue, Block 6368, Lot 55, Borough of Brooklyn.

942-54-BZ

APPLICANT—John L. Flynn, for Vanlib Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 and restored to docket in accordance with the order of the Court, previously denied—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—144-21 Liberty avenue and 138-34 to 138-52 Lloyd road, northwest corner, Block 10020, Lot 114, Jamaica, Borough of Queens.

303-26-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened May 24, 1955 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district, the proposed change in use from public garage for more than five cars to storage of metal furniture on first floor and manufacturing and storage of lamps on the second floor.

PREMISES AFFECTED—405-423 44th street, north side, 38 ft. east of 4th avenue, Block 729, Lot 72, Borough of Brooklyn.

52-48-A—Vol. II

APPLICANT—Reginald S. Hardy for Hayson Corp., owner.

SUBJECT—Application reopened May 24, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—exits, doors and ramp.

PREMISES AFFECTED—405-423 44th street, north side, 38 ft. east of 4th avenue, Block 729, Lot 72, Borough of Brooklyn.

314-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, Inc., owner.

CALENDAR

SUBJECT—Application reopened October 25, 1955 as Vol. II re—(decision of the borough superintendent) under sections 7c, 7f and 7i of the zoning resolution, to permit in a business use district the proposed demolition and reconstruction of an existing gasoline service station to a gasoline service station, lubricatorium, car washing, minor auto repairs, store, utility room, parking and storage of motor vehicles.

PREMISES AFFECTED—902-914 Westchester avenue and 911-915 Rogers place, southwest corner and 889-902 East 163rd street, Block 2696, Lot 130, Borough of The Bronx.

67-33-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Salvatore Puma, owner.

SUBJECT—Application reopened October 18, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7i of the zoning resolution, to permit in a business and residence use district, the extension of use of an existing gasoline service station, lubricatorium, minor auto repairs, office, parking and storage of motor vehicles, storage and car washing.

PREMISES AFFECTED—1225 East 233rd street and 3900-3910 Baychester avenue, northeast corner, Block 4955, Lots 1 and 5, Borough of The Bronx.

493-41-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company and Anthony Monteleone, owners.

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district the reconstruction and extension of an existing gasoline service station, lubricatorium, auto laundry (non-automatic) and the additional uses of minor auto repairs (with hand tools only) and the parking of motor vehicles awaiting service, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—2322 1st avenue, northeast corner of East 119th street, Block 1807, Lot 1 and part of Lot 48, Borough of Manhattan.

435-53-BZ

APPLICANT—Leonard F. Rothkrug, for Concetta Tuozzo, owner.

SUBJECT—Application June 2, 1953—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the change in occupancy from five car garage to storage and baling of scrap paper and rags.

PREMISES AFFECTED—6712 11th avenue, west side, 60 ft. south of 67th street, Block 5765, Lot 44, Borough of Brooklyn.

698-53-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Charles J. Goubeaud, owner.

SUBJECT—Application reopened June 21, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension of a professional use, including dwelling, professional office, kennels and 1 car garage, and change of occupancy to include dwelling, professional office, kennels and parking for 1 car.

PREMISES AFFECTED—204-18 46th avenue, south side, 142.91 ft. east of 204th street, Block 7304, Lots 15 and 17, Bayside, Borough of Queens.

958-54-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Marichal-Agosto, Inc., owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district a temporal variation to increase in

width an approved one story brick building for the storage of tropical products in job lots and an office.

PREMISES AFFECTED—80-84 East 11th street, south side, 114 ft. west of Park avenue, Block 1616, Lots 43, 143 and 42, Borough of Manhattan.

108-55-BZ

APPLICANT—Henry Nordheim, for John Salpizi, owner.
SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a structure located in a residence and business use district the proposed manufacturing, in addition to existing bakery use.

PREMISES AFFECTED—614-616 East 180th street, south side, 145 ft. east of Arthur avenue, Block 3069, Lot 80, Borough of The Bronx.

109-55-A

APPLICANT—Henry Nordheim, for John Salpizi, owner.
SUBJECT—Application February 11, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—614-616 East 180th street, south side, 145 ft. east of Arthur avenue, Block 3069, Lot 80, Borough of The Bronx.

473-55-BZ

APPLICANT—DeRose and Cavalieri, for James Carlson, owner.

SUBJECT—Application June 9, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district, a one story and cellar building of an area contrary to section 14 of the zoning resolution.

PREMISES AFFECTED—2901-2907 Bruckner boulevard and 3399 East Tremont avenue, northeast corner, Block 5309, Lot 1, Borough of The Bronx.

630-55-BZ

APPLICANT—Francis H. McGrath, for Henor Realty Corp., owner.

SUBJECT—Application July 28, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district, the parking of more than 5 cars.

PREMISES AFFECTED—73-83 Henry street and 92 Orange street, southeast corner and 89-93 Pineapple street, Block 227, Lots 5-10, 13 and 32-34, Borough of Brooklyn.

654-55-BZ

APPLICANT—Leonard F. Rothkrug, for Philip Weisbrout, owner.

SUBJECT—Application August 4, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the proposed change of occupancy from warehouse on all floors, to store on first floor, factory on 2nd 3rd and 4th floors.

PREMISES AFFECTED—462-464 52nd street, south side, 160 ft. west of 5th avenue, Block 807, Lot 35, Borough of Brooklyn.

655-55-A

APPLICANT—Leonard F. Rothkrug, for Philip Weisbrout, owner.

SUBJECT—Application August 4, 1955—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—462-464 52nd street, south side, 160 ft. west of 5th avenue, Block 807, Lot 35, Borough of Brooklyn.

682-55-BZ

APPLICANT—Robert Gottlieb, for Luiga Cipriano, owner.

SUBJECT—Application September 2, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles.

CALENDAR

PREMISES AFFECTED—1400 Nelson avenue, east side, east side, 119.29 ft. north of Boscobel avenue, Block 2873, Lot 13, Borough of The Bronx.

765-55-BZ

APPLICANT—Leonard F. Rothkrug, for Nicholas Esposito, doing business as Nick's Service Station, owner.

SUBJECT—Application September 28, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use, D area district, the extension of an existing gas station to include auto accessories, lubritorium, motor repairs and auto laundry.

PREMISES AFFECTED—56-01 Main street, southeast corner of 56th avenue, Block 5165, Lot 28, Flushing, Borough of Queens.

924-55-BZ

APPLICANT—Fred C. Dahlem, for Drebuze Realty Corp., owner.

SUBJECT—Application November 18, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—31-35 Monroe street, north side, 139 ft. 9 in. west of Market street, Block 276, Lots 16, 17 and 18, Borough of Manhattan.

222-56-BZ

APPLICANT—Riverdale Station Parking, Inc., for New York Central Railroad Co., owner.

SUBJECT—Application March 23, 1956—re (decision of the borough superintendent) under sections 21 and 7h of the zoning resolution, to permit in a residence use district, proposed parking lot for more than 5 cars.

PREMISES AFFECTED—East side of New York Central Railroad Right-of-Way, 392 ft. north of West 254th street and 300 ft. west of Palisade avenue, Block 3427, part of Lot 100, Riverdale, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

MAY 22, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 22, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

689-55-SA

APPLICANT—Harold Massey, for Dwyer Products Corp., owner. (Murphy Bed and Kitchen Company, agent).

SUBJECT—Application July 29, 1955—Dwyer Insulated Gas Range for incorporation in Kitchen Units, Model G-4821 with Suffix E or S, approval of.

688-55-SA

APPLICANT—Harold Hassey, for Dwyer Products Corp., owner. (Murphy Bed and Kitchen Company, agent).

SUBJECT—Application July 29, 1955—Dwyer Table Top Gas Range incorporated in Kitchen Unit, Model G-48, with Suffix E or S, approval of.

687-55-SA

APPLICANT—Harold Massey, for Dwyer Products Corp., owner. (Murphy Bed and Kitchen Company, agent).

SUBJECT—Application July 29, 1955—Dwyer Kitchen Unit, Model G-39 (incorporating 2 Burner Hot Plate), approval of.

961-55-SA

APPLICANT—Bengal Range Division of John Wood Company, owner.

SUBJECT—Application November 23, 1955—Bengal Gas Ranges, Models AA, AB, AC, AD, AE, AG and BG, approval of.

546-55-SA

APPLICANT—Erich Loeb, for Samuel Stamping and Enameling Company, owner.

SUBJECT—Application June 27, 1955—Suburban Gas Counter Top Unit Ranges, Models G-27-PW, G-27-PC, G-27-S and G-27-S, approval of.

396-52-SA

APPLICANT—Carrier Corporation, owner. (Fayette S. Dunn, agent).

SUBJECT—Application March 25, 1952—Carrier 5FHJ Refrigeration Compressors and Condensers, Models 5F20, 5F30, 5F40, 5F41, 5F60, 5H60, 5H40, 5H41, 5H61, 5H80, 5H81, 5J40, 5J41, 5J43, 5J60, 5J61 and 5J63, approval of.

647-48-SA—Vol. II

APPLICANT—Automatic Burner Corp., owner. (E. F. Groves, agent).

SUBJECT—Application reopened January 24, 1956—re amendment to resolution as to additional trade name—re ABC Oil Burner, Model 53 and Cities Service Oil Burner, Model CS53; previously approved.

283-50-SA—Vol. II

APPLICANT—Automatic Burner Corp., owner. E. F. Groves, agent).

SUBJECT—Application reopened January 24, 1956—re amendment to resolution as to additional trade names—re ABC Oil Burner, Models 62 and 64; previously approved.

985-40-SM—Vol. III

APPLICANT—National Gypsum Company, owner. (Sheldon H. Cady, agent).

SUBJECT—Application reopened November 15, 1955—re amendment to resolution as to additional thickness of acoustical tile—re Travacoustic and Acoustic Metal System (fireproof ceiling finish); previously approved.

364-52-SM

APPLICANT—Laue Bros. Inc., for Joanna Western Mills Company, owner.

SUBJECT—Application reopened March 15, 1956—re amendment to resolution as to additional material known as Vin-L-Fab—re Joanna Vinylized Wall Fabric; previously approved.

500-50-SA

APPLICANT—Bryant Heater Division of Affiliated Gas Equipment, Inc., owner.

SUBJECT—Application reopened October 19, 1954—re amendment to resolution as to additional models; Models 75-329, 95-329, 125-329, 160-329, 195-329, and 225-329—re Crane Gas Fired Unit Heaters, Models CR50-327, CR75-327, CR100-327, CR125-327, CR200-327, CR225-327; previously approved.

137-54-A

APPLICANT—Fred C. Dahlem, for Benjamin Edelman, owner.

SUBJECT—Application February 17, 1954—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—654 Broadway, east side, 58 ft. south of Bond street, Block 529, Lot 6, Borough of Manhattan.

565-54-A

APPLICANT—Leonard F. Rothkrug and Louis Liebermann, for Leon Siev, doing business as Siev's Nursing Home, owner.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—live load and construction.

PREMISES AFFECTED—1020 Ocean parkway, west side, 130 ft. south of Avenue J. Block 5495, Lot 904, Borough of Brooklyn.

CALENDAR

821-54-A

APPLICANT—Consolidated Cork Corp., lessee, for Bush Terminal Buildings Co., owner.

SUBJECT—Application October 22, 1954—Appeal from an order of the fire commissioner—re smoking in factory.

PREMISES AFFECTED—4012 2nd avenue, block from 39th to 41st streets, Bush Building No. 20, Block 706, Lot 1, Borough of Brooklyn.

959-54-A

APPLICANT—Philip Freshman, for Terminal Fire Brokerage, Inc., owner.

SUBJECT—Application December 10, 1954—Appeal from a decision of the borough superintendent—re stairways and exits.

PREMISES AFFECTED—50 Court street, southwest corner of Joralemon street, Block 265, Lot 43, Borough of Brooklyn.

144-56-A

APPLICANT—Joseph A. March, owner.

SUBJECT—Application February 29, 1956—filed pursuant to section 35 of the General City Law re premises in bed of mapped street—Union street.

PREMISES AFFECTED—36-40 Union street, west side, 50 ft. north of 37th avenue, Block 4977, Lot 64, Flushing, Borough of Queens.

180-56-A

APPLICANT—Burke, Green and Groh, for Erich and Maria Frixel, owners (Margaret S. Hrones, lessee).

SUBJECT—Application February 17, 1956—Appeal from a decision of the borough superintendent—re use of frame building.

PREMISES AFFECTED—93-22 210th street, west side, 196.42 ft. south of 93rd avenue, Block 10550, Lot 52, Belaire, Borough of Queens.

861-54-A

APPLICANT—Arnold W. Lederer, for 444 Rockaway Avenue, Inc., owner.

SUBJECT—Application November 15, 1954—Appeal from a decision of the borough superintendent—re construction and egress.

PREMISES AFFECTED—444 Rockaway avenue, west side, 165 ft. 7 in. south of Pitkin avenue, Block 3521, Lot 48, Borough of Brooklyn.

155-55-A

APPLICANT—Stanley H. Klein, for Gotham Enterprises, Inc., owner.

SUBJECT—Application February 25, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—45-10 83rd avenue, west side, 3.95 ft. south of 45th avenue, Block 1536, Lot 215, Elmhurst, Borough of Queens.

156-55-A

APPLICANT—Sidney Daub, for Norberg Realty Co., Inc., owner.

SUBJECT—Application February 25, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—54 East 11th street, south side, 180 ft. 11 in. east of University place, Block 562, Lot 11, Borough of Manhattan.

749-55-A

APPLICANT—Ferdinand Savignano, for Irving Silver, owner.

SUBJECT—Application September 22, 1955—Appeal from a decision of the borough superintendent—review of Borough Superintendent decision—re change in use.

PREMISES AFFECTED—6709 5th avenue, east side, 63 ft. ½ in. south of 67th street, Block 5856, Lot 20, Borough of Brooklyn.

750-55-A

APPLICANT—Ferdinand Savignano, for Irving Silver, owner.

SUBJECT—Application September 22, 1955—Appeal from a decision of the borough superintendent, review of Borough Superintendent decision—re change in use.

PREMISES AFFECTED—6711 5th avenue, east side, 82 ft. ½ in. south of 67th street, Block 5856, Lot 19, Borough of Brooklyn.

751-55-A

APPLICANT—Ferdinand Savignano, for Irving Silver, owner.

SUBJECT—Application September 22, 1955—Appeal from a decision of the borough superintendent, review of Borough Superintendent decision—re change in use.

PREMISES AFFECTED—6713 5th avenue, east side, 101 ft. ½ in. south of 67th street, Block 5856, Lot 18, Borough of Brooklyn.

12-56-A

APPLICANT—Herman Kron, for Aeonitt Realty., owner.

SUBJECT—Application January 11, 1956—Appeal from a decision of the borough superintendent—re non-fire-proof construction, live load, egress, etc.

PREMISES AFFECTED—38 West 53rd street, south side, 345 ft. east of Avenue of The Americas (6th), Block 1268, Lot 60, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MAY 29, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 29, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

60-55-BZ

APPLICANT—Charles M. Spindler, for Morris Winick, owner.

SUBJECT—Application reopened March 6, 1955 and re-stored to docket—previously withdrawn—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

Laid over from April 10, 1956, to April 17, 1956 for decision; premises having been previously inspected; then to April 24, 1956 for further consideration by Board; hearing closed; then to May 29, 1956, for notices to be sent out to all owners in the area, subject to the regular procedure.

279-55-BZ

APPLICANT—Herman Kron, for Angeline Peglia, owner.

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection of a building to be used as automobile showroom, gas station, lubritorium, offices, auto laundry, minor repairs, parking of cars waiting to be serviced, without the required rear yard.

PREMISES AFFECTED—2027 Bruckner boulevard, north side, 190 ft. east of Pugsley avenue, Block 3797, Lot 74, Borough of The Bronx.

Laid over from April 24, 1956, to May 29, 1956, at request of the applicant, as owner is negotiating sale of the premises.

CALENDAR

441-51-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Joseph Coscia, owner.

SUBJECT—Application reopened May 3, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the extension and reconstruction of a structure used as a garage for more than 5 motor vehicles for use and storage garage for motor vehicles, lubritorium, minor auto repairs, wheel alignment, brake testing, car washing, office and sales, using more than the area permitted, without the required rear yard.

PREMISES AFFECTED—353-367 91st street, north side, 154 ft. 8 5/8 in. west of 4th avenue, Block 6081, Lots 77, 78 and 79, Borough of Brooklyn.

Laid over from May 1, 1956, to May 29, 1956, for inspection and decision; hearing closed.

755-55-BZ

APPLICANT—Leonard F. Rothkrug, for 66-17 Grand Avenue Corp., owner (Times Square Corp., lessee).

SUBJECT—Application September 23, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a retail and residence use district, the proposed patrons and employees parking of more than 5 motor vehicles.

PREMISES AFFECTED—66-19 Grand avenue, north side, 85.44 ft. east of Hamilton place and 66-02 Perry avenue, southeast corner of 66th street, Block 2724, Lots 8 and 69, Maspeth, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for inspection and decision; hearing closed.

867-55-BZ

APPLICANT—Paul Friedman, for William Gottfried, owner (conditional vendee; W. L. Associates, Inc.).

SUBJECT—Application November 2, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, for a term of 15 years.

PREMISES AFFECTED—66-11 to 66-33 Queens Midtown expressway, northeast corner of Clinton avenue, Block 2394, Lot 8, Maspeth, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for applicant to file up-to-date photographs and for inspection and decision; hearing closed.

232-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Freya Heintze, (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and local retail use, D and G-1 area, district, the erection and maintenance of a supermarket, with required loading berth on the residence portion of the plot and the parking of more than 5 cars (patrons); proposed area of building is in excess of area permitted, with a side yard of less than 5 ft. in that portion of the lot in the G-1 area district.

PREMISES AFFECTED—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972, Lot 50, Laurelton, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for inspection if necessary and decision, hearing closed.

233-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Carmine L. Calabro, owner (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h, 7A and 7c of the zoning resolution, to permit in a retail and residence use district, the proposed parking lot for supermarket's patron use, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—133-25 233rd street, east side, 97.25 ft. north of Merrick boulevard, Block 12973, lots 6 and 9, Laurelton, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for inspection if necessary and decision; hearing closed.

658-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Julius Procacci, owner.

SUBJECT—Application reopened October 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, storage room and parking and storage of motor vehicles.

PREMISES AFFECTED—627-637 86th street, north side, 214 ft. 7 in. east of Fort Hamilton parkway, Block 6037, Lots 17, 96, 99, 100 and 101, Borough of Brooklyn.

Laid over from May 8, 1956 to May 29th, 1956 for inspection and decision; hearing closed.

127-46-BZ—Vol. II

APPLICANT—Paul Friedman, for Interboro Management, Inc., owner.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of auto accessories and parking of more than 5 cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—46-11 to 46-21 Hollis Court boulevard and 46-02 to 46-16 189th street, northwest corner and 188-12 to 188-20 46th avenue, Block 5528, Lot 1, Flushing, Borough of Queens.

Laid over from May 8, 1956 to May 29th, 1956, for inspection and decision; hearing closed.

711-54-BZ

APPLICANT—Leonard F. Rothkrug, for Sam Tepperberg, owner (Empire Store Construction Co., Inc., lessee).

SUBJECT—Application August 20, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed use of premises for light manufacturing (store fixtures), involving the use of power saws on wood, thus constituting a saw mill.

PREMISES AFFECTED—334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn.

Laid over from May 8, 1956, to May 29, 1956, for inspection and decision; hearing closed.

712-54-A

APPLICANT—Leonard F. Rothkrug, for Sam Tepperberg, owner (Empire Store Construction Co., Inc., lessee).

SUBJECT—Application August 20, 1954—re Appeal from a decision of the borough superintendent—frame building, commercial use.

PREMISES AFFECTED—334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn.

855-52-A

APPLICANT—Benjamin Saltzman, Borough Superintendent.

OWNERS OF RECORD—Annie Tepperberg and Pauline Greenbaum.

SUBJECT—Application November 26, 1952—re Revocation of Certificate of Occupancy #113920.

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PREMISES AFFECTED—332-334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn.

187-55-BZ

APPLICANT—Leonard F. Rothkrug, for Anthony D'Angelo, owner.

SUBJECT—Application February 25, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the maintenance of existing extension using more than the area permitted.

PREMISES AFFECTED—356 Evergreen avenue and 29-35 Harmon street, northwest corner, Block 3274, Lot 33, Borough of Brooklyn.

Laid over from May 8, 1956, to May 29, 1956, for inspection and further hearing that may be necessary; applicant to obtain a new decision from the borough superintendent as to coverage based on the amended provision.

188-55-A

APPLICANT—Leonard F. Rothkrug, for Anthony D'Angelo, owner.

SUBJECT—Application February 25, 1955—re Appeal from a decision of the borough superintendent—use of frame building as factory—exits, etc.

PREMISES AFFECTED—356 Evergreen avenue and 29-35 Harmon street, northwest corner, Block 3274, Lot 33, Borough of Brooklyn.

850-55-BZ

APPLICANT—Burke, Green and Groh, for Samuel Rosenberg, owner.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7e and 7A of the zoning resolution, to permit in a retail and residence use district the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs (hand tools only), with proposed signs, show windows, and curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—4401-4411 Church avenue, northeast corner of Troy avenue, Block 4881, Lots 38, 40 and 41, Borough of Brooklyn.

Laid over from May 8, 1956, to May 29, 1956, for inspection and decision; hearing closed.

73-55-BZ

APPLICANT—Henry Nordheim, for Rubenstein and Tutanauer, owners.

SUBJECT—Application February 3, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, and office and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1680 Gun Hill road and 1674 Allerton avenue, intersection of Gun Hill road, Allerton avenue and Lodovick avenue, Block 4539, Lot 1, Borough of The Bronx.

Laid over from February 7, 1956, to March 13, 1956, for inspection and decision; hearing closed; then to April 10, 1956, at the request of the applicant to furnish revised plan. then to May 15, 1956, at request of objector; then to May 29, 1956, for decision; objections to be submitted by attorney in meantime.

929-53-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application reopened November 9, 1955 and restored to docket, previously withdrawn—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years, the erection and maintenance of a gasoline service station, auto wash, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—10504-10524 Flatlands avenue, south side, from East 105th to East 106th streets, 901-911 East 105th street and 902-912 East 106th street, Block 8213, Lots 37, 40, 41, 42 and 43, Borough of Brooklyn.

Laid over from April 17, 1956, to May 15, 1956, for inspection and decision; hearing closed; then to May 29, 1956, for decision.

233-54-BZ—Vol. II

APPLICANT—Arthur S. Hirsch, for Joseph Lubin and Joseph Eisner, owners (Car Wholesalers, Inc., lessee).

SUBJECT—Application reopened November 15, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, the proposed extension in use and area of an existing parking lot for more than 5 motor vehicles and the erection of a 10 ft. x 10 ft. attendant's shelter on a plot presently occupied as parking lot, gasoline service station and garage.

PREMISES AFFECTED—Franklin D. Roosevelt drive, west side, from East 48th to East 49th street, 403-435 East 48th street and 410-430 East 49th street, Block 1360, Lots 1, 2, 3, 4, 5, 6, 8, 11, 14, 15, 16, 26, 34, 35, 37, 38 and 50, Borough of Manhattan.

Laid over from March 20, 1956 to April 17, 1956, for applicant to file revised plans of existing conditions showing permitted uses of all lots and plan of proposed use indicating manner of protection of view towards United Nations; hearing continued; then to April 24, 1956, for applicant to file additional statement and revised plans of additional fences and hedges; hearing closed; then to May 15, 1956, for applicant to file revised plans as to fences, showing all buildings removed, parking area, buildings and curb cuts, and gasoline selling area enclosed; then laid over from May 15, 1956 to May 29, 1956, for applicant to file revised plans showing all buildings removed, parking, area of building, curb cuts and gasoline station area enclosed; hearing previously closed.

423-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Epstein, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, high speed auto laundry, lubritorium, body and fender work, welding, incidental repairs, brake testing, wheel alignment, incidental painting and spraying, office and sales, parking of motor vehicles awaiting service with entrances closer to the residence use district than permitted.

PREMISES AFFECTED—70-11 to 70-19 Northern boulevard, and 32-62 to 32-70 71st street, northwest corner, Block 1166, Lot 37, Woodside, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed; then to April 17, 1956, for inspection and decision; then to May 1, 1956 for applicant to file revised plans to provide adequate reservoir space; hearing previously closed; then to May 15, 1956, for applicant and the Construction Coordinator to file information as to site of housing development; laid over for decision; then laid over from May 15, 1956, to May 29, 1956, for applicant to investigate possibility of premises being taken for housing project.

515-40-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Kaymos Realty Corp. and Paradis Estates, owners.

SUBJECT—Application reopened October 25, 1955 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles and the maintenance of a frame office building for use as an attendant's shelter.

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PREMISES AFFECTED—139-155 (153 official) Beach 117th street, west side, 440 ft. south of Rockaway Beach boulevard, Block 757, Lots 28, 32, 34 and 37, Rockaway Beach, Borough of Queens.

73-46-BZ Vol II

APPLICANT—Albert Melniker, for D. G. and S. Realty Corp., owner.

SUBJECT—Application reopened September 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the extension of an existing gasoline service station to include office space, a new sales room, outdoor parking, and additional gas pumps.

PREMISES AFFECTED—2041 Hylan boulevard, northeast corner of Adams avenue, Block 3561, Lot 66, Grant City, Borough of Richmond.

467-54-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application June 9, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of ten years.

PREMISES AFFECTED—940-960 Belmont avenue and 199-223 Crystal street, southeast corner and 530-548 Chestnut street, Block 4228, Lot 11, Borough of Brooklyn.

582-54-BZ—Vol II

APPLICANT—Samuel Rosenblum, for 156 William Street Corp., owner.

SUBJECT—Application reopened February 7, 1956 as Vol. II—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a retail use district an extension of use by the erection of a 6 story addition at the William street front of building having a frontage of 78 ft. 4 in at street and irregular in shape, without the required loading berth.

PREMISES AFFECTED—156-162 William street and 77-83 Ann street, northeast corner and 53 Beekman street, Block 93, Lots 17, 20, 21, 22, 23 31, 32, and 33, Borough of Manhattan.

235-55-BZ

APPLICATION—Andrew Di Camillo, for Anthony and Angelina Guarino, owners.

SUBJECT—Application March 25, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the change in occupancy from 2 family dwelling and 3 family dwelling (class A multiple dwelling) without the required side yard from street to yard.

PREMISES AFFECTED—88-22 81st avenue, south side 201.5 ft. east of 88th street, Block 3826, Lot 50, Glendale, Borough of Queens.

507-55-BZ

APPLICANT—William B. Lichtner, for H. and M. Morris, owners.

SUBJECT—Application June 20, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and business use district, the erection of a building for the storage and sale of floor covering material.

PREMISES AFFECTED—36-19 Rockaway Beach boulevard, southwest corner of Beach 35th street, Block 315, Lots 13, 14, 15, 21, 3032 and 35, Edgemere, Borough of Queens.

583-55-BZ

APPLICANT—John F. Fitzsimons, for Emilio Longo, owner.

SUBJECT—Application July 15, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—168-11 93rd avenue, north side, 90.98 ft. east of 168th place, Block 10211, Lots 77, 78 and 272, Jamaica, Borough of Queens.

674-55-BZ

APPLICANT—Lama, Proskauer and Prober, for May Goodfarb, owner (Polo Ground Motors, Inc., lessee).

SUBJECT—Application August 24, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room office and sales, parking and storage of motor vehicles, with show windows, curb cuts and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—1920-1920 Amsterdam avenue and 501 West 155th street, northwest corner, Block 2114, Lot 40, Borough of Manhattan.

849-55-BZ

APPLICANT—Leonard F. Rothkrug, for Estate of Morris Polivnick, owner.

SUBJECT—Application October 27, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district proposed parking lot principally in conjunction with a 144 family apartment building at 80 Winthrop street (pleasure type vehicles—non transient) is contrary to Art. 11, Section 3 of the zoning resolution.

PREMISES AFFECTED—79-83 Winthrop street, north side, 643 ft. 3¾ in. east of Flatbush avenue, Block 5045, Lots 70 and 72, Borough of Brooklyn.

882-55-BZ

APPLICANT—Leonard F. Rothkrug, for Eldorado Enterprises, Inc.; owner.

SUBJECT—Application October 26, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit partly in a business and partly in a residence use district the erection and maintenance of an auto laundry and to permit the sale and display of used cars on a vacant portion of premises for a term of 10 years.

PREMISES AFFECTED—166-174 Kings highway and 1676-1684 West 12th street, southwest corner and 33-47 Quentin road, Block 6619, Lot 42, Borough of Brooklyn.

934-55-BZ

APPLICANT—Paul Friedman, for Ida Orlick, owner.

SUBJECT—Application November 22, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), storage and sale of auto accessories, parking of cars waiting to be serviced for a term of 15 years.

PREMISES AFFECTED—2444-2460 Linden boulevard and 547-557 Milford street, southeast corner, Block 4503, Lots 1 and 6, Borough of Brooklyn.

20-56-BZ

APPLICANT—Frederick A. Ketcher, for Springhill Realty Corp., owner (Pembroke Corp., lessee).

SUBJECT—Application January 17, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district an electric ground sign.

PREMISES AFFECTED—219-11 Hillside avenue, north side, from Springfield boulevard to 219th street, Block 10689, Lot 16, Springfield Gardens, Borough of Queens.

347-56-BZ

APPLICANT—The Chase National Bank, owner.

SUBJECT—Application May 4, 1956—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a class 2½ height district, the erection

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of a tower covering 26.98% of lot with exterior walls facing Liberty and William Streets beyond the allowable setbacks as permitted by Section 9(d) of the zoning resolution.

PREMISES AFFECTED—28-40 Nassau street, east side, block front, from Cedar street to Liberty street, 12-50 Liberty street, 55-77 William street and 30-44 Pine street, Block 44, Lots 1-4 inclusive, 14 and 19 and Block 45, Lots 4, 5, 7, 11 and 17, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MAY 29, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, May 29, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

708-52-SM

APPLICANT—Bethlehem Steel Company, Inc., owner.
SUBJECT—Application July 29, 1952—Bethlehem Steel Company, High Strength Bolts.

96-55-A

APPLICANT—Leonard F. Rothkrug, for I. J. Stein Co., owner.
SUBJECT—Application February 9, 1955—re Appeal from a decision of the borough superintendent—frame building—factory
PREMISES AFFECTED—137 Manhattan avenue, west side, 75 ft. north of Montrose avenue, Block 3051, Lot 20, Borough of Brooklyn.

132-55-A

APPLICANT—Leonard F. Rothkrug, for Max Forman, owner (Gibraltar Fabrics, lessee).
SUBJECT—Application February 16, 1955—re Appeal from a decision of the borough superintendent—exits.
PREMISES AFFECTED—2236-2238 Pitkin avenue, south side, 75 ft. west of Hendrix street, Block 4010, Lots 21 and 23, Borough of Brooklyn.

244-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Beth Sholom Peoples Temple, Inc., owner.
SUBJECT—Application reopened January 17, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—exits and protection of fire wall openings.
PREMISES AFFECTED—8686-8696 Bay parkway and 2164-2180 Benson avenue, southwest corner, Block 6414, Lot 42, Borough of Brooklyn.

422-55-A

APPLICANT—Leonard F. Rothkrug, for Mario Bencivenza, owner.
SUBJECT—Application May 25, 1955—re Appeal from a decision of the borough superintendent—frame building—business use.
PREMISES AFFECTED—639 Lorimer street, east side, 25 ft. south of Jackson street, Block 2747, Lot 7, Borough of Brooklyn.

431-55-A

APPLICANT—Leonard F. Rothkrug, for Irving M. Young and Jack Jacobson, owner (d/b/a I. D. J. Decorators Co.).
SUBJECT—Application May 19, 1955—re Appeal from a decision of the borough superintendent—exits, live load, etc.
PREMISES AFFECTED—783-785 Coney Island avenue, east side, 299 ft. 8 1/8 in. north of Dorchester road, Block 5153, Lots 55 and 56, Borough of Brooklyn.

661-55-A

APPLICANT—Leonard F. Rothkrug, for Ida Shiffman, owner.

SUBJECT—Application August 10, 1955—re Appeal from a decision of the borough superintendent—frame extension, exits, stairs.

PREMISES AFFECTED—266 Ainslie street, south side, 150 ft. east of Graham avenue, Block 2777, Lot 13, Borough of Brooklyn.

1014-55-A

APPLICANT—Lama, Proskauer and Prober, for 260 West Street Corp., owner

SUBJECT—Application December 23, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—67-73 Vestry street and 260-262 West street, southeast corner, Block 218, Lot 24, Borough of Manhattan.

198-54-A

APPLICANT—Philip Freshman, for Sarah Nehemiah and Moses Leinwand, owners.

SUBJECT—Application March 16, 1954—re Appeal from a decision of the borough superintendent—exits, live load.

PREMISES AFFECTED—146-148 Lawrence street, west side, 110 ft south of Willoughby street, Block 151, Lot 35, Borough of Brooklyn.

680-55-A

APPLICANT—Julius Schwan, for Minority Housing Development Corp., owner.

SUBJECT—Application August 30, 1955—filed pursuant to section 36, General City Law re premises not facing a legal street.

PREMISES AFFECTED—167-16 Brinkerhoff avenue, south side, 64.09 ft. west of 168th street, Block 10195, Lot 8, Jamaica, Borough of Queens.

681-55-A

APPLICANT—Julius Schwan, for Minority Housing Development Corp., owner.

Subject—Application August 30, 1955—filed pursuant to section 36, General City Law re premises not facing on legal street.

PREMISES AFFECTED—167-18 Brinkerhoff avenue, south side, 64.09 ft. west of 168th street, Block 10195, Lot 9, Jamaica, Borough of Queens.

89-56-A

APPLICANT—Hexagon Laboratories, Inc., owner.

SUBJECT—Application February 15, 1956—Appeal from a decision re an order of the fire commissioner re sprinkler system.

PREMISES AFFECTED—3536 Peartree avenue, north side, 145 ft. east of Boston road, Block 5282, Lot 48, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JUNE 1, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday afternoon, June 1, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

784-41-SR—Proposed Amendments to the Rules for Erection, Alteration, Repair, Excavation for and Demolition of Buildings.

835-38-SR—Proposed Amendments Relative to Submerged Inlets and Protective Methods to be Applied to Prevent Contamination of Water Supply.

HARRIS H. MURDOCK, *Chairman.*

JUNE 5, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning June 5, 1956 at 10 o'clock in Room*

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1013, Municipal Building, Manhattan, on the following matters.

784-55-BZ

APPLICANT—Goldwater and Flynn, for Housing Enterprises Inc., owner.

SUBJECT—Application October 4, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor motor vehicle repairs, washing, parking and storage of motor vehicles.

PREMISES AFFECTED—30-11 Francis Lewis boulevard, east side, from 30th avenue to 32nd avenue, Block 6021, Lot 1, Bayside, Borough of Queens.

Laid over from May 1, 1956 to June 5, 1956, for inspection and decision; hearing closed.

1005-55-BZ

APPLICANT—Albert Melniker, for Gertrude Le Blanc, owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, car washing, lubritorium, sale of accessories, minor motor vehicle repairs, with hand tools only, parking for more than 5 motor vehicles, for a term of 15 years.

PREMISES AFFECTED—237 Jewett avenue and 899 Post avenue, northwest corner, Block 1027, Lot 1, West Brighton, Borough of Richmond.

Laid over from May 1, 1956, to June 5, 1956, for applicant to arrive at an agreement with the Borough President as to the procedure relative to the street widening and road paving and to file copy with the Board.

662-55-BZ

APPLICANT—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the extension of a non-conforming use (residence and stores).

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

Laid over from April 10, 1956, to May 8, 1956, at 10 A.M. for inspection and decision; hearing closed; then to June 5, 1956, for inspection and decision.

663-55-A

APPLICANT—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—Appeal from a decision of the borough superintendent—re frame building business use.

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

814-55-BZ

APPLICANT—Fred C. Dahlem, for Estate of Newbold Morris, Bank of New York, trustee, owner (Martin Gollubier, lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of use of parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—1034-1040 College avenue, east side 100 ft. north of East 165th street, Block 2433, Lots 1 and 6, Borough of The Bronx.

Laid over from April 10, 1956, to May 8, 1956, for inspection and decision; hearing closed; then to June 5, 1956, for inspection and decision.

930-55-BZ

APPLICANT—Fred C. Dahlem, for Valentine Galcik, owner.

SUBJECT—Application November 21, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7c and 21 of the zoning resolution, to permit in a retail use, D area district, the use of a building for motor vehicle repairs and garage for more than 5 motor vehicles and extension of subject building to occupy 100% of the area of the lot.

PREMISES AFFECTED—424-426 East 10th street, south side, 306 ft. west of avenue D, Block 379, Lot 21, Borough of Manhattan.

Laid over from April 10, 1956, to May 8, 1956, for inspection and decision; hearing closed; then to June 5, 1956, for inspection and decision.

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

Laid over from May 3, 1955 to June 7, 1955, to permit the applicant to obtain a decision from the Building Department as to structural conditions to comply with the Labor Law and to permit the filing of a companion administrative appeal to be heard with the zoning application on the laid over date; laid over, date to be set for hearing when companion "A" appeal has been examined and set for hearing; the "A" and "BZ" cases to be heard on the same date; then set for hearing January 10, 1956; then February 15, 1956, for inspection and decision; hearing closed; then to February 28, 1956, for applicant to file revised plan; then laid over to March 20, 1956, for further inspection and decision; then to April 3, 1956, for applicant to furnish consent of adjoining owner for use of property as means of egress from foot of fire escape; then to April 24, 1956, at request of the applicant, to obtain a consent of the adjoining owner for exit across his property; then to May 8, 1956, for applicant to file consent of adjoining owner for exit; then to June 5, 1956, at request of the applicant, to file consent of adjoining owner.

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

815-52-BZ—Vol. II

APPLICANT—Reuben Rappaport, for City Bank Farmers Trust Co. and Florence D'Olier, Trustees under will of Thomas Diamond, owners (N. R. M. Garage Corp., lessee).

SUBJECT—Application reopened January 10, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and business use district, the proposed combining of both buildings for garage and parking of more than 5 motor vehicles, and the proposal to extend use of garage wherein gasoline and oil is sold.

PREMISES AFFECTED—248-250 West 80th street and 2231-2239 Broadway, southwest corner, Block 1227, part of Lots 54 and 59, Borough of Manhattan.

Laid over from May 8, 1956, to June 5, 1956, for inspection and decision; hearing closed.

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23-56-A

APPLICANT—Reuben Rappaport, for City Bank Farmers Trust Co. and Florence D'Olier, Trustees under the will of Thomas Diamond, owners (N. R. M. Garage Corp., lessee).

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—non-fireproof construction and exits.

PREMISES AFFECTED—248-250 West 80th street and 2231-2239 Broadway, southwest corner, Block 1227, part of Lots 54 and 59, Borough of Manhattan.

450-55-BZ

APPLICANT—Leonard F. Rothkrug, for Thomas Nastasi, owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district occupancy of a class 4, single family residence by 2 families.

PREMISES AFFECTED—157-22 Powell Cove boulevard, south side, 180 ft. east of 157th street, Block 4554, Lot 50, Beechhurst, Borough of Queens.

Laid over from May 8, 1956, to June 5, 1956, for inspection and decision; hearing closed; applicant to file report as to houses in area having more than one family.

584-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Charlotte W. Sanders, owner.

SUBJECT—Application July 15, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed demolition, reconstruction and extension of an existing gas station, office and sales, storage, lubritorium, car washing and minor auto repairs.

PREMISES AFFECTED—699 Morris avenue and 266 East 155th street, southwest corner and 3012-3016 Park avenue, Block 2442, Lot 65, Borough of The Bronx.

Laid over from May 8, 1956, to June 5, 1956, for inspection and decision; hearing closed.

738-55-BZ

APPLICANT—Patrick D. Concagh, for 333 West 46th Street Corp., owner.

SUBJECT—Application September 21, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—333-337 West 46th street, north side, 378 ft. west of 8th avenue, Block 1037, Lots 16, 116 and 117, Borough of Manhattan.

Laid over from May 5, 1956 to June 5, 1956, for inspection and decision; hearing closed.

991-55-BZ

APPLICANT—Charles M. Spindler, for Claire-A1 Realty Corp., owner.

SUBJECT—Application November 15, 1955—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district, the proposed extension in area and reconstruction of an existing gasoline service station, and use of premises for a gasoline service station, office and sale of auto accessories, lubrication, washing, minor repairs (with hand tools only), parking and storage of motor vehicles, with proposed curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—236-244 Dyckman street, southwest corner of Seaman avenue, Block 2246, Lots 61, 63 and 65, Borough of Manhattan.

Laid over from May 8, 1956, to May 15, 1956, at request of objector, applicant concurring; then to June 5, 1956, for inspection and decision; hearing closed.

582-55-BZ

APPLICANT—Reginald S. Hardy, for U. K. Realty Corp., owner.

SUBJECT—Application July 14, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repairs (hand tools only) and parking of motor vehicles awaiting service, with show windows, signs and curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—1881-1889 Utica avenue, east side, from Flatlands avenue to Avenue K, Block 7798, Lots 6, 8 and 9, Borough of Brooklyn.

Laid over from May 15, 1956, to June 5, 1956, for inspection and decision; hearing closed.

788-55-BZ

APPLICANT—Charles M. Spindler, for John and Margaret Rose, owners.

SUBJECT—Application October 5, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, proposed motor vehicle repair shop and parking and storage of more than 5 motor vehicles, for a term of 15 years.

PREMISES AFFECTED—150-47 12th road, north side, 100.50 ft. west of Clintonville street, Block 4517, Lot 41, Whitestone, Borough of Queens.

Laid over from May 15, 1956, to June 5, 1956, for inspection and decision; hearing closed.

977-55-BZ

APPLICANT—Robert Gottlieb, for E. Devlin, Inc., owner (Walter B. Cooke, Inc., lessee).

SUBJECT—Application December 9, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business and residence use, B area district, the erection of an extension to be used in conjunction with the existing funeral parlor, on the residence portion of the plot, using more than the area permitted.

PREMISES AFFECTED—1 West 190th street and 2501 Jerome avenue, northwest corner, Block 3201, Lot 56, Borough of The Bronx.

Laid over from May 15, 1956, to June 5, 1956, for inspection and decision; hearing closed; applicant to file additional plan showing additional exit from the 2nd floor.

30-48-BZ—Vol. II

APPLICANT—Adolph Friedel, for Moe Friedel, owner.

SUBJECT—Application reopened May 8, 1956 for consideration of extension of term of variance expired February 24, 1956—re (decision of the borough superintendent) previously granted on condition, under sections 7c, 7i, 7A and 7h of the zoning resolution, permitting in a residence and business use district, the reconstruction and extension of existing gasoline service station to include boiler room, lubritorium, auto laundry, motor vehicle repair shop, sale of accessories and office and also the parking and storage of more than five motor vehicles and with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—1701-1725 Bedford avenue and 109-131 Sullivan place, northeast corner, Block 1304, Lot 1, Borough of Brooklyn.

297-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sylvia Griff, owner.

SUBJECT—Application reopened May 8, 1956 for consideration as to extension of time to complete expired October 26, 1955—re (decision of the borough superintendent) previously granted on condition, under sections 21, 7c and 19A, permitting in the business use portion of plot located in a residence and business use, D area district, the demolition of existing frame structure on lot 23, and the erection of a new one-story extension, using more than the area permitted; and permitting an opening from proposed extension to existing frame structure to construct one large store; and permitting a horizontal exit door

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between two structures; and permitting an entrance to a proposed loading area, both located in the residence use portion of plot, with the loading area less than 33 feet in depth, and less than 14 feet in height.

PREMISES AFFECTED—65-61 to 65-65 Grand avenue and 56-64 to 56-72 Hamilton place, northwest corner, Block 2719, Lots 21, 22 and 23, Maspeth, Borough of Queens.

469-52-BZ Vol. III

APPLICANT—Alex Danin, for Cord-Meyer Development Co., owner (Bay Terrace Cooperatives Sections 3, 4 and 5 Inc., lessee).

SUBJECT—Application reopened May 24, 1955 as Vol. III—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the substitution of two story garden simplex apartments for each two duplex single family units, within the same building envelope.

PREMISES AFFECTED—212-14 to 212-52 16th avenue, southeast corner of 212th street, Block 5118, Lot 30; 15-15 to 15-41 and 15-47 to 15-63 212th street and 212-19 to 212-49 16th avenue, northeast corner, Block 5857, Lot 110; 15-18 to 15-42; 15-70 to 15-86 and 16-18 to 16-34 212th street, northwest corner 18th avenue, Block 5863, Lot 60; 16-21 to 16-37 212th street, southeast corner of 16th avenue, Block 5918, Lot 30; 16-41 to 16-65 and 16-71 to 16-87 212th street, southeast corner 18th avenue, Block 5918, Lot 40; 209-37 to 209-77 and 211-07 to 211-49 18th avenue, northwest corner 212th street, Block 5863, Lot 110; 18-47 to 18-59 and 18-73 to 18-95 211th street; 211-03 to 211-23; 211-27 to 211-55; 211-67 to 211-91; 211-95 to 211-99 23rd avenue; 211-02 to 211-12; 211-39 to 211-41 and 211-36 20th avenue; 18-04 to 18-28; 18-34; 20-08 to 20-24; 20-28 212th street; and 18-15 to 18-41; 211-10 to 211-34; 211-38 to 211-50; 211-54 18th avenue, southwest corner, Block 5872, Lot 2, Bayside, Borough of Queens, N.B. 7453, 7455, 7456, 7458, 7459, 7461, 7464 and 7467-52; N.B. 1466, 1467, 1470, 1473, 1474, 1476, 1477, 1478, 1479, 1480, 1482, 1483, 1484, 1485, 1489, 1490, 1491-53.

816-54-BZ Vol. II

APPLICANT—Burke, Green and Groh, for Eli Brody, owner.

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F-1 area district, the proposed erection of a one story and cellar building of class 3 construction, to be used for doctors' offices, with less than the required rear yard.

PREMISES AFFECTED—21-35 Bell boulevard, east side, 241.21 ft. north of 24th avenue, Block 5958, Lot 57, Bayside, Borough of Queens.

103-54-BZ Vol. II

APPLICANT—Siegal and Green, for L. S. C. Realty Corp., owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection of an outdoor amusement center, also the maintenance of an illuminated business sign.

PREMISES AFFECTED—1950 Bruckner boulevard, southside, 364.8 ft. west of Pugsley avenue, Block 3677, Lots 58 and 61, Borough of The Bronx.

778-54-BZ Vol. II

APPLICANT—Charles M. Spindler, for Tally-Ho Realty Corp., owner.

SUBJECT—Application reopened January 31, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs, and the construction of the building on the street line without the required setback.

PREMISES AFFECTED—1320-1342 Remsen avenue, west

side, 263 ft. 10 $\frac{3}{4}$ in. north of Avenue K, Block 8041, Lot 56, Borough of Brooklyn.

529-55-BZ

APPLICANT—Henry C. Brucker, for Alfred W. and Amelia Ziegler, owner.

SUBJECT—Application June 29, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an E area district the erection of a two story one family dwelling with side yard of less width than required by section 18b of the zoning resolution.

PREMISES AFFECTED—78-30 82nd street, west side, 277.15 ft. south 78th avenue, Block 3832, Lot 57, Glendale, Borough of Queens.

656-55-BZ

APPLICANT—Hurley, Kearney, Lane and Mattison, for St. Charles Hospital, owner.

SUBJECT—Application August 9, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles for physicians and personnel of St. Charles Hospital.

PREMISES AFFECTED—295 Hicks street, east side, 198 ft. north of State street, Block 261, Lot 9, Borough of Brooklyn.

679-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Pauline and William Hinderstein, owners.

SUBJECT—Application August 30, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the proposed erection of a structure for storage, stores, loading and unloading, parking of patrons cars (no fee to be charged).

PREMISES AFFECTED—13-55 to 13-63 Beach Channel drive and 2201-2217 Birdsall avenue, southwest corner, Block 158, Lot 14, Far Rockaway, Borough of Queens.

763-55-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Ellen Licata, owner.

SUBJECT—Application September 27, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district 1 times height district an extension of a one family residence for a play room, bath room, porch and 2 car accessory garage.

PREMISES AFFECTED—142-07 Hoover avenue, northside, 100 ft. west of Daniels street, Block 9721, Lot 251, Jamaica, Borough of Queens.

764-55-BZ

APPLICANT—Burke, Green and Groh, for Joseph and Marie Danisi, owners.

SUBJECT—Application September 27, 1955—re (decision of the borough superintendent) under sections 7e of the zoning resolution, to permit in a residence use district, the proposed use of existing building, for office, distributing, and storage building for beverages; more than one building on the plot.

PREMISES AFFECTED—120-42 Springfield boulevard, west side, 91.04 ft. north of 121st avenue, Block 12694, Lot 56, St. Albans, Borough of Queens.

793-55-BZ

APPLICANT—Gabriel Nathan, for James, Sarah and Louis Cappell, owners.

SUBJECT—Application October 6, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed use of vacant land for parking lot for more than 5 motor vehicles and boats.

PREMISES AFFECTED—60-02 to 60-12 Beach Channel drive and 401-421 Beach 60th street, northwest corner, Block 430, Lots 130 and 140, Arverne, Borough of Queens.

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794-55-A

APPLICANT—Gabriel Nathan, for James, Sarah and Louis Cappell, owners.

SUBJECT—Application October 6, 1955—filed pursuant to section 35, General City Law re premises located in bed of mapped street—proposed widening of Beach 60th street.

PREMISES AFFECTED—60-02 to 60-12 Beach Channel drive and 401-421 Beach 60th street, northwest corner, Block 430, Lots 130 and 140, Arverne, Borough of Queens.

893-55-BZ

APPLICANT—M. Martin Elkind, for 640 East 13th Street Corp., owner.

SUBJECT—Application November 10, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking for more than 5 motor vehicles.

PREMISES AFFECTED—529 East 11th street, north side, 285.6 ft. west of Avenue B, Block 405, Lot 58, Borough of Manhattan.

43-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer Berfond, owner.

SUBJECT—Application January 24, 1956—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a business, local retail and residence use district the erection of 2 buildings of class 1 and class 3 construction to be used for storage, boiler room, compressor room, refrigerator, store, loading and unloading, mens' and womens' toilets, restroom, air conditioning equipment, and parking of patrons cars, no fee to be charged.

PREMISES AFFECTED—2127-2183 Coyle street and 3045-3067 Avenue V, northeast corner and 2128-2184 Bragg street, Block 7368, Lots 17, 19, 22, 25, 27, 29, 31, 36, 46, 53 and 61, Borough of Brooklyn.

116-56-BZ

APPLICANT—Abraham N. Horwitz, for Harry Mortimer, owner.

SUBJECT—Application February 20, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the construction and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs (using hand tools only), office and sales of auto accessories for a term of 15 years.

PREMISES AFFECTED—2451-2459 Westchester avenue and 1400-1408 Rowland street, northeast corner, Block 3974, Lot 1, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JUNE 5, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, June 5, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

895-51-SA

APPLICANT—L. J. Mueller Furnace, owner (Clewell Equipment Company, agent).

SUBJECT—Application December 17, 1951—Mueller Climatrol Oil Fired Air Conditioners, Models 50, 201, 202, 209, 211, 212, 214, 215, 216, 218, 219 and 253.

565-55-SA

APPLICANT—Leonard F. Rothkrug, for Sentry Norden Oil Heating Co., Inc., owner.

SUBJECT—Application June 21, 1955—Water Lining and Integral Fuel Oil Heater (preheater).

642-55-SA

APPLICANT—Worcester Taper Pin Company, manufacturer.

SUBJECT—Application July 21, 1955—Browning Liquid Fuel Cutting Torch, Model U-15A.

367-54-SA

APPLICANT—Johnson Heater Corporation, owner.

SUBJECT—Application May 4, 1954—Johnson Forced Warm Air Heaters, Oil Fired, Models JA.75, JA1, JA1.5, JA2, JA2.5, JA3, JA4, JA5, JA6, JA7, JA1.2, JA10, JA12, JA20, JA25, JA30, JA35, JA40, JA50, HB75, HB1, HB2, HB3, HB4, HB5, JAS1, JAS1E, JAS1.5, JAS2, JAS2E, JAS3, JAS3E, JAS4, JAS5.

877-55-SM

APPLICANT—Beacon Manufacturing Company, manufacturer.

SUBJECT—Application October 26, 1955—Beacon Closet Bowl Wax Gasket, Model 101 and 102.

603-55-SA

APPLICANT—Air Conditioning Engineering Company, owner. (Bernie Leventhal, Inc., agent).

SUBJECT—Application July 8, 1955—Perfectair Oil Fired Suspended Horizontal Forced Warm Air Furnaces and Floor Mounted Models H75, H90, H100, F150, F245, F385, F585, F815, S75, S90, S110, S115, S230, S345, S420 and S520.

459-45-SM

APPLICANT—Truscon Steel Company, owner.

SUBJECT—Application July 9, 1945—Truscon Steel Double Hung Series 138 and 145 Windows.

605-54-SA

APPLICANT—Despatch Oven Company, owner.

SUBJECT—Application July 21, 1954—Commander Bake Oven 12, 18, 24, 32, 36 and 40 (electrically heated).

487-55-SM

APPLICANT—Nazareth Cement Company, owner.

SUBJECT—Application May 25, 1955—Nazareth Air Entraining Portland Cement, Types IA and IIA and Nazco Type IIIA.

1105-48-SA

APPLICANT—Automatic Burner Corporation, owner.

SUBJECT—Application for consideration—reopened January 24, 1956 as to amendment to resolution as to additional trade names—re ABC Oil Burner Model 52A; previously approved.

430-49-SA

APPLICANT—Square Manufacturing Company, owner.

SUBJECT—Application for consideration—reopened April 10, 1956 as to amendment to resolution as to additional model drink dispenser—re Square Manufacturing Co. Carbonated Beverage Dispenser, Model 5008; previously approved.

774-52-SA

APPLICANT—Automatic Products Company, owner.

SUBJECT—Application for consideration—reopened April 10, 1956 as to amendment to resolution as to additional model—re Sodashoppe-6 Drink (dispenser soft-drinks); previously approved.

116-52-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application for consideration—reopened September 27, 1955 as to amendment to resolution as to proportions of Structo-Lite Premixed Plaster—re Red Top Structo Lite Plaster; previously approved.

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252-45-SA

APPLICANT—Metropolitan Refining Company, Inc., owner.

SUBJECT—Application for consideration—reopened February 7, 1956 as to amendment to resolution as to additional name—re Metropolitan Feeder (water treatment appliance); previously approved.

1464-39-GR

APPLICANT—George S. Rider Company

SUBJECT—Application for consideration and report as to additional inspection agency (George S. Rider Co., Cleveland).

1464-39-GR

APPLICANT—Perry-Carrington Engr. Company.

SUBJECT—reopening and amending as to additional inspection agency (Perry-Carrington Engr. Company).

993-54-A

APPLICANT—Elias K. Herzog, for Postgal Realty Corp., owner.

SUBJECT—Application December 27, 1954—re Appeal from a decision of the borough superintendent—cellar egress.

PREMISES AFFECTED—345-351 West 35th street, north side, 266 ft. 4 in. east of 9th avenue, Block 759, Lot 14, Borough of Manhattan.

941-54-A

APPLICANT—DeRose and Cavalieri, for Libby Walker Levine, owner.

SUBJECT—Application December 10, 1954—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—4033-4039 3rd avenue, west side, 100 ft. 11 5/8 in. north of East 174th street, Block 2922, Lot 54. Borough of The Bronx.

853-55-A

APPLICANT—Sideny Daub, for Abe Messinger, owner (Kasbar Quilting Co., lessee).

SUBJECT—Application October 26, 1955—Appeal from a decision of the borough superintendent—re opening in fire wall.

PREMISES AFFECTED—1213-1239 East 14th street, east side, 100 ft. south of Avenue L, Block 6734A, Lot 86, Borough of Brooklyn.

603-38-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Leibo Realty Corp., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—construction and exits.

PREMISES AFFECTED—547-571 Watkins street and 233-243 Lott avenue, northeast corner, Block 3618, Lots 1 and 3, Borough of Brooklyn.

720-55-A

APPLICANT—Samuel Rosenblum, for 130 5th Avenue Co., owner.

SUBJECT—Application September 6, 1955—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—130-132 5th avenue, northwest corner of West 18th street, Block 820, Lot 38, Borough of Manhattan.

356-56-A

APPLICANT—Interboro Elevator Company, Inc., for Burton Corp., owner (Lord and Taylor, lessee).

SUBJECT—Application April 19, 1956—re Appeal from a decision of the borough superintendent—revocation of elevator application 389-55.

PREMISES AFFECTED—424 5th avenue, northwest corner of West 38th street, Block 840, Lot 42, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 12, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 12, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

621-54-BZ

APPLICANT—Leonard F. Rothkrug, for Soljak Realty Corp., owner (M. H. Murray Supply Corp., lessee).

SUBJECT—Application July 29, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from public garage to the storage and sale of plumbing supplies.

PREMISES AFFECTED—1565-1567 Bergen street, north side, 225 ft. west of Utica avenue, Block 1348, Lot 62, Borough of Brooklyn.

Laid over from May 8, 1956, to June 12, 1956, for applicant to correct his papers and for inspection and decision; hearing closed.

688-45-BZ

APPLICANT—Carl H. Salminen, for Emil Kupprat, owner.

SUBJECT—Application reopened April 10, 1956 for consideration as to extension of term of variance, expired March 26, 1956—re (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, permitting in a business use district, the change of occupancy from office and marble storage to permit cutting, polishing and lettering of stones and monuments in addition to office and marble storage.

PREMISES AFFECTED—162-34 Pidgeon Meadow road, west side, 289.54 ft. south of 46th avenue, Block 5461, Lot 40, Flushing, Borough of Queens.

Laid over from May 15, 1956 to June 12, 1956, at the request of applicant to obtain new decision from the borough superintendent.

5-33-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Thomas and Louis Filomio, owners.

SUBJECT—Application reopened October 25, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7e and 7h, of the zoning resolution to permit in a business, retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, sales and storage room, for auto accessories and minor repairs, and parking and storage for more than 5 cars.

PREMISES AFFECTED—3480-3498 Baychester avenue and 3800-3812 Boston road, southeast corner, Block 5257, Lot 1, Borough of The Bronx.

Laid over from May 15, 1956, to June 12, 1956, for inspection and decision; hearing closed.

611-54-BZ

APPLICANT—George J. Rusciano, for Pietro Catino, owner.

SUBJECT—Application July 20, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district for a term of ten years, the maintenance of existing frame garages (formerly stables) to be used for more than three motor vehicles.

PREMISES AFFECTED—3222 Olinville avenue, east side, 170.69 ft. north of Burke avenue, Block 4595, Lot 8, Borough of The Bronx.

Laid over from May 15, 1956, to June 12, 1956, for inspection and decision; hearing closed.

612-54-A

APPLICANT—George J. Rusciano, for Pietro Catino, owner.

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SUBJECT—Application July 20, 1954—Appeal from a decision of the borough superintendent—re construction.
PREMISES AFFECTED—3222 Olinville avenue, east side, 170.69 ft. north of Burke avenue, Block 4595, Lot 8, Borough of The Bronx.

890-54-BZ

APPLICANT—Irving A. Rudder, for Rose and David Koblenz, owners (David Koblenz, lessee).

SUBJECT—Application November 24, 1954—re (decision of the borough superintendent) under sections 7i and 7f of the zoning resolution, to permit in a business use district, the change of occupancy from 5 car storage garage, auto renting and driving school, to storage garage and motor vehicle repair shop and gasoline service station.

PREMISES AFFECTED—1106 Stebbins avenue, east side, 25 ft. south of East 167th street, Block 2691, Lot 77, Borough of The Bronx.

Laid over from May 15, 1956, to June 12, 1956, for inspection and decision; hearing closed.

436-55-BZ

APPLICANT—Leonard F. Rothkrug, for Arthur P. Ferretti, owner.

SUBJECT—Application May 26, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the extension of a 2 story building of class 4 construction, for the uses of glass manufacturing, grinding, publishing, and storage, using more than the area permitted.

PREMISES AFFECTED—63-17 to 63-19 Metropolitan avenue, north side, 173 ft. 5 in. east of 62nd street, Block 2771, Lot 55, Maspeth, Borough of Queens.

Laid over from May 15, 1956, to June 12, 1956, for inspection and decision; hearing closed.

437-55-A

APPLICANT—Leonard F. Rothkrug, for Arthur P. Ferretti, owner.

SUBJECT—Application May 26, 1955—re Appeal from a decision of the borough superintendent—frame building, factory use, exits, etc.

PREMISES AFFECTED—63-17 to 63-19 Metropolitan avenue, north side, 173 ft. 5 in. east of 62nd street, Block 2771, Lot 55, Maspeth, Borough of Queens.

508-55-BZ

APPLICANT—John J. Tricarico, for Joseph Fanto, owner.

SUBJECT—Application June 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, minor auto repairs, storage for more than 5 commercial vehicles.

PREMISES AFFECTED—5801-5803 16th avenue, southeast corner of 58th street, Block 5503, Lot 9, Borough of Brooklyn.

Laid over from May 15, 1956, to June 12, 1956, for inspection and decision; hearing closed.

665-55-BZ

APPLICANT—Henry Nordheim, for Jovel Realty Corp., owner.

SUBJECT—Application August 16, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, proposed change of occupancy from vacant cellar and 4 metal garages at street level, to motor vehicle repair shop in cellar and 4 metal garages at street level.

PREMISES AFFECTED—164 West Kingsbridge road and 2669 Kingsbridge terrace, northwest corner, Block 3240, Lot 59, Borough of The Bronx.

Laid over from May 15, 1956, to June 12, 1956, for inspection and decision; hearing closed.

983-55-BZ

APPLICANT—Henry George Greene, for Isaac Jaffess, owner (Jess Gelb, lessee).

SUBJECT—Application December 14, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed extension of an existing gasoline service station to include gasoline service station, lubritorium, car washing, car repairs, sales area, utility room and parking of patrons' cars.

PREMISES AFFECTED—261-265 Nagle avenue, 3822-3830 10th avenue and 501-505 West 204th street, entire block, Block 2216, Lot 58, Borough of Manhattan.

Laid over from May 15, 1956, to June 12, 1956, for inspection and decision; hearing closed; applicant to file revised plans, eliminating car washing and parking of patrons' cars.

670-39-BZ—Vol. II

APPLICANT—Otto J. and Warren A. Sambach, for Theodore Potash, owner.

SUBJECT—Application reopened July 12, 1955 as Vol. II—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a business use, C area district the extension of an existing building, using more than the area permitted.

PREMISES AFFECTED—41-25 102nd street, northeast corner of 42nd avenue, Block 1976, Lot 10, Corona, Borough of Queens.

208-46-BZ—Vol. IV

APPLICANT—Ferdinand Savignano, for 1500 McDonald Avenue Corp., owner.

SUBJECT—Application reopened November 15, 1955 as Vol. IV—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the proposed change in occupancy from yarn manufacturing, gasoline selling station, auto laundry, lubritorium, office and showroom to yarn manufacturing, gasoline selling station, auto laundry, lubritorium, auto repairs, office and addition of boiler room.

PREMISES AFFECTED—1500-1546 McDonald avenue and 14-24 Avenue M, southwest corner, Block 6563, Lot 6, Borough of Brooklyn.

947-55-A

APPLICANT—Ferdinand Savignano, for 1500 McDonald Avenue Corp., owner.

SUBJECT—Application October 14, 1955—Appeal from a decision of the borough superintendent—re boiler room in garage area.

PREMISES AFFECTED—1500-1546 McDonald avenue and 14-24 Avenue M, southwest corner, Block 6563, Lot 6, Borough of Brooklyn.

602-51-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application reopened February 7, 1956 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed alteration and extension of (4) car garage, used in conjunction with present parking and storage of motor vehicles, accessory to milk distribution plant, into a motor vehicle repair shop for cars of milk plant.

PREMISES AFFECTED—2338 Hermany avenue, south side, 341 ft. west of Zerega avenue, Block 3697, Lots 19, 21 and 25, Borough of The Bronx.

826-53-BZ—Vol. II

APPLICANT—David Postal, for Post Bayside #1, owner.

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office

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and accessory sales, minor repairs with hand tools only, parking and storage of cars awaiting service.

PREMISES AFFECTED—260-02 to 260-22 Union turnpike, southeast corner of 260th street, Block 8677, Lot 61, Bellerose, Borough of Queens.

176-55-BZ

APPLICANT—John F. Fitzsimons, for Nicholas Descicciola, owner (Delta Precision Tool and Instrument Co., lessee).

SUBJECT—Application March 8, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail and residence use district, the use of the premises as a factory in the retail portion of the lot.

PREMISES AFFECTED—147-36 Brookville boulevard, west side, 68.25 ft. south of 147th road, Block 13729, Lot 33, Rosedale, Borough of Queens.

667-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Lester L. Byck, owner.

SUBJECT—Application August 18, 1955—re decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the maintenance of an illegally existing porch within the required setback from Main Street.

PREMISES AFFECTED—141-49 Coolidge avenue and 82-11 to 82-19 Main street, northeast corner, Block 6639, Lot 51, Jamaica, Borough of Queens.

671-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Local Construction Corp., owner.

SUBJECT—Application August 22, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, minor motor vehicles repairs, office and sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—1028-1040 Belmont avenue and 462-466 Pine street, southwest corner, Block 4250, Lots 23 and 29, Borough of Brooklyn.

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubricatorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.

PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

810-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail and residence use district, the proposed use of automatic auto laundry, office and parking for more than 5 motor vehicles, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—61-24 to 61-30 Utopia parkway and 175-01 to 175-25 64th avenue, northwest corner, Block 6891, Lot 3, Fresh Meadows, Borough of Queens.

911-55-BZ

APPLICANT—Leonard F. Rothkrug, and Samuel Gardstein, for Bangor Realty Corp., owner.

SUBJECT—Application November 16, 1955—re (decision

of the borough superintendent) under section 7h of the zoning resolution, to permit parking in a business use district and partly in a residence use district the proposed use of the unbuilt upon portion of a lot for a parking lot and also for accessory parking for employees.

PREMISES AFFECTED—1674-1678 Broadway, south side, 59 ft. 4 in. west of Decatur street, and 747-755 Decatur street, Block 1503, Lot 31, Borough of Brooklyn.

1022-55-BZ

APPLICANT—Paul Friedman, for Marflu Servicenter Inc., owner (General Outdoor Advertising Co., Inc., lessee).

SUBJECT—Application December 30, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, minor repairs (hand tools only), auto laundry (non-automatic), office, storage and sale of auto accessories and parking for more than 5 cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—305-319 Oakland street, west side, from India street to Huron street, 222-226 India street and 193-197 Huron street, Block 2533, Lot 33, Borough of Brooklyn.

94-56-BZ

APPLICANT—Albert Melniker, for Chain Store Realty Corp., owner.

SUBJECT—Application February 9, 1956—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, parking of vehicles awaiting service, minor adjustments of motor vehicles with hand tools only, office and sales.

PREMISES AFFECTED—1970 Victory boulevard and 5 Perry avenue, southeast corner, Block 722, Lot 1, Castleton Corners, Borough of Richmond.

214-56-BZ

APPLICANT—Roger Halle, for Colback Corp., owner (Colonial Trust Co., lessee).

SUBJECT—Application March 19, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail and residence use district, the proposed parking for bank patrons and employees and drive up deposit window, accessory to bank located on adjoining lot 14.

PREMISES AFFECTED—514-520 Bay Ridge avenue and 6901-6903 5th avenue, southeast corner, Block 5874, Lots 14-17 inclusive, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JUNE 12, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon June 12, 1956 at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

178-56-A

APPLICANT—Samuel Cohen, for Standard Paper Co., owner.

SUBJECT—Application February 24, 1956—re Appeal from a decision of the borough superintendent—stairs.

PREMISES AFFECTED—13 Frankfort street, south side, 118 ft. east of Nassau street, Block 102, Lot 7, Borough of Manhattan.

602-54-A

APPLICANT—J. M. Berlinger, for 38-42 Exchange Place Corp., owner.

SUBJECT—Application July 9, 1954—re Appeal from a decision of the borough superintendent—plastic light diffuser in stair hall.

PREMISES AFFECTED—38-42 Exchange place and 25-29 William street, southwest corner, Block 25, Lot 27, Borough of Manhattan.

CALENDAR

962-55-A

APPLICANT—Charles Spindler, for Max Labatan, doing business as Lullaby Infants Wear, owner.

SUBJECT—Application December 7, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—7018 20th avenue, west side, 40 ft. north of 71st street, Block 6173, Lot 45, Borough of Brooklyn.

950-55-A

APPLICANT—Henry H. Moger, for E. A. Stern, et al., under will of Esther A. Hurwitz (deceased), owners (Milk Maid Realty Corp., lessee).

SUBJECT—Application December 1, 1955—filed pursuant to section 35, General Law re premises in bed of mapped street—proposed widening of Metropolitan avenue.

PREMISES AFFECTED—60-04 Metropolitan avenue, southwest corner of 60th street, Block 3492, Lots 30, 46 and 47, Maspeth, Borough of Queens.

349-56-A

APPLICANT—George P. Ames, for Gina E. Tollaksen and Jennie Wirtenson, owners.

SUBJECT—Application May 7, 1956—filed pursuant to section 35, General City Law re erection of building in bed of mapped street, 198th (Green) street.

PREMISES AFFECTED—197-20 Linden boulevard, southwest corner of 198th (Green) street, Block 12618, Lot 10, St. Albans, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JUNE 19, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 19, 1956, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:*

781-50-BZ—Vol. II

APPLICANT—Paul Friedman, for Empire Chevrolet, Inc., owner (G and G Auto Sales of Brooklyn, Inc., lessee; Volkswagen, contingent lessee).

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of an automobile showroom and sales (franchised Volkswagen dealer), gasoline service station, lubritorium, auto washing (non-automatic), minor repairs (hand tools only), office, storage and sale of auto accessories, parking and storage for more than 5 cars waiting to be serviced, and outdoor display and sales for more than 5 motor vehicles for a term of 15 years.

PREMISES AFFECTED—68-92 Remsen avenue and 9-35 East 51st street, southwest corner, Block 4592, Lots 1 and 4, Borough of Brooklyn.

Laid over from April 17, 1956 and set for hearing on June 19, 1956, 10 A. M.; notices to be sent out in accordance with the regular procedure.

496-32-BZ—Vol. III

APPLICANT—David Kraus, for Nathan Tamares, owner.

SUBJECT—Application reopened January 31, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed extension of building at roof level to create a new fifth floor same height as the present penthouse, using more than the area permitted, previously withdrawn.

PREMISES AFFECTED—283 East Broadway, south side, 45.6 ft. west of Gouverneur street, Block 287, Lot 13, Borough of Manhattan.

1115-40-BZ—Vol. II

APPLICANT—William H. Altman, for Joseph Mayo, owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business 1 and residence use district, proposed parking lot, extending into the residence use district.

PREMISES AFFECTED—2101-2113 Surf avenue and 2944-2962 West 21st street, northwest corner and 2943-2955 West 22nd street, Block 7058, Lot 27, Borough of Brooklyn.

96-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Lorberg Realty Company, Inc., owner (Bergen Cabinet Inc., lessee).

SUBJECT—Application reopened October 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the proposed change of use of a frame building from wagon storage to wood-working factory, lumber storage and offices, and erection of proposed extension (to woodworking factory) which exceeds permitted coverage.

PREMISES AFFECTED—1548-1564 Bergen street, south side, 176 ft. west of Utica avenue, Block 1354, Lots 28 and 30, Borough of Brooklyn.

809-55-A

APPLICANT—Lama, Proskauer and Prober, for Lorberg Realty Company, Inc., owner (Bergen Cabinet Inc., Lessee).

SUBJECT—Application September 7, 1955—re Appeal from a decision of the borough superintendent—frame building—factory use.

PREMISES AFFECTED—1548-1564 Bergen street, south side, 176 ft. west of Utica avenue, 1st floor, Block 1354, Lots 28 and 30, Borough of Brooklyn.

843-46-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Lillian F. Corp., owner.

SUBJECT—Application reopened January 24, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, store, storage, parking and storage for more than 5 motor vehicles, car washing, lubritorium, motor vehicle repair shop, accessory sales and office.

PREMISES AFFECTED—857 East 169th street, northwest corner of Lyman place, Block 2970, Lot 1, Borough of The Bronx.

1130-48-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Teeson Realty Corp., owner.

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and local retail use district the proposed extension in area of a plot and additional use of miniature golf course, in local retail portion of the plot.

PREMISES AFFECTED—231-05 Northern boulevard, northeast corner of 231st street, Block 8084, Lots 71, 92, 102, 112 and 122; Block 8086, Lots 1, 9 and 50; Block 8087, Lots 1, 4, 20, 25, 30, 50, 64 and 63; Block 8088, Lots 1, 9, 34, 76, 84, 105 and 111; Block 8089, Lot 7, Douglaston, Borough of Queens.

265-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman and Maurice S. Kaplow, owners.

SUBJECT—Application April 4, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the local retail use portion of a plot located in a residence, local retail and business use district the parking and storage of motor vehicles and the erection of an office, for a term of 10 years.

PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.50 ft. east of McBride street,

CALENDAR

Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

266-55-A

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman and Maurice S. Kapplow, owners.
SUBJECT—Application April 4, 1955—filed pursuant to section 35, General City Law re premises in bed of mapped streets—Mott avenue and Dix avenue an Appeal from a decision of the borough superintendent—frame construction within fire limits.

PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.5 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

709-55-BZ—Vol. II

APPLICANT—Henry Kohler, for Louis L. Rosenberg, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under sections 21, 7c and 7h of the zoning resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a gasoline service station, sales office, lubritorium, storage and parking of more than 5 motor vehicles, within the required setback, also the erection of signs within the required setback.

PREMISES AFFECTED—1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 8299, Lots 63, 68 inclusive, Borough of Brooklyn.

806-55-BZ

APPLICANT—Paul Trapani, for N. Lanzara, owner.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district the proposed extension of the second floor of a two story building of class 3 construction used as a retail store and dwelling, using more than the area permitted.

PREMISES AFFECTED—2922½ Bruckner boulevard, south side, 125 ft. west of Edison avenue, Block 5419, Lot 191, Borough of The Bronx.

807-55-BZ

APPLICANT—Paul Trapani, for Peter and Patrick De Salvo, owners.

SUBJECT—Application October 17, 1955—re (decision of

the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the extension and maintenance of an existing gasoline service station, to include auto laundry and minor repairs.
PREMISES AFFECTED—4116 White Plains avenue, southeast corner of East 230th street, Block 4843, Lot 45, Borough of The Bronx.

915-55-BZ

APPLICANT—Leonard F. Rothkrug, for Samuel Weinstein, owner (Gilmark Paper Co., lessee).

SUBJECT—Application November 15, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district the change of occupancy from a garage for more than 5 motor vehicles and motor vehicle repair shop and service station, to storage and distribution of paper products and office.

PREMISES AFFECTED—635-637 East 28th street, east side, 60 ft. north of Flatbush avenue, Block 5251, Lot 17, Borough of Brooklyn.

954-55-BZ

APPLICANT—Charles M. Spindler, for 2112 Knapp Realty Corp., owner.

SUBJECT—Application December 2, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—2133-2145 Brigham street, east side, 113 ft. 11 in. south of Avenue U, Block 7370, Lot 58, Borough of Brooklyn.

988-55-BZ

APPLICANT—Burke, Green and Groh, for Alexander F. and Amelia M. Keating, owners (Ernest LeMelle, lessee).

SUBJECT—Application December 16, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a manufacturing and local retail use district, the erection and maintenance of a gasoline service station, sales and service, car washing, minor auto repairs (with hand tools only) and lubritorium.

PREMISES AFFECTED—122-02 Farmers boulevard, west side, 266.38 ft. north of 180th street, Block 12458, Lot 115, St. Albans, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MAY 15, 1956, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, May 1, 1956, and the special meeting of the Board held on Friday morning May 4, 1956, were approved as printed in the Bulletin of May 8, 1956, Vol. 41, No. 19.

621-24-BZ—Vol. III

APPLICANT—Howard H. Snyder, for Terin Garage Corp., owner.

SUBJECT—Application reopened January 31, 1956 as Vol. III—re (decision of the borough superintendent) under

sections 7a, 7c and 7f of the zoning resolution, to permit in a business use district, an existing three story garage, the additional parking of motor vehicles on the roof.

PREMISES AFFECTED—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

For Opposition: Helene S. Walker.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 22, 1956, at 10 A.M. for decision; hearing closed.

156-56-A

APPLICANT—Howard H. Snyder, for Terin Garage Corp., owner.

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SUBJECT—Application March 1, 1956—Appeal from a decision of the borough superintendent, re egress.

PREMISES AFFECTED—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 22, 1956, at 10 A.M., for decision in conjunction with Cal No. 621-24-BZ—Vol. III; hearing closed.

5-33-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Thomas and Louis Filomio, owners.

SUBJECT—Application reopened October 25, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7e and 7h of the zoning resolution, to permit in a business, retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, sales and storage room, for auto accessories and minor repairs, and parking and storage for more than 5 cars.

PREMISES AFFECTED—3480-3498 Baychester avenue and 3800-3812 Boston road, southeast corner, Block 5257, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. for inspection and decision; hearing closed.

1501-39-BZ—Vol. III

APPLICANT—James R. Curreri, for Rosa Marinelli, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, to consider use of existing garages formerly accessory, for rental purposes, and parking upon unbuilt upon portion of the plot.

PREMISES AFFECTED—2012 Daly avenue, east side, 66 ft. south of East 179th street, Block 3127, Lot 11, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph G. Glass.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over, date to be set, applicant to send out notices to affected property owners.

688-45-BZ

APPLICANT—Carl H. Salminen, for Emil Kupprat, owner.

SUBJECT—Application reopened April 10, 1956 for consideration as to extension of term of variance expired March 26, 1956—re (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, permitting in a business use district, the change of occupancy from office and marble storage to permit cutting, polishing and lettering of stones and monuments in addition to office and marble storage.

PREMISES AFFECTED—162-34 Pidgeon Meadow road, west side, 289.54 ft. south of 46th avenue, Block 5461, Lot 40, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen and Emil Kupprat.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. at the request of applicant to obtain new decision from the borough superintendent.

629-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for M. H. A. Associates, Inc., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the proposed extension of an existing non-conforming use, present use storage, office and car washing, to be used as storage and boiler room, gasoline service station, high speed auto laundry, lubritorium, motor vehicle repairs, office and sales, parking and storage of cars awaiting service, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—53-15 Queens boulevard and 43-32 to 43-40 54th street, northwest corner, Block 1322, Lot 39, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Bernard P. Auslander.

For Opposition: D. Osborn, A. Smith, Jennie Napolitano, Agnes DeFesi, Florence Oettig, Nathaniel H. Schackman, G. Klein, F. Florio, Ketty Alovso, Virginia Lyriotakis and Virginia Huether.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 22, 1956, at 10 A.M. at the request of applicant.

754-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Mary Gianos, Marie Colonna and Theodore Sagliocca, owners.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), car washing (non-automatic), office, storage and sale of auto accessories, and parking of cars waiting to be serviced all for a term of 15 years.

PREMISES AFFECTED—76-31 to 76-45 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Arthur Levine.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 22, 1956, at 10 A.M. for applicant himself to be present and for decision; hearing previously closed.

929-53-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application reopened November 9, 1955 and restored to docket, previously withdrawn—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto wash, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—10504-10524 Flatlands avenue, south side, from East 105th to East 106th streets, 901-911 East 105th street and 902-912 East 106th street, Block 8213, Lots 37, 40, 41, 42 and 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel S. Sturim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 29, 1956, at 10 A.M. for decision; hearing previously closed.

233-54-BZ—Vol. II

APPLICANT—Arthur S. Hirsch, for Joseph Lubin and Joseph Eisner, owners (Car Wholesalers, Inc., lessee).

SUBJECT—Application reopened November 15, 1955 as Vol. II—re (decision of the borough superintendent)

MINUTES

under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, the proposed extension in use and area of an existing parking lot for more than 5 motor vehicles and the erection of a 10 ft. x 10 ft. attendant's shelter on a plot presently occupied as parking lot, gasoline service station and garage.

PREMISES AFFECTED—Franklin D Roosevelt drive, west side, from East 48 to East 49th street, 403-435 East 48th street and 410-430 East 49th street, Block 1360, Lots 1, 2, 3, 4, 5, 6, 8, 11, 14, 15, 16, 26, 34, 35, 37, 38 and 50, Borough of Manhattan

APPEARANCES—

For Applicant: Arthur S. Hirsch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and Edward Hoffman, City Construction Coordinator.

ACTION OF BOARD—Laid over to May 29, 1956, at 10 A.M. for applicant to file revised plans showing all buildings removed, parking, area of building, curb cuts and gasoline station area enclosed; hearing previously closed.

611-54-BZ

APPLICANT—George J. Rusciano, for Pietro Catino, owner.

SUBJECT—Application July 20, 1954—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, for a term of ten years, the maintenance of existing frame garage (formerly stables) to be used for more than three motor vehicles.

PREMISES AFFECTED—3222 Olinville avenue, east side, 170.69 ft. north of Burke avenue, Block 4595, Lot 8 Borough of The Bronx.

APPEARANCES—

For Applicant: George J. Rusciano, William A. Giesen, Maria Catino and Pietro Catino.

For Opposition: Josephine Z. S. Porcellini, Mrs. Theresa Dvorsky and Frank Zboronski.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. for inspection and decision; hearing closed.

612-54-A

APPLICANT—George J. Rusciano, for Pietro Catino, owner.

SUBJECT—Application July 29, 1954—Appeal from a decision of the borough superintendent—re construction.

PREMISES AFFECTED—3222 Olinville avenue, east side, 170.69 ft. north of Burke avenue, Block 4595, Lot 8, Borough of The Bronx.

APPEARANCES—

For Applicant: George J. Rusciano, William A. Giesen, Maria Catino and Pietro Catino.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. for inspection and decision; in conjunction with Cal. 611-54-BZ; hearing closed.

890-54-BZ

APPLICANT—Irving A. Rudder, for Rose and David Koblenz, owners (David Koblenz, lessee).

SUBJECT—Application November 24, 1954—(decision of the borough superintendent) under sections 7i and 7f of the zoning resolution, to permit in a business use district, the change of occupancy from 5 car storage garage, auto renting and driving school, to storage garage and motor vehicle repair shop and gasoline service station.

PREMISES AFFECTED—1106 Stebbins avenue, east side, 25 ft. south of East 167th street, Block 2691, Lot 77, Borough of The Bronx.

APPEARANCES—

For Applicant: Irving A. Rudder and David Koblenz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. for inspection and decision; hearing closed.

73-55-BZ

APPLICANT—Henry Nordheim, for Rubenstein and Tutanauer, owners.

SUBJECT—Application February 3, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, and office and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1680 Gun Hill road and 1674 Allerton avenue, intersection of Gun Hill road, Allerton avenue and Lodovick avenue, Block 4539, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: H. Nordheim.

For Opposition: S. Peter La Rosa, Theresa M. Enright and Nellie O'Rourke.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 29, 1956, at 10 A.M. for decision; hearing closed; objections to be submitted by attorney in meantime.

423-55-BZ

APPLICANT—Lama, Proskauer and Prober for Rose Epstein, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, high speed auto laundry, lubritorium, body and fender work, welding, incidental repairs, brake testing, wheel alignment, incidental painting and spraying, office and sales, parking of motor vehicles awaiting service with entrances closer to the residence use district than permitted.

PREMISES AFFECTED—70-11 to 70-19 Northern boulevard, and 32-62 to 32-70 71st street, northwest corner, Block 1166, Lot 37, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 29, 1956, at 10 A. M. for applicant to investigate possibility of premises being taken for housing project.

436-55-BZ

APPLICANT—Leonard F. Rothkrug, for Arthur P. Ferretti, owner.

SUBJECT—Application May 26, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the extension of a 2 story building of class 4 construction, for the uses of glass manufacturing, grinding, publishing, and storage, using more than the area permitted.

PREMISES AFFECTED—63-17 to 63-19 Metropolitan avenue, north side, 173 ft. 5 in. east of 62nd street, Block 2771, Lot 55, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Arthur Feretti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A. M. for inspection and decision; hearing closed.

437-55-A

APPLICANT—Leonard F. Rothkrug, for Arthur P. Ferretti, owner.

SUBJECT—Application May 26, 1955—Appeal from a decision of the borough superintendent—re frame building—factory use, exits, etc.

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PREMISES AFFECTED—63-17 to 63-19. Metropolitan avenue, north side, 173 ft. 5 in., east of 62nd street, Block 2771, Lot 55, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Arthur Ferretti.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A. M. for inspection and decision in conjunction with Cal. 436-55-BZ; hearing closed.

508-55-BZ

APPLICANT—John J. Tricarico, for Joseph Banto, owner.

SUBJECT—Application June 21, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, minor auto repairs, storage for more than 5 commercial vehicles.

PREMISES AFFECTED—5801-5803 16th avenue, southeast corner of 58th street, Block 5503, Lot 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Tricarico.

For Opposition: Frank S. Samansky, Minnie Herbet, Celia Sarro, Filomena Amabile, Maria Ferrara, Louise Celifarco, Michael Sardone, Frank Gasazzo and A. B. Reutti.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A. M. for inspection and decision; hearing closed.

573-55-BZ

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application July 13, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only) auto wrecking (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Arthur Levine.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to May 22, 1956, at 10 A. M. for further plan and decision; hearing previously closed.

1044-55-A

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application December 27, 1955—filed pursuant to section 35, General City Law re part of premises located in bed of mapped street—Clintonville street.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner, and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Arthur Levine.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 22, 1956, at 10 A.M. for further plan and decision; hearing previously closed.

582-55-BZ

APPLICANT—Reginald S. Hardy, for U.K. Realty Corp., owner.

SUBJECT—Application July 14, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repairs (hand tools only) and parking of motor vehicles awaiting service, with show windows, signs and curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—1881-1889 Utica avenue, east side, from Flatlands avenue to Avenue K, Block 7798, Lots 6, 8 and 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Charles Lyar, Herbert J. Lipp, Abraham Merian, Dominick Bruno, Saul Wolshine, Michael Monte, Louis Labiento, William Breslof, Mrs. Monte, Jack Kranis and Max Larne.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 5, 1956, at 10 A.M. for inspection and decision; hearing closed.

618-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Hyman Herringman, owner.

SUBJECT—Application July 22, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles, with proposed show windows and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—3902-3924 Avenue U, south side, from Ryder street to Kimball street, 2201-2211 Ryder street and 2202-2212 Kimball street, Block 8556, Lot 37, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 22, 1956, at 10 A.M. at the request of applicant for inspection and decision; hearing previously closed.

665-55-BZ

APPLICANT—Henry Nordheim, for Jovel Realty Corp., owner.

SUBJECT—Application August 16, 1955—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, proposed change of occupancy from vacant cellar and 4 metal garages at street level, to motor vehicle repair shop in cellar and 4 metal garages at street level.

PREMISES AFFECTED—164 West Kingsbridge road and 2669 Kingsbridge terrace, northwest corner, Block 3240, Lot 59, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim and R. J. Casey.

For Opposition: Max G. Koenig, Harry T. Dick, Ernestine Rinaldi, Ida Lena Sackman, Mrs. Bernard Halpern, Sibilla Heuman, Mariarita Ruiz, Arthur David, Peter Guadalupe and Emil J. Schaefer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. for inspection and decision; hearing closed.

734-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 19, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in retail use district, proposed use of premises for high speed auto laundry, office, waiting area and simonizing, with ground signs closer to residence use district than is permitted.

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PREMISES AFFECTED—14-59 150th place, east side, 44.66 ft. north of Cross Island parkway and 14-54 Clintonville street, Block 4697, Lot 8, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Edward F. Hosinger.

For Opposition: Walter V. Bouquet, Mrs. G. Keblish, Mrs. W. J. Winnie, Mrs. G. J. Pyshe and William Keblish.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 22, 1956, at 10 A.M. for decision; hearing closed

752-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, office, storage, lubricatorium, minor auto repairs, car washing and parking of motor vehicles awaiting service.

PREMISES AFFECTED—14-43 to 14-47 (14-45 official) Clintonville street, east side 63.99 ft. south of 14th road, 151-20 to 152-20 14th road and 153-15 to 153-91 Cross Island parkway, Block 4717, Lot 16, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Edward F. Hosinger.

For Opposition: Walter V. Bouquet, Rev. Alexander Lohanow, Mrs. G. Keblish, Mrs. W. J. Winnie, Mrs. G. J. Pyshe and William Keblish.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 22, 1956, at 10 A.M. for decision; hearing closed.

788-55-BZ

APPLICANT—Charles M. Spindler, for John and Margaret Rose, owners.

SUBJECT—Application October 5, 1955—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, proposed motor vehicle repair shop and parking and storage of more than 5 motor vehicles, for a term of 15 years.

PREMISES AFFECTED—150-47 12th road, north side, 100.50 ft. west of Clintonville street, Block 4517, Lot 41, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to June 5, 1956, at 10 A.M. for inspection and decision; hearing closed.

811-55-BZ

APPLICANT—Ingram S. Carner, for Milton Waldman, owner.

SUBJECT—Application October 18, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district, the erection and maintenance of a 2 car garage located within 15 ft. of the street line.

PREMISES AFFECTED—157-68 20th avenue, southwest corner of 160th street, Block 4750, Lot 41, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner and M. M. Waldman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 22, 1956, at 10 A.M. for applicant to file plan of the immediate area and for decision; hearing previously closed.

977-55-BZ

APPLICANT—Robert Gottlieb, for E. Devlin, Inc., owner (Walter B. Cooke, Inc., lessee).

SUBJECT—Application December 9, 1955—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business and residence use, B area district, the erection of an extension to be used in conjunction with the existing funeral parlor, on the residence portion of the plot, using more than the area permitted.

PREMISES AFFECTED—1 West 190th street and 2501 Jerome avenue, northwest corner, Block 3201, Lot 56, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and E. J. Devlin, Jr.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 5, 1956, at 10 A.M. for inspection and decision; hearing closed; applicant to file additional plan showing additional exit from the 2nd floor.

983-55-BZ

APPLICANT—Henry George Greene, for Isaac Jaffess, owner (Jess Gelb, lessee).

SUBJECT—Application December 14, 1955—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed extension of an existing gasoline service station to include gasoline service station, lubricatorium, car washing, car repairs, sales area, utility room and parking of patron' cars.

PREMISES AFFECTED—261-265 Nagle avenue, 3822-3830 10th avenue and 501-505 West 204th street, entire block, Block 2216, Lot 58, Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy, Jess Gelb and Isaac Jaffess.

For Opposition: C. J. Cammarata, N.Y.C. Housing Authority, Rev. Francis J. Kett and Phillip Weisberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. for inspection and decision; hearing closed; applicant to file revised plans, eliminating car washing and parking of patrons' cars.

991-55-BZ

APPLICANT—Charles M. Spindler, for Claire-Al Realty Corp., owner.

SUBJECT—Application November 15, 1955—(decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district, the proposed extension in area and reconstruction of an existing gasoline service station, and use of premises for a gasoline service station, office and sale of auto accessories, lubrication, washing, minor repairs (with hand tools only), parking and storage of motor vehicles, with proposed curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—236-244 Dyckman street, southwest corner of Seaman avenue, Block 2246, Lots 61, 63, 65, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph C. Haus and Abraham Weiskoff.

For Opposition: R. Kulze and S. M. Moffat.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 5, 1956, at 10 A.M. for inspection and decision; hearing closed.

526-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Chanaga Realty Corp., owner.

SUBJECT—Application June 27, 1955—(decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence use district,

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the erection and maintenance of a gasoline service station, lubritorium, auto repairs, car washing, storage room, office, parking and storage of motor vehicles.

PREMISES AFFECTED—23-38 to 23-44 (23-40 official) Cornaga avenue, north side, from Beach Channel drive to Gipson street, 23-18 to 23-34 Beach Channel drive and 10-02 to 10-14 Gipson street, Block 221, Lot 11, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: William Massar.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn at request of the applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

433-29-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug, for Alexander Ratner, Paul Glasser and Ben Shames, d/b/a Fit-Rite Auto Glass and Collision Service Corp., owners.

SUBJECT—Application reopened July 6, 1955—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district, the proposed change of occupancy from auto repair shop, wheel alignment, greasing, to auto repair shop, painting, spraying and open space for parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—807-817 East New York avenue, north side, 280 ft. 6¾ in. west of Schenectady avenue, Block 1429, Lots 56, 59, 60 and 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on July 6, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 24, 1956 after due notice by publication in the Bulletin; laid over to May 15, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East New York avenue and Troy avenue are in a business use, C area, Class 1 height district; Schenectady avenue is in business and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 15, 1955 acting on amendment to Alt. Applic. 483-55, reads:

"3. Proposed change of occupancy from auto repair shop, wheel alignment, greasing to auto repair shop, wheel alignment, brake testing, touchup painting and spraying and open space for parking and storage for more than five motor vehicles in a Business zone is contrary to Article II, PP. 4a subsection 29 & 46 of the Zoning Resolution.

Note—Premises were subject of the Bd. of Standards and Appeals Resolution under Cal. #433-29-BZ,—Vol. III."

and

WHEREAS, the applicant states that the premises consist of a plot, 110 ft. 3½ in. frontage by 90 ft. in depth; and

WHEREAS, the applicant states that subsequent to the granting of the last resolution of the Board under Vol. III, permitting a proposed extension to the building covering

more than the area permitted and adding touch-up painting and spraying to the uses previously allowed (motor vehicle repair shop, wheel alignment and greasing of cars), the premises was sold to the present owners; that the new owners propose to occupy the premises in accordance with the board's resolution under Vol. III, except that their business needs do not require an extension using an area in excess of that permitted in this area district; that the proposed extension is of less area than that permitted under the Board's resolution; that it is further proposed that the un-built area of the plot be used for accessory parking in conjunction with the business; that the site is in a business use district and parking is a permitted use in this district; and

WHEREAS, the applicant states that the owners were the occupants of a building at 392 Empire boulevard, Block 1316, Lot 28, at the time of the filing of this application for reopening; that the building which they occupied was condemned for public purposes by the City of New York and title was transferred to the City on July 27, 1955; that the owners have entered into a party-wall agreement with the adjoining property owner, Duke Carpet & Rug Cleaning Co. Inc. (Cal. No. 239-50-BZ); and

WHEREAS, the applicant contends that there has been no change in the affected area since the last resolution of the Board; that the proposed uses are identical with the uses previously permitted by the Board except as to the accessory parking; that the decrease in the area of the proposed extension is a beneficial change in that it no longer requires a variance as to area coverage; that there are many non-conforming uses in this area; and

WHEREAS, the applicant states that the present owners have held title to the property since March 11, 1952; that the assessed valuation of land is \$15,500 and of the building \$13,600 making a total of \$29,100; that the building was erected in 1932; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application, previously granted, should be amended.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 15, 1947, under Vol. II, by adding thereto:

"that in the event the new owners desire to reduce the building, as formerly proposed and permitted and as now shown on revised plans marked "Received June 22, 1955" (3 sheets) and "January 20, 1956" one sheet) such reduced building may be constructed for the uses proposed on condition that the front wall of the building is of face brick; that there may be an opening as shown with proper fire door assembly between this building and the adjoining building to the east, under the same control; that the un-built upon space may be permitted for parking and storage of more than five motor vehicles awaiting service; that the un-built upon portion shall be graded with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on the side lot lines to the west and along the building line of East New York Avenue a woven wire fence of the chain link type not less than 5 ft. 6 in. in height, with no openings there in except one to East New York Avenue, where shown, with curb cut opposite not exceeding 15 ft. in length; that there may also be, where shown, an office and boiler room not over one story in height complying with the requirements of the Building Code therefor; that such signs as are permitted in a business use district may be permitted; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the terms of the resolution above cited, where not inconsistent with this amended resolution, shall be complied with; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

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56-40-BZ—Vol. IV

APPLICANT—Charles C. Weinstein, for 4747 Bronx Boulevard Corporation, owner.

SUBJECT—Application reopened February 1, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed use of premises for the manufacture of aerosol products and the storage and fabrication of foam rubber products.

PREMISES AFFECTED—4745-4755 Bronx boulevard and 550 East 242nd street, southwest corner, Block 5102 Lot 27, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles C. Weinstein, Robert G. Zetsche, G. R. Saacke and Douglas Atlas.

For Opposition: Theresa Clausen, Margaret Garvey, Elizabeth Weithas and Pauline Decker.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on February 1, 1955 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on April 17, 1956 after due notice by publication in the Bulletin; laid over to May 15, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Bronx boulevard are in a residence use, C area, class 1 height district; East 242nd street and Bullard avenue are in residence and unrestricted use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 1, 1956 acting on Alt. Applic. 1096-54, reads.

"1. Proposed use of premises for the manufacture of aerosol products & the storage and fabrication of foam rubber products in a residence use district is contrary to Bd. of S. & A. Cal. #56-40-BZ and Art. II Sect. 3 of the Zoning Resolution".

and

WHEREAS, the applicant states that the premises consist of a plot, 232 ft. 7¼ in. frontage by 91 ft. 10¾ in. in depth, irregular, on which is located a 2 story building of class 1 construction, 232 ft. 7¼ in. front, 91 ft. 10¾ in. in depth, 29 ft. in height; that it is proposed to permit, in a residence use district, the conversion in occupancy of part of an existing building to the manufacture of aerosol products on the 1st floor and the storage and fabrication of foam rubber products on the 2nd floor, and also a small portion of the 1st floor; that this 2 story fireproof building, equipped with stand-pipes and sprinklers, was completed in 1926 as a milk distributing plant for the Sheffield farms company in a then unrestricted district; that subsequently, by amendment dated May 19, 1928 the property was rezoned as a residence district; and

WHEREAS, the applicant states that as originally planned the structure was occupied as garage, loading space, offices and stables; that the Board granted a variation on May 14, 1940 permitting the motorization of the plant, but this project was abandoned but subsequently the Board authorized temporary occupancy as an assembly plant for electric devices on December 23, 1941 and then on February 13, 1946 the resolution was amended to permit the making of parts for and the assembling of cameras; that at present the Harry Goldman Foam rubber company is using part of the 1st floor and all of the 2nd floor for the fabricating and storing of foam rubber products and its equipment consists of cutting machines, sewing machines, grinders and tables; that the George Barr company uses the area north of the freight elevator on the 1st floor for equipment, storage and an assembly line for the manufacture of aerosol products; that this

spray net product is made of a concentrate (water-soluble lacquer and perfume) and freon under air pressure and is sold in metal containers; and

WHEREAS, the applicant contends that extensive and costly structural improvements have recently been made in the building; that a new loading dock has been constructed on the Bronx boulevard side at one of the large truck doorways; that the remainder of the truck door openings have been bricked up; that the 1st floor has been levelled off with a new concrete slab and a new freight elevator was installed; that in addition, considerable capital has been invested by both companies in mechanical equipment and safety devices; and

WHEREAS, the applicant states that the orders of the division of fire prevention are being complied with as they apply, excepting items 1 and 2 of order 4057-5 dated April 27, 1955 relating to compressors; that an appeal will be made from these orders; that such future rulings as the department of buildings may make will be complied with; that this appeal to the Board is based on objection No. 1 dated February 1, 1956 to revised plans filed with the department of buildings; that under sections 7c and 21 of the zoning resolution, the Board is requested to vary the provisions of the zoning resolution that deny the owner the use of his property for the purposes previously stated and as specifically shown on plans; that under section 7c the applicant seeks permission where, as here, the premises are devoted to a non-conforming use, to extend the existing uses in a residence district which is restricted against the proposed uses, under such conditions as safeguard the character of the district; that under section 21 it is clear that the special conditions that obtain here by reason of the variances heretofore granted by the Board, the practical difficulties and unnecessary hardships implicit in the peculiar facts presented here, require a variance in this specific case in harmony with the general purpose and intent of the zoning resolution; and

WHEREAS, the applicant also contends that the present occupancy does not endanger the public health or general welfare in any way; that nothing in the present occupancy constitutes a nuisance and such occupancy is in the public interest because no portion of the building will be used for garage purposes; that in the process of manufacturing its product the Harry Goldman foam rubber company operates motorized cutting and grinding machines and some sewing machines powered by small motors, all of which are practically noiseless; that such equipment in the aerosol products area as compressors, fillers and cappers are reasonably quiet in operation; that these enterprises are presently giving employment to some 50 persons including the handicapped personnel testing and packaging the aerosol products; that opposite the building in question, on Bronx boulevard, is a garage; that on 242nd street a factory manufacturing lamps and shades is located and on Bullard avenue the yards of the New York, New Haven and Hartford railroad; that the present occupancy is in harmony with the purpose and intent of the zoning resolution; and

WHEREAS, the applicant states that the present owner has held title to the property since September 1, 1954; that the assessed valuation of land is \$25,000 and of the building \$110,000 making a total of \$135,000; that the building was erected June 14, 1926; and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 13, 1946 by adding thereto:

"that in the event the owner desires occupancy by new tenants, as now proposed and as indicated on plans filed with this application marked "Received January 26, 1955" (5 sheets) and "March 27, 1956" (one sheet) such use may be permitted under Section 7c, on condition that in all other respects the requirements of the resolution above cited shall be complied with where not inconsistent with this amended resolution; that there shall be no processing, by heat, of rubber; that the sprinkler system and voluntary standpipe system shall be maintained to the satisfaction of the Fire Commissioner; that in all

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other respects, the building and occupancies shall comply with all laws and rules applicable thereto, other than as modified by resolution adopted this day under Cal. No. 171-55-A and that all permits shall be obtained and all work completed and a new Certificate of Occupancy obtained within six months from the date of this amended resolution."

171-55-A

APPLICANT—Charles G. Weinstein, for 4747 Bronx Boulevard Corp., owner. (G. Barr and Co., lessee).

SUBJECT—Application March 2, 1955—Appeal from a decision re an order of the fire commissioner and a decision of the borough superintendent re storage of refrigerated liquid, under pressure.

PREMISES AFFECTED—4747-4755 Bronx boulevard and 550 East 242nd street, southwest corner, Block 5102, Lot 27, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles C. Weinstein, Robert G. Zelsch, G. R. Saacke and Douglas Atlas.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated February 1, 1955, acting on Alt. App. 1096/54 read as follows:

"2. Storage of refrigerated liquid under pressure is contrary to Sect. C19-90 of the Adm. Code."

and
WHEREAS, the applicant has filed a subsequent decision of the borough superintendent dated February 1, 1956, based on an amendment showing that a fire prevention plan was approved January 17, 1956, which decision did not repeat the objections issued February 1, 1955, on Alt. App. 1096/54, Item 2, subject to the original appeal filed herein; and

WHEREAS, Order #4057-5 issued by the Fire Commissioner April 27, 1955, reads in part as follows:

"Before a permit to maintain or operate a refrigerating system may be issued to you, the following order must be complied with. Kindly notify this Department when such order has been complied with.

1. Provide refrigerating machinery room for system containing over fifty (50) pounds of refrigerant. Such machinery rooms shall not be occupied except by operating or maintenance personnel.

Rule 9, Freon Rules.

2. Make all doors leading from refrigerating machinery room or rooms self-closing, and so close fitting as to prevent the passage of refrigerant to other parts of the building and keep same closed when not in use. C19-99.0-a-1, Adm. Code. "

and

WHEREAS, the applicant states the building is 2 stories, 29 ft. in height, 232 ft. 7¼ in. front by 91 ft. 10¾ in. in depth, of fireproof construction, erected in 1926 in a residence use, C area, Class 1 height district, for which Certificate of Occupancy #5571 was issued April 27, 1949 against Alt. App. 846/45, permitting the following use and occupancy: 1st floor—manufacture of camera parts, 50 persons; 2nd floor—assembly, offices, 50 persons; that the building is now used and occupied: cellar—storage and manufacture of foam rubber products; 1st floor—manufacture of aerosol products, 120 persons; 2nd floor—manufacture and storage of foam rubber products, 18 persons; that no change in use is proposed but the occupancy is proposed to be increased to 135 persons on the 1st floor and 135 on the 2nd; that the building is provided with a voluntary standpipe system and a one-source sprinkler system throughout; that there are two 3 ft. 8 in. wide steel stairs, enclosed in 8 in. brick and

equipped with kalamein, self-closing doors, leading from roof bulkhead direct to street; and

WHEREAS, Violation #C-1968 was issued November 17, 1954, for changing the use from manufacturing camera parts and assembly offices to cosmetic factory and storage of liquid Freon on 1st floor and storage of foam rubber products on 2nd story contrary to Certificate of Occupancy #5571/49 and resolution adopted by the Board under Cal. 56-40-BZ; and

WHEREAS, the applicant states that only items 1 and 2 of Order #4057-5 are subject of this appeal; the balance of the order issued by the Fire Commissioner will be complied with; and

WHEREAS, the applicant states that the lessee of major portion of the 1st floor is engaged in the processing of aerosol products sold in metal containers as spray net consisting of a concentrate of lacquer and perfume, with a liquid Freon as a propellant; that the concentrate is delivered in 50 gallon drums and freon will be delivered in tank trucks and stored in tanks; and

WHEREAS, the applicant states that modification of items 1 and 2 of the order is requested so as to permit the present operation of the plant to continue without change; that practical difficulties and unnecessary hardships inherent in any change of the present operation require a variance in this case; and

WHEREAS, the applicant contends the nature of the operation and the manner in which refrigeration equipment is tied into the process make it an extreme hardship to conform to the regulations as stated in Items 1 and 2 of the Fire Commissioner's order; that in the filling of aerosol products, the refrigerant is an intricate part of the filling line and because of the low temperature involved, it is most important because of temperature characteristics of the product to keep all equipment as close as possible to the filling line; that any deviation from this type of setup cause extremely high losses that are very costly in operation and make it impossible to fill the containers competitively because of freon losses that would be incurred if piping has to be run any great distance; and that nothing in present operation constitutes a nuisance; that the Freon is non-inflammable and non-toxic at ordinary temperatures.

Resolved, that the decision of the borough superintendent, dated February 1, 1955, acting on Alt. App. 1096/54 be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the use of two refrigerating machines using Freon 22, one machine having 50 pounds, the other 15 pounds, *on condition* that in all other respects the equipment shall comply with the requirements of the Code and shall be maintained to the satisfaction of the Fire Commissioner; that the requirements of the resolution as amended this day under Cal. No. 56-40-BZ, Vol. IV shall be complied with; and that such additional fire fighting equipment shall be maintained as the Fire Commissioner shall direct.

367-55-BZ

APPLICANT—Jack Z. Cohen, for Angelina Pellegrino, owner (Beltway Service Station, Inc., lessee).

SUBJECT—Application May 6, 1955—(decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a residence use, C area district, the maintenance of an existing gasoline service station, office, auto repair shop, lubritorium, auto laundry, parking and storage of more than 5 motor vehicles without the required rear yard.

PREMISES AFFECTED—9012-9022 7th avenue, west side, 94 ft. 6¾ in. south of 90th street, Block 6094, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jack Z. Cohen.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative: 0

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THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 17, 1956 after due notice by publication in the Bulletin; laid over to May 15, 1956, for inspection and decision; hearing closed; applicant to file additional plan showing nearest entrance to hospital and nearest entrance to existing gasoline station; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 7th avenue and 90th street are in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 5, 1955 acting on N.B. Applic. 1293-54, reads:

"1. Proposed building and premises, in a Residence zone to be used for Gasoline service station, office, auto repair shop, lubritorium, auto laundry and parking day and night for more than five (5) motor vehicles is contrary to Article II, PP. 3 of the Zoning Resolution.

2. Provide rear yard as per Article IV, PP. 17 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 91 ft. 8½ in. frontage by 62 ft. 2½ in. and 87 ft. 4 in. in depth, on which is located a gasoline service station and office of class 4 and 5 construction, is in a run down condition and is inadequate to serve its patrons; that it is proposed to demolish the existing buildings and erect a modern class 3 construction building to house office, auto laundry, auto repair shop, lubritorium and day and night parking of more than 5 motor vehicles; that the existing gas station is now being operated under various fire department permits issued since 1922; that no certificate of occupancy was ever issued against these premises; that the use district zone was changed from business to a residence use by an amendment dated October 15, 1954; that it is also proposed to permit existing six 550 gallon tanks to remain and to install 4 additional 550 gallon tanks; that the existing island pumps will be moved and all islands will be placed 15 ft. from building line; that curb cuts will be located as shown on plans; and

WHEREAS, the applicant contends that the present lessees have operated this gas station for about 20 years and have conducted this business up to date. That the existing station is inadequate and in order to survive has to remodel its facilities and services to its patrons; that the proposed class 3 building would provide this and will be a vast improvement for this neighborhood; that existing premises is already used as a gas station, office and comfort station; that all old signs and stanchions will be removed and new ones of the latest design will be erected as permitted by the Board; that curb cuts are existing and new ones will be added as permitted; that all broken sidewalks, unfinished sidewalk and grass plots will be removed and entire sidewalk will be concreted and cemented full width and depth; that a grant herein will not adversely affect the neighborhood, since this is an established use; and

WHEREAS, the applicant states that the present owner has held title to the property since September 29, 1921; that the assessed valuation of land is \$7,800 and of the building \$5,000 making a total of \$12,800; that the building was erected in 1922; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant changed the basis of his application from Section 21 to Section 7a, 7c and 7e; and

WHEREAS, additional curb cuts or change in curb cuts as proposed would be contrary to section 21A; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant as to use under Section 7, Subdivision a, c. and e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Sections 7a, c and e to permit the reconstruction and rearrangement of the lawfully existing gasoline service station substantially as proposed

and as indicated on plans filed with this application marked "Received May 6, 1955" (4 sheets), "April 10, 1956" (one sheet) and "May 10, 1956" (one sheet) *on condition* that all buildings and uses not proposed to be retained shall be removed and the premises levelled substantially to the grade of 7th Avenue; that the premises shall be constructed and arranged as proposed on such plans except that there shall be no charge in the existing curb cuts, which shall not be moved or enlarged and shall be subject to lawful permits therefor; that the accessory building shall be of the design and arrangement as proposed on such plans and shall be faced with face brick; that there shall be no cellar under such building; that pumps shall be of a low approved type, erected not nearer than 15 feet to the street building line of 7th Avenue; that the gasoline storage tanks shall not exceed the existing six tanks and four additional tanks; that the existing tanks shall be tested by the Fire Commissioner to determine suitability for reuse; that on the rear lot line continuing the rear wall of the accessory building and on the two side lot lines there shall be erected a masonry wall not less than 5 ft. 6 in. in height; that such wall may be reduced to a height of not less than 4 ft. 6 in. within 10 ft. of the building line; that there shall be no windows or other openings in the rear wall of the accessory building; that sidewalks and curbing in front of the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that the balance of the premises where not occupied by the accessory building and pumps shall be paved with concrete or asphaltic pavement; that signs shall be restricted to a permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line, toward the south, of a post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; that under Section 7e there may be repairing of motor vehicles with hand tools only for adjustment maintained solely within the accessory building, for a term of ten (10) years; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained, including a Certificate of Occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

494-55-BZ

APPLICANT—Leonard F. Rothkrug, for Louis Ciervo, owner.

SUBJECT—Application June 15, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, a proposed 5 car garage and automobile repair shop.

PREMISES AFFECTED—67-69 Avenue U, north side, 40 ft. east of West 11th street, Block 7095, Lot 47, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Abraham L. Kramer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 17, 1956 after due notice by publication in the Bulletin; laid over to May 15, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Avenue U are in a business use, D area, class 1 height district; West 11th street and West 10th street are in business and residence use, D area, class 1 height districts; and

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WHEREAS, the decision of the borough superintendent, dated May 17, 1955 acting on Alt. Applic. 313-54, reads:

"1. Proposed five car garage and automobile repair shop in a Business district is contrary to Article II, P. 4a, subsection 29 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage by 100 ft. in depth, now used for auto repairs and parking; without a certificate of occupancy; that it is proposed to erect a one story building, 40 ft. front by 45 ft. in depth, of class 3 construction, 16 ft. in height, to be used for a garage for five cars and auto repair shop; and

WHEREAS, the applicant further states that the premises originally were under common ownership with lot 49 in this tax block and a one story factory building for the manufacture of concrete blocks was erected under N.B. 6556/21 and certificate of occupancy No. 55805 was issued April 25, 1929, work having been completed May 9, 1925, covering both lots; that Alt. Applic. No. 93-34 affecting only the adjoining lot was filed and certificate of occupancy No. 73450 was issued May 18, 1934 for a marionette show; that N.B. Applic. 1102-40 was filed and certificate of occupancy No. 97320 issued July 31, 1940 on the adjoining lot for ice depot; that although the certificate of occupancy covered only the adjoining lot, ownership was by the same individual and the subject premises was used in conjunction with the ice depot; that the premises have been used for minor auto repairs and parking since 1941 on a part time basis; that the present owner was a tenant of the premises and conducted the auto repair business in his spare time, being gainfully employed elsewhere; and

WHEREAS, the applicant contends that the area is in one of the older sections of Brooklyn and a considerable distance away from the retail shopping district of Avenue U; that the proposed use as a garage for 5 cars is a conforming use in a business use district; that the auto repairs which are proposed and which constitute the basis of this application will be conducted by the owner with the occasional assistance of an employee; that all repair work will be performed within the limits of the proposed building; and

WHEREAS, the applicant states that the present owner has held title to the property since October 14, 1951 and that the assessed valuation of land is \$3,200; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7i to permit the construction of the proposed building for minor automobile repairs, substantially as proposed and as indicated on plans filed with this application marked "Received June 15, 1955" (2 sheets) and "April 2, 1956" (one sheet) *on condition* that all buildings and uses shall be removed from the premises and the premises shall be developed as proposed with a building complying in all other respects with the requirements of the Building Code; that the front of the building shall be faced with face brick; that there shall be no cellar under the building; that curb cuts shall be restricted to one curb cut for entrance, not over 15 ft. in width opposite the proposed entrance to the building, as shown; that along the easterly lot line from the proposed building to the rear of the lot and along the rear of the lot there shall be erected a masonry wall which may be of cement blocks painted, not less than 6 ft. in height; that the rear lot shall be suitably graded and paved and shall be kept clear of unsightly materials; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that all permits shall be obtained and

all work completed within the requirements of Section 22A of the Zoning Resolution.

715-55-BZ

APPLICANT—Herman Wolff, for Samuel, Max, Nathan and Julius Kassover, owners.

SUBJECT—Application September 15, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection of a one story, class 3 construction store building with area of 2910 square feet which is in excess of permitted area of 75% or 2182 square feet of lot.

PREMISES AFFECTED—983-985 Flatbush avenue, east side, 95 ft. 3 in. south of Albemarle road, Block 5126, Lot 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Wolff and Herbert Brickman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 8, 1956 after due notice by publication in the Bulletin; laid over to May 15, 1956, for applicant to file revised plan showing extension of buildings and for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Flatbush avenue and Albemarle road are in a business use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated September 1, 1955 acting on N.B. Applic. 1550-55, reads:

"1. The proposed bldg. located in a "C" area district occupies a greater percentage of the area of the plot than is permitted by Sect. 13 Art. IV of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 30 ft. frontage by 100 ft. irregular in depth, now vacant; that it is proposed to construct a one story and cellar brick building to be occupied as a store; that the total area proposed is 2910 sq. ft., the permitted occupied area is 2182 sq. ft. or 75% of lot area; and

WHEREAS, the applicant contends that the premises are situated between a theatre and a department store with smaller buildings containing stores and extensions on the ground floors in between same; that the buildings further beyond these premises are occupied as public garages; and

WHEREAS, the applicant states that the present owner has held title to the property since May 3, 1955 and that the assessed valuation of land is \$53,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was therefore not entitled to relief as to area on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 1550/55, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

812-55-BZ

APPLICANT—Ingram S. Carner, for LMJ Realty Corp., owner (Shell Oil Company, proposed lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubrication

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um, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of auto accessories, parking of more than 5 cars waiting to be serviced.
PREMISES AFFECTED—4011-4029 New Utrecht avenue and 4002-4024 10th avenue, northwest corner, and 972-982 40th street, Block 5586, Lots 70, 71, 72, 73 and 75, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.
For Opposition: Armando Genniarelli.
For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0
Negative: Chairman Murdock, Commissioner Kleinert,
Commissioner Keating and Deputy Chief Connolly.. 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 13, 1956 after due notice by publication in the Bulletin; laid over to April 24, 1956, for inspection and decision; hearing closed; then to May 8, 1956, for inspection and decision; then to May 15, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, New Utrecht avenue and 10th avenue are in a business use, C area, class 1 height district; 40th street is in business and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 19, 1955 acting on N.B. Applic. No. 2197-55, reads:

"1. The proposed building & premises, located in a business use district, to be used for gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales & storage of auto accessories, parking for more than 5 cars waiting to be serviced, is contrary to Article II Section 4(a) Sub-sections 29 and 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 164 ft. 11-11/32" frontage by 199 ft. 11 in. in depth, irregular, which is presently vacant; that it is proposed to erect a modern three bay gasoline service station; that the masonry accessory building will house office, store-room, lubritorium, car washing (non-automatic) and minor repairs with hand tools only; that it is also proposed to install 4 parkway type pumps 15 ft. back from the building line of New Utrecht avenue and to install ten 550 gallon gasoline storage tanks; that it is further proposed to install landscaped areas to the rear and side of the proposed building, together with 4 ft. high brick and picket fence wall on 40th street; and

WHEREAS, the applicant contends that the property adjoining this proposed improvement is a gasoline service station and together with the proposed site, they comprise the entire irregular block; that the site further adjoins the elevated railroad on its 10th avenue side; that New Utrecht avenue is a heavily trafficked area and a modern, up-to-date gas station is entirely within keeping at this point as it will serve the needs of the community; that this proposed improvement will further add to the tax rolls of the City of New York in the form of increased real estate taxes, and as the application is but for a temporary period of years and will not now adversely affect the adjoining properties, it is requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since November 23, 1954 and that the assessed valuation of land is \$1,200; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision f of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 2197/55, Objection No. 1 be and it

hereby is *affirmed* and that the application be and it hereby is *denied*.

Adjourned 1:05 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, MAY 15, 1956, 2 P. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

469-45-A—Vol. II

APPLICANT—Seymour A. Mitteldorf, for 2370 Hoffman Street Corp., owner (Lindy Heaters, Inc., lessee).

SUBJECT—Application reopened November 9, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—2368-2370 Hoffman street, east side, 269.28 ft. south of East 187th street, Block 3065, Lot 27, Borough of The Bronx.

APPEARANCES—

For Applicant: Seymour A. Mitteldorf.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated September 30, 1955, on amendment to Alt. App. 152/54 reads:

"Amendment disapproved with the following objections repeated:

"4. Provide 2 lawful exits from 2nd floor as per Sect. 270 of the Labor Law.

"8. Exits from cellar must comply with Sect. 270 of the Labor Law.

"9. The connection between boiler room and garage is contrary to Sect. C19. 72.0."

and

WHEREAS, the applicant states that the building is 2 stories, 27 ft. in height, 50 ft. by 110 ft. in area, of class 3 construction, erected 1927, located in a business use, B area, class 1 1/4 height district, and used and occupied since 1945 as follows: cellar—boiler room, no persons; 1st floor—garage for more than 5 motor vehicles, 2 persons; 2nd floor—factory and office, 11 persons, for which no certificate of occupancy has been issued; and proposed to be used and occupied as follows: cellar-boiler room, no persons; 1st floor—factory and garage for less than five cars, 2 persons; 2nd floor—factory and office, 12 persons. The building is provided with an 3 ft. 8 in. wide interior steel stairs enclosed in cinder blocks equipped with kalemein self-closing doors leading direct to street and provided with a ladder and scuttle to roof and one fire escape on the front of the building extending to street by ladder, window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, the applicant states the building will be used as a factory for the assembly of copper heaters, bending of copper tubing and fastening of same to bronze heads; that this is the same use as was maintained in 1945 when the building was subject to action by the Board under Cal. No. 469-45, A, Vol. I; that it is now proposed to extend the factory use to include the first floor and to discontinue the former garage use except for the storage of less than five motor vehicles owned and used in conjunction with the factory work by the tenant; and

WHEREAS, the applicant contends as to Objection 4 issued by the Borough Superintendent that there will be no change in the arrangement of egress from that previously accepted by the Board, that except for minor modifications there has been no change in the second floor since 1945; that it is requested that the existing exit facilities be accepted; and

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WHEREAS, the applicant contends as to Objection 8, that there will be no change in the arrangement or egress from the boiler room from that previously accepted by the Board; that it is requested that the existing exit facilities be accepted; and

WHEREAS, the applicant contends as to Objection 9 that the opening between the stair and the former garage is the same as existed when the premises were previously considered by the Board; that the first floor is not to be used for public garage; that the storage of the tenant's motor vehicles is to be limited to less than five cars for over night parking only; and

WHEREAS, on September 11, 1945, under Cal. No. 469-45-A, Vol. I the Board granted a variance of the requirements of the Labor Law as to egress, as cited in a decision of the borough superintendent, dated July 19, 1945, on Alt. App. 406/45, requiring exits to comply with Sec. 270 of the Labor Law, at which time the building was proposed to be used and occupied as follows: Cellar-boilerroom, 0 persons; 1st floor—nonstorage garage for more than 5 cars, 1 person; 2nd floor—assembly of heater parts, 11 persons; and

WHEREAS, by amendment dated September 28, 1955, filed with the Borough Superintendent, to Alt. App. 152/54, the applicant proposed to change the building to factory use, creating a conforming use in a business district, the area to be used for factory not to exceed the area of the lot, as permitted by Section 4 of the Zoning Resolution; the area of the building to be less than 15,000 sq.ft., thus not requiring a loading berth and the nature of the existing factory for assembly of copper heaters to be maintained; and

WHEREAS, it was upon this amendment filed September 28, 1955, to Alt. App. 152/54 that the decision which is the subject of this appeal under Vol. II of same was issued by the borough superintendent.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 11, 1945, by adding thereto:

"that in the event the owner desires to discontinue the use of the garage on the first floor in part and to occupy a portion of the first floor as a factory in conjunction with the second floor, as now proposed and shown on plans filed with this appeal, marked "Received October 6, 1955", (3 sheets), such use may be permitted, provided the factory use on the first and second floors do not together exceed the 25% limitation for same or 100% of the lot area; that the exits as previously permitted **may be continued, as required** in the above cited resolution; that the doors in the partition enclosing the stairway from boiler room to the cellar shall be fireproof, self-closing; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto."

721-48-A—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for Abe Siegel, owner.

SUBJECT—Application reopened April 24, 1956 to consider amendment as to proposed extension—re Appeal from a decision of the borough superintendent—frame building within fire limits.

PREMISES AFFECTED—187-20 Peck avenue, southwest corner of 188th street; 189-20 Peck avenue, southwest corner of 190th street; 53-56 188th street, northwest corner of 56th avenue; 56-21 189th street, southeast corner of Peck avenue; 56-27 189th street, east side, 87.32 ft. south of Peck avenue; 56-31 189th street, east side, 127.32 ft. south of Peck avenue; 56-35 189th street, east side, 167.32 ft. south of Peck avenue; 56-40 190th street, west side, 20.55 ft. south of Peck avenue; 56-44 190th street, west side, 62.55 ft. south of Peck avenue; 56-48 190th street, west side, 42 ft. north of 58th avenue; 56-45 190th street, southeast corner of Peck avenue and 190-05 58th avenue, northeast corner of 190th street (Block 5658, Lots 2 and 7; Block 5675, Lots 10, 12, 14, 16, 23, 28, 30 and 32 and Block 5676, Lots 2 and 7), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer.

For Administration: Samuel L. Becker, Dep't. of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 1, 1956, on Alt. App. 2780/55 reads:

"1. Original approved application NB 3044/48 was passed by Bd. of Stds & Appeals under Cal. 721-48-A.

Proposed extension of premises is contrary to Bd. of S. & A. and must be referred back to Board.

"2. The addition of a frame extension inside the fire limits is contrary to 41.a B.C."

and

WHEREAS, the applicant requested amendment of the resolution adopted March 1, 1949, under Cal. No. 721-48-A, Vol. II so as to permit erection of a one-story high frame extension 21 ft. deep by 14 ft. in width at the rear of dwelling on lot 30 in Block 5675, as originally erected pursuant to variance granted by the Board acting under N.B. App. 3044/48; and

WHEREAS, the applicant states proposed extension will be located 5 ft. 4 in. from the southerly lot line and will comply with the coverage permitted by the area district regulations as indicated on plan filed with this appeal marked "Received March 16, 1956", (1 sheet).

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 28, 1948, by adding thereto:

"That in the event the owner desires to extend the area of the building located on lot 30 as indicated on plan filed with this appeal, marked "Received March 16, 1956", the extension of frame construction may be constructed for this particular residence building, as proposed, *on condition* that it shall not exceed one story in height and shall comply in all other respects with the requirements of the Building Code and the Zoning Resolution."

774-53-A

APPLICANT—Kollman Instrument Corp., owner.

SUBJECT—Application October 26, 1953—re Appeal from a decision of the fire commissioner—smoking in factory building.

PREMISES AFFECTED—80-08 to 80-18 45th avenue and 80-21 47th avenue, west side of 80th street between 45th and 47th avenues, building A, B, C and D; Block 1533 Lots 36, 45 and 69, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Bernard Teichman and Clyde W. Smith.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated September 25, 1953, Folder Nos. 50757.01 and 53745.01 reads:

"This will acknowledge receipt of your letter of September 21, 1953 wherein you request a permit for employees to smoke in areas specified above. You are advised that your request must be denied for the reason that smoking is prohibited by mandatory provisions of the Labor Law and the Rules of the Board of Standards and Appeals."

and

WHEREAS, the applicant states that Building A is three stories, 40 ft. in height, 50 ft. front by 201 ft. in depth, of fireproof construction, erected 1922, located on a lot 95 ft. front by 280 ft. in depth, in an unrestricted use, B

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area, Class 1½ height district, and used and occupied since 1938—Basement—boiler room, one person; 1st floor—main-tenance, 90 persons; 2nd floor—offices, 75 persons; 3rd floor—office, 110 persons; this building is provided with an approved standpipe system, approved automatic sprinkler system and an interior fire alarm system; there are two interior steel stairs, concrete enclosed, equipped with fire-proof self-closing doors; stairs are a minimum of 44 in. in width; no certificate of occupancy has been issued for this building; and

WHEREAS, the applicant states that Building B is three stories, 40 ft. in height, 50 ft. front by 230 ft. in depth, of fireproof construction, erected 1927, located on a lot 95 ft. front by 280 ft. in depth in an unrestricted use, B area, class 1½ height district, and used and occupied since 1938—1st floor—factory, 115 persons; 2nd floor—factory, 90 persons; 3rd floor—office, 60 persons; this building is provided with an approved standpipe system, an approved one-source sprinkler system throughout and an approved interior fire alarm system throughout, two interior steel stairs, concrete enclosed, equipped with fireproof self-closing doors; stairs are 44 in. minimum width, no certificate of occupancy has been issued for this building; and

WHEREAS, the applicant states that Building C is three stories, 40 ft. in height; 61 ft. front by 121 ft. in depth, of class one construction, erected 1941, located on a lot 120 ft. front by 125 ft. in depth, in an unrestricted use, B area, class one and one-half height district, and used and occupied since 1941 as follows: 1st floor—factory, 26 persons; 2nd floor—factory, 89 persons; 3rd floor—office, 50 persons; this building is equipped with an approved one-source sprinkler system throughout, an approved interior fire alarm system, one interior steel stairs, concrete enclosed, equipped with fireproof self-closing doors, leading from roof bulkhead to street, stairs are 44 in. width. Certificate of Occupancy No. Q18433 was issued against N.B. App. 7496/40, permitting the following use and occupancy—1st floor—manufacturing aircraft instruments, 55 persons; 2nd floor—manufacturing aircraft instruments, 55 persons; 3rd floor—manufacturing aircraft instruments, 80 persons; and

WHEREAS, the applicant states that Building D is one story, 14 ft. in height, 30 ft. front by 60 ft. in depth, of class one construction, erected 1942, located on a lot 40 ft. front by 100 ft. in depth, in an unrestricted use, B area, class one and one-half height district and used and occupied as a classroom and drafting room for 35 persons, equipped with a one-source sprinkler system throughout, an approved interior fire alarm system and one interior 44 in. wide wood stairs, concrete enclosed, equipped with fireproof self-closing doors, no certificate of occupancy has been issued for this building; and

WHEREAS, the applicant states that permission to smoke is requested in Building A as follows—1st floor: locker room and lavatory and supervisory office; 2nd floor: throughout, except for medical department and darkroom; 3rd floor: throughout; and

WHEREAS, the applicant states that smoking is requested in Building B as follows: 2nd floor—foreman's office and women's lavatory; 3rd floor—throughout; and

WHEREAS, the applicant states that smoking is requested in Building C as follows: 1st floor—offices, men's lavatory and men's locker room; 2nd floor—offices, men's lavatory and locker room; 3rd floor—throughout; and

WHEREAS, the applicant requests permission to smoke throughout the 1st floor of Building D; and

WHEREAS, the applicant states there are no combustible or inflammable materials stored or used in the spaces where-in permisison is sought to smoke; and

WHEREAS, the applicant contends that it is engaged in defense work for the government and principally manufactures airplane parts; that the prohibition against smoking by the Fire Department in certain areas of the premises is baseless; that the building is well protected against fire, that the employees are intelligent and careful so that they will guard against any possibility of fire arising from smoking in designated areas on the premises; that the

employees have requested the owner to obtain permission for smoking in certain designated areas and feel that they would be able to function better to the benefit of the company if they could smoke during working hours; and

WHEREAS, the applicant states that precautions will be taken to see that all smokes are properly extinguished; and

WHEREAS, the premises were inspected by a representative of the Fire Department.

Resolved, that the decision of the Fire Commissioner, re Folder Nos. 50757.01 and 53745.01, dated September 25, 1953, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit smoking in Buildings A, B, C and D in the areas hereinafter listed, *on condition* that signs permitting smoking shall be posted in such areas, as the Fire Commissioner shall require; that such receptacles for smokers' refuse shall be installed as the Fire Commissioner shall require; that the approved standpipe, one-source automatic sprinkler systems and the interior fire alarm system shall be maintained in accordance with the requirements therefor and to the satisfaction of the Fire Commissioner.

Building Floor Area

- | | | |
|---|-----|--|
| A | 1st | Locker room, lavatory & supervisory office |
| | 2nd | Throughout, except for medical dept. and darkroom. |
| | 3rd | Entire floor |
| B | 2nd | Foreman's office — women's lavatory. |
| | 3rd | Entire floor |
| C | 1st | Offices, men's lavatory & locker room. |
| | 2nd | Offices, men's lavatory & locker room. |
| | 3rd | Entire floor |
| D | 1st | Throughout 1st floor. (entire building) |

87-55-A

APPLICANT—Ribelle Perotto, for Richard J. Welsh, owner (Precision Metal Finishing Co., lessee).

SUBJECT—Application February 7, 1955—Appeal from a decision of the borough superintendent, re location of Spray Booths.

PREMISES AFFECTED—37-20 10th street, west side, 175.15 ft. south of 37th avenue, Block 359, Lot 28, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Ribelle V. Perotto.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated February 1, 1955 on B. N. App. 1486/54, reads:

"1. Location of proposed spray booths within 25 ft. of a gas-fired drying oven is contrary to Rule 4.3.1.1 of the Spray Rules as adopted by the Board of Standards and Appeals."

and

WHEREAS, the applicant states the building is one story, 15 ft. in height, 25.02 ft. front by 100.10 ft. in depth, of class 3 construction, erected 1946 on a lot 25.02 ft. front by 100.10 ft. in depth, in an unrestricted use, B area, class 1½ height district, and used and occupied since 1954, Cellar—boiler room; 1st floor—factory, 6 persons; for which certificate of occupancy No. 96295 was issued against N. B. App. 9955 of 1946; and

WHEREAS, the applicant states that this is a request for a variance to permit the location of spray booths nearer than 25 ft. from the gas-fired drying ovens; that the spray booths will be separated from the drying ovens by a 4 in. cinder block partition with fireproof self-closing sliding door equipped with fusible link which will automatically allow the door to slide closed in the event of fire; that the distance from the nearest spray booth to the nearest oven

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measured in the line of travel will be 19 ft.; that in all other respects the Spray Rules of the Board will be complied with; and

WHEREAS, the applicant contends that to be required to maintain the 25 ft. distance between the spray booths and the gas-fired drying ovens would cut down valuable open working space necessary in the operation of the plant; that the building is small and the lessee needs all of the available space; and

WHEREAS, the applicant states that the drying ovens will be Gehnrich, Model T-14 of the indirect type approved by the Board under Cal. No. 69-43-SA; that the spray booths will be of an approved type; that the storage cabinet will be of an approved type; that the flash point of the spraying materials is 150° F.

Resolved, that the decision of the Borough Superintendent, dated February 1, 1955, acting on B.N. App. 1486/54, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the drying oven and spray booths to be located where proposed, provided that between them there shall be a cinder block wall not less than 4 in. in thickness erected and maintained between the floor and ceiling, as shown on plan filed with this appeal, marked "Received February 7, 1955", (1 sheet); and that the one opening in such wall, as shown, shall have a fire-proof, self-closing assembly not less than 1½ hour fire test.

238-55-A

APPLICANT—Herman Horowitz, for London Terrace, Inc., owner.

SUBJECT—Application March 24, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 102 of the Multiple Dwelling Law re Egress, etc.

PREMISES AFFECTED—215-225 9th avenue, west side, from West 23rd to West 24th streets, 401-411 West 23rd street and 400-412 West 24th street, Block 721, Lot 31, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Horowitz and Harold Russell.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated March 2, 1955 on amendment to BN App. 1479 of 1954 reads:

"A1.—Repeat—The proposed erection of railings and gates openable from roof side obstruct egress & therefore contrary Sec 102 Mult. Dwelling Law."

and

WHEREAS, the applicant states the building is 19 stories, 178 ft. in height 197.5 ft. front by 125 ft. in depth, at street level, 155.5 ft. front by 125 ft. in depth at typical floor level, of class one construction, erected 1931, located on a lot 197.5 ft. front by 125 ft. in depth, in a retail and residence, B area, Class 1½ height district, and used and occupied since 1931: Basement—storage and lockers, 50 persons; 1st floor—stores, 200 persons; 2nd floor—apartments and office, 35 persons; 3rd to 18th floors, inclusive, apartments; 19th floor—pent house, apartments; the building is provided with an approved standpipe system; and

WHEREAS, Certificate of Occupancy #40367 was issued October 22, 1952, against Alt. App. 1735/51 classifying the building as a class one fireproof hereafter erected class A multiple dwelling, 18 stories and penthouse in height and permitting the following use and occupancy: Cellar—boiler room, storage, lockers and tenants' laundry, utilities, 50 persons; 1st floor—stores, 190 persons; 2nd floor—21 apartments, offices and lounge of administrative offices, 35 persons; 3rd to 15 floor, inclusive, 25 apartments each floor; 16th to 18th floors, 10 apartments each floor; penthouse, 4 apartments; and

WHEREAS, the applicant states that it is proposed to install a new metal fence and gate openable from the roof side only outside each of the two doors leading to the roof and terraces on the penthouse floor; and;

WHEREAS, the applicant states that above the second floor the building is divided into two similar tower units completely separated by an open area 42 ft. wide; that in each of the two units there are two flights of stairs leading from street to roof and terraces of the penthouse floor with a continuing flight of stairs to the roof of the penthouse; that at each floor landing tenants in each unit can cross over to the other stairway which leads from the penthouse floor to a large open area on the roof to the penthouse apartments; and

WHEREAS, the applicant states that a wooden fence with locked gate was erected outside of the door leading from the public hall to the roof and terraces on the penthouse floor of each unit to afford penthouse tenants protection against intruders; that it is now proposed to replace this wooden fence and locked gate with an iron fence and gate openable from the roof side only; and

WHEREAS, the applicant contends that the proposed fence and gate is vital for the protection of the penthouse tenants; that in case of emergency the other tenants in the building have easy access to the large roof of the penthouse apartments; that the existing gate outside the doors opening to the roof and terraces on the penthouse floor has eliminated burglaries which had been taking place heretofore; that the elimination of this protection would make it impossible to rent the penthouse apartments; that there is a large roof over the penthouse apartments easily reached by a flight of stairs available to all tenants in each unit in the event of emergency.

Resolved, that the decision of the Borough Superintendent, acting on BN App. 1479/54, Objection No. A-1, be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted*, to permit railings and gates as proposed and indicated on plans filed with this appeal, marked "Received March 24, 1955" (3 sheets), *on condition* that the proposed railings and gates shall be constructed as shown on such plans and that all apartments on the penthouse story shall have immediate access through the public hall to the two enclosed stairways.

239-55-A

APPLICANT—Herman Horowitz, for London Terrace, Inc., owner.

SUBJECT—Application March 24, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 102 of the Multiple Dwelling Law re egress, etc.

PREMISES AFFECTED—224-240 10th avenue, east side, from West 23rd to West 24th streets, 463-471 West 23rd street and 470-482 West 24th street, Block 721, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Horowitz and Harold Russell.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated March 2, 1955 on amendment to BN App. 1480/54 reads:

"A-1. Repeat—The proposed erection of railings and gate openable from roof side obstruct egress and therefore contrary to Sec. 102 Mult. Dwelling Law."

and

WHEREAS, the applicant states the building is 19 stories, 178 ft. in height, 197.5 ft. front by 125 ft. in depth, at street level, 155.5 ft. front by 125 ft. in depth at typical floor level, of class one construction, erected 1931, on a lot 197.5 ft.

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front by 125 ft. in depth, in a business and residence use, B area, class 2 height district, and used and occupied Basement—storage and swimming pool, 50 persons, 1st floor—stores and apartments, 200 persons, 2nd to 18th floors—apartments; 19th floor—penthouse apartments; the building is provided with an approved standpipe system; and

WHEREAS, Certificate of Occupancy #17922 was issued October 16, 1931 against NB App. 165/30 describing the building as fireproof residence and business building and permitting the following use and occupancy—Cellar—storage, utility, restaurant, kitchen, swimming pool, 500 persons; 1st floor—stores and women's lockers, 700 persons; 2nd to 18th floor—apartments; penthouse—apartments; and

WHEREAS, the applicant contends that the proposed fence and gate is vital for the protection of the penthouse tenants; that in case of emergency the other tenants in the building have easy access to the large roof of the penthouse apartments; that the existing gate outside the doors opening to the roof and terraces on the penthouse floor has eliminated burglaries which had been taking place heretofore; that the elimination of this protection would make it impossible to rent the penthouse apartments; that there is a large roof over the penthouse apartments easily reached by a flight of stairs available to all tenants in such unit in event of emergency.

Resolved, that the decision of the Borough Superintendent, acting on BN App. 1480/54, Objection No. A-1, be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted*, to permit railings and gates as proposed and indicated on plans filed with this appeal, marked "Received March 24, 1955, (5 sheets), and "May 26, 1955", (1 sheet), *on condition* that the proposed railings and gates shall be constructed as shown on such plans and that all apartments on the penthouse story shall have immediate access through the public hall to the two enclosed stairways.

909-55-A

APPLICANT—Julius S. Rapson, for Bel-Aire Building Corp., owner.

SUBJECT—Application November 15, 1955—Appeal from a decision of the borough superintendent—re frame construction, fire limits, etc.

PREMISES AFFECTED—130-11 to 130-19 135th avenue, northwest corner of 130th place, Block 11789, Lots 1, 3 and 5, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson and Emil Pagano.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated October 19, 1955, on N.B. App. 3151 to 3153 of 1955, inclusive, reads:

"1. The erection of a frame dwelling in a business zone is contrary to 4.1.2 B.C.

"2. Minimum of 3" thickness of beams required in a fire zone per 7.1.4, B.C."

and

WHEREAS, the applicant states the buildings will be one story, 20 ft. in height, 25 ft. 8 in. front by 43 ft. in depth, of class 4 construction, each located on a lot 40 ft. by 100 ft. in depth, in a business use, D area and a residence use, E area, class one height district, and occupied as a one-family dwelling with accessory parking area; the dwellings will be set back from 135th Avenue a distance of 16 ft. into which set back front entrance steps will project; the dwellings on the interior lots will have side yards of 5 ft. 2 in. in width on the west side into which side entrance steps will project; and side yards of 9 ft. 2 in. in width on the easterly

side. The dwelling to be located on the corner lot will be set back 10 ft. 2 in. from 130th place building line into which set back side entrance steps will project; and this dwelling will have a 4 ft. 2 in. wide side yard along the westerly lot line; and

WHEREAS, the applicant states that the proposed buildings will be of frame and brick veneer in keeping with the existing buildings in the neighborhood, and it is proposed to provide 2 in. thick beams instead of the required 3 in. beams; that the buildings will, in all other respects, comply with the requirements of the Building Code for frame dwellings; and

WHEREAS, the applicant contends since a portion of the property is in a business, D zone and the other portion in a residence, E zone, and existing buildings in the neighborhood are residences of frame construction, it is requested that this appeal be granted.

Resolved, that the decision of the Borough Superintendent, dated October 19, 1955, acting on N.B. Apps. 3151 to 3153/55, inclusive, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the erection of the three buildings as proposed within the business use district to be of frame, for one family each, as shown on plans filed with this appeal, marked "Received November 15, 1955", (3 sheets), and "February 3, 1956" (1 sheet), *on condition* that in all other respects the buildings shall comply with the requirements for similar buildings when erected outside the fire limits; that in the event a garage is constructed, it may be of frame construction and in accordance with the requirements of the zone; that the floor and roof beams of the residence buildings may be of 2 in. commercial thickness; that the buildings shall be constructed as proposed of frame and brick veneer on the exterior and in all other respects comply with all laws, rules and regulations applicable thereto.

147-56-A

APPLICANT—R. L. Heeren, The Brooklyn Union Gas Co., owner.

SUBJECT—Application February 17, 1956—Appeal from a decision of the borough superintendent, re installation of gas oil storage tank

PREMISES AFFECTED—170 Lombardy street, southwest corner of Varick avenue, Block 2837, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Lloyd A. Hunziker.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 9, 1956, acting on N.B. App. 2752/55 reads:

"1. Proposed addition of one 2,000,000 gallon oil storage tank is contrary to Art. 8 (C19-50.0) of Chapter 19 due to the following:

(a) Size of Tank in excess of 100,000 gallons.

(b) Well enclosure is not of concrete.

(Note—Premises were subject of Bd. of Standards and Appeals action under Cal. 635-51-A)."

and

WHEREAS, the applicant states the premises consist of a lot 400.41 ft. front by 1997.69 ft. in depth, located in an unrestricted use, C area, Class 1½ height district, upon which it is proposed to erect a 42 ft. 4 in. high 90 ft. diameter steel storage tank to be used as a bulk storage tank for gas oil having a flashpoint in excess of 150° F., in addition to the existing two 2,000,000 gallon tanks permitted by the Board under Cal. No. 635-51-A and two existing 1,000,000 gallon tanks now located on the premises; and

WHEREAS, the applicant states that on peak loads up to 1,000,000 gallon of oil per day could be used during extreme

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cold spells; that the existing two 1,000,000 gallon tanks and existing two 2,000,000 tanks have a combined capacity equivalent to six days' peak load which is insufficient to maintain good gas service in severe weather next winter, due to the tremendous increase in the use of gas for heating; and

WHEREAS, the applicant states the proposed 2,000,000 gallon tank will be constructed in accordance with the Oil Burner Rules of the Board for verticle storage tanks in excess of 1,000 gallon capacity located outside buildings above ground and will be protected by extending the two approved powder type foam systems; and

WHEREAS, the applicant states the proposed tanks will be located in a hollowed-out saucer-shaped base to hold more than 1½ times the contents of the tanks; that this basin around the tank will be lined with 3 in. of reinforced Gunite concrete to retain the oil should the tank rupture; that the oil fill line starting at Newtown Creek and running to the present storage tanks will be extended to the new tank; that delivery of oil to the tank will be by steam pumps remotely located which were installed at time of installation of two existing 2,000,000 gallon tanks and the piping will be so arranged that oil from any of the three 2,000,000 gallon tanks can be transferred to any other 2,000,000 gallon tank in event of emergency; and

WHEREAS, the applicant contends that the foam system, the nozzles in the tank and the nearby hydrants are designed for fast control of fire either in the tank or should the oil be on fire in the basin; that the company is familiar with measures taken for safe handling of these materials; that insurance rates for the company are among the very lowest for any assured in New York City, thus reflecting its ability to handle these materials safely. It is therefore requested that the Board modify the decision of the Borough Superintendent so as to permit the installation of the 2,000,000 gallon gas oil storage tank as proposed and as indicated on plans filed with this appeal.

Resolved, that the decision of the Borough Superintendent, dated February 9, 1956, acting on N.B. App. 2752/55, Objection 1a and 1b, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the installation of one 2,000,000 gallon oil storage tank in addition to the two existing such tanks permitted by resolution of the Board adopted on December 4, 1951, under Cal. No. 635-51-A, *on condition* that the same conditions required thereunder shall be complied with, and as shown on plans filed with this appeal marked "Received February 17, 1956", (2 sheets) and "March 26, 1956", (1 sheet); that an overflow alarm of the type approved by the Fire Commissioner shall be installed on the tank herein permitted and also on the two tanks previously permitted under Cal. No. 635-51-A and to be electrically controlled and so located as to be audible and visible at the tanks and at the point of fill; that the gas-oil in the tanks shall have a flashpoint of not less than 150° F.

186-56-A

APPLICANT—Charles L. Koester, for Cross Bay Builders, Inc., owner.

SUBJECT—Application March 9, 1956—Appeal from a decision of the borough superintendent, re storm or combined sewer and floor level accessory garage.

PREMISES AFFECTED—160-15 96th street, east side, 140 ft. south of 160th avenue, Block 14186, Lot 54, Howard Beach, Borough of Queens.

APPEARANCES—

For Applicant: Charles L. Koester.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated March 7, 1956 on N.B. App. 206/54 reads:

"Where there is no storm water or combined sewer, the finished floor level of any accessory garage shall not be more than 18 inches below the lowest level of the proposed or established street grade directly in front of the lot."

and

WHEREAS, the applicant states the building is 1½ stories, 22 ft. in height, 24 ft. 8 in. front by 38 ft. in depth at street level, 10 ft. front by 38 ft. in depth above, of class four construction, located on a lot 40 ft. by 100 ft. in depth, in a residence use, E-1 area, class 1½ height district; and proposed to be used as follows—Basement—storage and one-car accessory garage; 1st floor—dwelling, one family; attic—unfinished; and

WHEREAS, the applicant states that the builder used the actual sidewalk grade, which is on the level of all other sidewalks on the street; that the garage floor was constructed less than 18 ins. below theoretical sidewalk grade; that this was an honest mistake; that the building is now completed and a certificate of occupancy cannot be obtained.

Resolved, that the decision of the Borough Superintendent, dated March 7, 1956, acting on N.B. App. 206/54, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the garage floor shall not be more than 20 inches below the approved sidewalk grade.

207-56-A

APPLICANT—Leonard F. Rothkrug, for Antonio Aluotto, owner.

SUBJECT—Application February 24, 1956—Appeal from a decision of the borough superintendent re location of building from lot line.

PREMISES AFFECTED—5811-5825 Kingsway place, north side, 1 ft. 2¾ in. west of Ralph avenue, Block 7932, Lot 140, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated February 14, 1956 on N.B. App. 11/51 reads:

"1. Location of bldg from lot line, for a Class 5 (metal) structure for use as junk & baling of rags and paper violates Sect. 4-2-1(f) of the bldg. code—Note: premises subject to a variation granted by Bd of Standards and Appeals under 40-51-A."

and

WHEREAS, the applicant states the building is one story, 20 ft. in height, 42.5 ft. by 100 ft. in area, of class 5 construction, erected 1951, on a lot 134 ft. by 178 ft. irregular in area, in an unrestricted use, A area, class one height district, and used and occupied since 1955 for baling of rags and paper (junk yard on the unbuilt portion of the plot) for which no certificate of occupancy has been issued; and

WHEREAS, the applicant contends that the owner purchased the premises in an unrestricted use district for his use as a junk yard and for the baling of rags and paper unaware of the fact that the class 5 construction of the building would not permit its use for the purposes intended; and

WHEREAS, the applicant contends that the adjoining lot is undeveloped and the small development in the principal area is with unrestricted uses; that the purpose of the metal structure is to house the baling machinery and to protect it from the elements; that the paper and rags are brought into the building for baling and then taken out for sale; that there is no storage within the building for a period

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longer than two or three days; that the building will be equipped with such fire-fighting equipment as the Fire Department may direct; and

WHEREAS, under Cal. No. 40-51-A the Board permitted the erection of the building in question, not fronting on a mapped street, and in addition permitted the erection of a one-story masonry office building which apparently has not been erected; and

WHEREAS, in view of the foregoing the applicant requests the granting of this appeal.

Resolved, that the decision of the Borough Superintendent, dated February 14, 1956, acting on N.B. App. 11/51, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the continuance for the purpose proposed of the metal quonset hut of the size and location as shown on plans filed with this appeal, marked "Received February 24, 1956", (4 sheets), *on condition* that where not inconsistent with the term of this resolution, the requirements of the resolution adopted by the Board on April 17, 1951, under Cal. No. 40-51-A shall be compiled with, except that the office structure therein shown need not be constructed.

940-28-A—Vol. II

APPLICANT—D.N.T. Realty Company, owner. (Eastern Cabinet Company, Inc., lessee).

SUBJECT—Application for consideration—reopening as Vol. II as to standpipe in view of change of use—re Appeal from an order of the fire commissioner; previously granted on condition.

PREMISES AFFECTED—78-16 Cooper avenue, south side, 37.50 ft. west of mapped 79th place, Block 3803, Lots 14 and 34, Glendale, Borough of Brooklyn.

APPEARANCES—

For Applicant: Howard A. Stapf.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure to consider requirement as to standpipe in view of change of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

179-56-A

APPLICANT—Robert J. Reiley, for St. Josephs Day Nursery, owner

SUBJECT—Application March 7, 1956—re Appeal from a decision of the borough superintendent—Day Nursery in Class 3 building.

PREMISES AFFECTED—471 West 57th street, north side, 75 ft. east of 10th avenue, Block 1067, Lot 4, Borough of Manhattan.

APPEARANCES—

For Applicant: D. G. Broderick.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal withdrawn at request of applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

The applicant stated that the owner is financially unable to proceed with the work and therefore requested that the appeal be withdrawn.

Resolved, that this appeal be and hereby is *withdrawn*.

49-56-A

APPLICANT—Robert Kaplan, for Arthur C. Stifel, Jr., owner.

SUBJECT—Application January 26, 1956—re Appeal from a decision of the borough superintendent—egress—fire-tower.

PREMISES AFFECTED—123-125 East 55th street, north side, 127 ft. 6 in. west of Lexington avenue, Block 1310, Lots 11 and 11½, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution. The applicant was duly notified of this hearing and failed to appear.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

941-54-A

APPLICANT—DeRose and Cavalieri, for Libby Walker Levine, owner.

SUBJECT—Application December 10, 1954—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—4033-4039 3rd avenue, west side, 100 ft. 11½ in. north of East 174th street, Block 2922, Lot 54, Borough of The Bronx.

APPEARANCES—

For Applicant: George J. Cavalieri.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 5, 1956, at 2 P.M. for inspection, and decision; applicant to file letter of consent of adjoining owner for passage through his premises as a means of egress from subject premises; hearing closed.

602-54-A

APPLICANT—J. M. Berlinger, for 38-42 Exchange Place Corp., owner.

SUBJECT—Application July 9, 1954—re Appeal from a decision of the borough superintendent—plastic light diffuser in stair hall.

PREMISES AFFECTED—38-42 Exchange place and 25-29 William street, southwest corner, Block 25, Lot 27, Borough of Manhattan.

APPEARANCES—

For Applicant: J. M. Berlinger.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 12, 1956, at 2 P.M. for inspection and decision; hearing closed.

1674-21-BZ—Vol. II

APPLICANT—Hermon Kron, for Placher Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting the removal of partition dividing the residence use district for the business use district on the second floor to be used as an extension to existing public assembly (catering) use.

PREMISES AFFECTED—151 East Burnside avenue and 2052-2062 Creston avenue, northeast corner, Block 3160, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: George G. Kron.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on December 21, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

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Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 7, 1922, as thereafter *amended* by resolution adopted through December 21, 1954 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings but that no work has been started, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 199/54) as last denied on April 13, 1956.

1304-25-BZ

APPLICANT—William J. McMahon, for Samuel Berman, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7i of the zoning resolution, permitting partly in a business and partly in a residence use district, for a term of years, the change in occupancy of an existing building, to a motor vehicle repair shop and garage for more than five motor vehicles.

PREMISES AFFECTED—2447-2449 Coney Island avenue, east side, 301 ft. north of Avenue "V", Block 7343, Lot 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: William McMahon.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application, under section 21 of the zoning resolution, to permit partly in a business use district and partly in a residence use district, the conversion of occupancy from a warehouse and garage for five motor vehicles to a garage for more than five motor vehicles, was granted by the Board, June 8, 1926, on certain conditions; and

WHEREAS, the term of variance was extended June 12, 1928; and

WHEREAS, this application permitting the building to be used for the storage of not more than five automobiles of the pleasure car type and automobile repairing, was granted by the Board, May 15, 1934, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended May 11, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 15, 1934, as thereafter *amended* by resolutions adopted through May 11, 1954 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision i for a term of five years from the date of this *amended* resolution, to permit the use of the building for repairing and as a garage for more than five cars of the pleasure car type, that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained." (Alt. 1298/34)

416-38-BZ

APPLICANT—Ribelle V. Perotto, for Sol Davis, owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under sections 7a and 21 of the zoning resolution, per-

mitting in a business use district, the extension and conversion of occupancy of an existing building to a garage for more than five motor vehicles and also a motor vehicle repair shop.

PREMISES AFFECTED—162-42 to 162-44 Pidgeon Meadow road (Fresh Meadow road) west side, 235.23 ft. north of Laburnum avenue, Block 5461, Lots 44, 46, 47 and 49, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Ribelle V. Perotto.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 18, 1938, on certain conditions; and

WHEREAS, the term of variance was extended on September 14, 1943 and September 25, 1945; and

WHEREAS, the resolution was amended from time to time and last amended on May 22, 1951; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 18, 1938, as thereafter *amended* by resolutions adopted through May 22, 1951, insofar as it refers to gasoline storage tanks, so that as *amended* this portion of the resolution shall read:

"that in addition to the gasoline storage tanks here-
inbefore permitted there may be two additional 550
gallon approved gasoline storage tanks; and withdrawn
as to request for additional brand sign." (N.B. 8313/38)

1002-40-BZ—Vol. I

APPLICANT—Alamac Motors, Inc., for Norman Bender, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent of buildings); previously granted on condition, under sections 7i and 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—1550-1552 Jerome avenue, east side, 241.79 ft. south of East Mt. Eden avenue, Block 2846, Lot 21, formerly Lots 23, 24, 25 and part of 22 and 26, Borough of The Bronx.

APPEARANCES—

For Applicant: Jerome Schutzer and Joseph Craner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly..... 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. I, on January 14, 1941, on certain conditions; and

WHEREAS, the term of variance was extended on May 15, 1951; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 15, 1951, Vol-
ume One only so far as it refers to the term of the variance,
so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision i for a
term of five years from the date of this *amended* res-
olution, to permit; that other than as
herein *amended* the resolution of January 14, 1941 above
cited shall be complied with in all respects; and that

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all permits, including a new certificate of occupancy, shall be obtained." (N.B. 991/40)

1002-40-BZ—Vol. II

APPLICANT—Alamac Motors Inc., for Norman Bender, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—Application (decision of the borough superintendent); previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the extension of existing motor vehicle repair shop to adjoining building presently used as a motor vehicle showroom, for a term of five years.

PREMISES AFFECTED—1546-1552 Jerome avenue, east side, 241.79 ft. south of East Mt. Eden avenue, Block 2846, Lot 21, formerly Lots 23, 24, 25 and part of Lots 22 and 26, Borough of The Bronx.

APPEARANCES—

For Applicant: Jerome Schutzer and Joseph Craner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on November 27, 1951, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted under Volume II, November 27, 1951 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision i for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. 456/51, Alt. 457/51)

789-45-BZ

APPLICANT—Abram Shlefstein, for William Esikoff, Henrietta Antin and Lawrence Trager, owners.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station, lubricatorium and auto laundry.

PREMISES AFFECTED—50-62 to 56-20 Broadway and 34-01 to 34-05 56th street, southeast corner, Block 1195, Lots 44, 46, 50 and 52, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Abram Shlefstein.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 16, 1946, on certain conditions; and

WHEREAS, plans submitted as being in substantial compliance with the Board's requirements, were approved on February 4, 1947; and

WHEREAS, time to obtain permits and complete the work was extended on February 25, 1948 and February 23, 1949; and

WHEREAS, the applicant requested an extension of the term of variance and a further extension of time to complete the work

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 16, 1946, as thereafter *amended* by resolution adopted through February 23, 1949 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision f for a term of ten years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (N.B. 1882/45)

62-47-BZ—Vol. II

APPLICANT—Bogart & Lonergan, for David Warshavsky, owner.

SUBJECT—Application for consideration—re opening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy of second floor rear from two apartments to office space.

PREMISES AFFECTED—120-122 East 86th street, south side, 118 ft. west of Lexington avenue, Block 1514, Lot 61, Borough of Manhattan.

APPEARANCES—

For Applicant: J. M. Lonergan.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on April 17, 1951, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 17, 1951 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision e for a term of five years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 2147/50)

811-52-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Samuel D. Greenfield, owner.

SUBJECT—Application for consideration—reopening as to amendment as to use of cellar and size of windows—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 21 and 7A of the zoning resolution, permitting in a residence and business use district, the extension of present business use into the residence use district, extension of the rear of the building without providing a rear yard, the proposed extension to occupy more than the area permitted.

PREMISES AFFECTED—1120-1122 Kings highway, south side, 27 ft. 2 in. west of East 12th street and 1726-1728

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East 12th street, Block 6794, Lots 14, 21 and 22, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on December 6, 1955, on certain conditions; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 27, 1953, as thereafter *amended* by resolutions adopted through December 6, 1955 by adding thereto:

"That in the event the owner desires changes as proposed and as indicated on revised plans marked "Received April 20, 1956" (4 sheets) consisting of partial use of the cellar for sale use and reduction in the sales use in conjunction with the first floor, and change in the size of windows for ventilation purposes as thereon shown, such changes may be permitted as proposed and as shown on such plans *on condition* that the requirement of the resolution above cited shall be complied with where not inconsistent with the terms of this amended resolution." (Alt. App. 1803/55 and additional objection thereunder dated March 23, 1956)

95-53-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Alex Eisenberg, owner. (Sunnydale Farms Inc., lessee).

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c 7e and 7h of the zoning resolution, permitting in a residence and business use district, the extension in use and area of buildings (previously granted by the board—not built) to existing milk processing and distribution plant, to include milk depot, loading and unloading, refrigerator repairs, garage, offices, and storage and permitting two private gasoline storage tanks and the parking of owner's trucks and employee's cars on open portion of plot.

PREMISES AFFECTED—240-284 Malta street, southwest corner of Stanley avenue, Block 4364, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: John W. McClancy, Jr.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, September 13, 1955, on certain conditions; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 13, 1955, under Vol. II by adding thereto:

"that in the event the owner desires to reduce slightly the area of the proposed building at the first floor, omit the fence for a distance of 145 ft. on the Malta Street building line in front of the space proposed to be used for employee parking, the addition of a small canopy on the easterly front of the two story building at the main entrance, extend the canopy over the loading plat-

form at the westerly side of the building, such changes may be permitted as indicated on revised plans marked "Received April 23, 1956" (3 sheets), *on condition* that in all other respects the resolution above cited as *amended* September 13, 1955, shall be complied with where not inconsistent with the terms of this *amended* resolution." (N.B. 787/55)

118-54-BZ

APPLICANT—Robert Gottlieb (for Renato Sacchi and M. DeGregario, owners. (Soundview Fireproofing, Clausen Auto Service Co. and Corer Service Station, Inc., lessees).

SUBJECT—Application for consideration—reopening as to extension of time to complete and amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence, retail and business use district, the continuation of existing gasoline service station and accessory uses, and the continuation of existing motor vehicle repair shop and the parking and storage of more than five motor vehicles and the erection of a new quonset building for motor vehicle (previously used as a junk yard); and the continuation of storage of contractor's equipment and demolition of one story frame structure and erection of a one story metal structure for the storage of contractor's equipment.

PREMISES AFFECTED—953-965 Colgate avenue and 1454 Bruckner boulevard, south side, from Colgate to Close avenues, Block 3648, Lots 20 and 35, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 27, 1954, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 6, 1955; and

WHEREAS, the applicant requested an amendment of the resolution and an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 27, 1954, as thereafter *amended* by resolutions adopted through July 6, 1955 by adding thereto:

"that in the event the owner desires to change the construction of the building heretofore permitted and to construct such building of brick masonry, such change may be made as now proposed and as indicated on plans showing the building 28 ft. by 40 ft. in place of the former metal storage building 20 ft. by 20 ft. as shown on plans filed with this request for amendment marked "Received April 24, 1956, (one sheet); and to extend the time to complete so that as *amended* this portion of the resolution shall read:

"in view of statement by applicant that a substantial part of the work has been completed, that all permits shall be obtained and all work completed within six months from the date of this *amended* resolution." (N.B. Applies. 41/54, 42/54 and Alt. 55/54)

3-29-BZ—Vol. II

APPLICANT—Kenneth W. Milnes, for Edward J. Macaluso, owner.

SUBJECT—Application for consideration—reopening as Vol. II as to extension of use and area, subject to regular procedure—re Application (decision of the borough Superintendent); previously granted on condition, under sec-

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tion 21 of the zoning resolution, permitting in a business district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—920 Hylan boulevard, south side, 120 ft. east of Linwood avenue, Block 3266, Lot 7, Grasmere, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure to consider extension of use and area.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

330-42-BZ—Vol. V

APPLICANT—Gilbert Lazerus, for Jeron Company, Inc., owner.

SUBJECT—Application for consideration—reopening as to Vol. V as to consider rearrangements and additional uses—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, C area district, the erection and maintenance of a building (store) using more than the area permitted and permitting an exit to adjacent lot located in a residence use district.

PREMISES AFFECTED—95-40 to 48 Queens boulevard, south side, 130 ft. west of 63rd Drive, Block 3080, Lot 31, Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: Gilbert Lazerus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. V subject to the regular procedure to consider rearrangement and additional uses and unloading berth.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-

ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

232-53-SA

APPLICANT—Duo-Therm Division of Motor Wheel Corporation, owner.

SUBJECT—Application for consideration—reopening as to report as to additional models—re Duo-Therm Incinerators (gas fired), Models 2200S, 2200M, 2200T, 2225THD, 2225R and 2250S.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened subject to the regular procedure for report as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-

ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

Adjourned: 4:00 P.M.

JOSEPH J. DOYLE, Chief Clerk.

PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES FOR ERECTION, ALTERATION, REPAIR, EXCAVATION FOR AND DEMOLITION OF BUILDINGS

Adopted by The Board of Standards and Appeals,

October 26, 1943, Effective December 13, 1943.

Amended Oct. 14, 1955, Effective Nov. 10, 1955.

(Cal. No. 784-41-SR)

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Board of Standards and Appeals on Friday, June 1, 1956, at 2 P.M. in Room 1013 Municipal Building, Manhattan, on the following Proposed Amendments to the Rules for Erection, Alteration, Repair, Excavation for and Demolition of Buildings.

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, (3) and (4) of The New York City Charter; Sections C26-189.0, C26-191.0, C26-504.0(a), and C26-689.0 of the Administrative Code.

Proposed Amendments:

It is proposed to amend the Rules above cited by substituting a new Rule 7.8.1 for the present Rule 7.8.1. The present Rule 7.8.1 was based on the wording of a proposed Local Law, Introductory 439, introduced July 12, 1955 and still pending. The wording of Rule 7.8.1 herein submitted for public hearing follows the wording of proposed Local Law Introductory 498, print 604, now pending in the Council.

Note: New matter in *italics*; old matter in brackets [] to be omitted.

[7.8.1. Design of Forms:

7.8.1.1. Forms shall conform to the shape, lines and dimensions as called for on the plans.

7.8.1.2 All form work supported by shores and used for the construction of walls, floors, beams and girders shall be designed by a Registered Architect or a Licensed Professional Engineer, who shall furnish the Borough Superintendent with a complete set of design drawings and, before concrete is poured, file an affidavit with the Borough Superintendent that the form work was built in accordance with such plans.

7.8.1.3 It shall be unlawful for anyone to pour concrete in any portion of such form work before such portion has been duly inspected and certified to the Borough Superintendent by the designing Architect or Engineer who designed the form work as required in Rule 7.8.1.2.

7.8.1.4 Forms shall be substantial and sufficiently tight to prevent leakage of mortar; and shall be properly braced or tied together so as to maintain position and shape and insure safety to workmen and passerby.

7.8.1.5 Temporary openings shall be provided where necessary, to facilitate cleaning and inspection immediately before depositing concrete.

7.8.1.6 Whenever in the opinion of the Borough Superintendent the scope of the work is of a minor nature and does not require strict compliance with these rules, he may waive the requirements hereof in an individual case under such conditions as he may prescribe or may require an alternate method.]

7.8.1 **Design and Construction of Forms.** *The design and construction of forms shall conform to the following requirements:*

7.8.1.1 *Forms shall conform to the shape, lines, and dimensions of the member as called for on the plans.*

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Forms shall be substantial and sufficiently tight to prevent leakage of mortar; and shall be properly braced or tied together so as to maintain position and shape and insure safety to workmen and passerby. Temporary openings shall be provided where necessary to facilitate cleaning and inspection immediately before depositing concrete.

7.8.1.2 Where the height of the shores exceeds ten feet, adequate diagonal bracing shall be provided in both longitudinal and transverse directions. In addition, adequate diagonal braces shall be provided at the ends of the framework. Diagonal bracing shall extend from the top to bottom of shores.

7.8.1.3. The unbraced length of wood shores supporting forms shall not exceed fifty times the least dimension. Metal shores or frames shall be approved by the Board of Standards and Appeals and shall be installed in accordance with the approval of the board. Shores shall be adequately secured at the top and shall be properly wedged at top or bottom, if required.

7.8.1.4 Where shores rest upon the ground, adequate mud sills, or other bases, shall be provided to support the shores adequately.

7.8.1.5 Qualified workmen shall be detailed constantly during the placing of concrete to insure that there is no movement of shores, braces or other supports. The name of the foreman in charge of the formwork shall be posted in the field office of the contractor.

7.8.1.6 The individual, firm or corporation who does the concrete work shall be responsible for the adequate design and construction of all forms used in the construction of the building. Wherever the shore height exceeds fourteen feet, or the load on the forms exceeds one hundred fifty pounds per square foot, or power buggies are used, or two stage shores are used, the individual, firm or corporation who does the concrete work shall certify to the department that the form design has been checked and approved as adequate by a licensed professional engineer who has had at least five years of experience as a structural engineer, and that the forms have been constructed in conformance with the design which was checked and approved by the said engineer. The contractor shall certify that the formwork was constructed in accordance with the design within ten days after the structural concrete work has been completed on a building.

PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES RELATIVE TO SUBMERGED INLETS AND PROTECTIVE METHODS TO BE APPLIED TO PREVENT CONTAMINATION OF WATER SUPPLY

Adopted by the Board of Standards and Appeals February 3, 1939, effective in accordance with Section 666, Paragraph 2, of the New York City Charter, February 27, 1939, as amended December 4, 1942, effective December 28, 1942, as amended September 10, 1946, effective October 7, 1946 and as amended on February 10, 1948, effective March 8, 1948.

(Cal. No. 835-38-SR)

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2 of the New York City Charter pertaining to Sections C-26-1268.0,c,4 and C26-1277.0h. of the Administrative Building Code.

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Board of Standards and Appeals on Friday, June 1, 1956 at 2 P.M. in Room 1013 Municipal Building, Manhattan, on the following Proposed Amendments to the Rules Relative to Submerged Inlets and Protective Methods to be Applied to Prevent Contamination of Water Supply, as recommended by the Commissioners of the Department of Health and the Department of Water Supply, Gas and Electricity.

Note: It is proposed to amend Rule 1 as indicated. New matter appears in *Italics*; old matter to be deleted appears in brackets [].

Rule 1. Vacuum Breakers.

All vacuum breakers prescribed under these rules shall be set at least four inches above the flood level rim of fixtures or as otherwise specifically provided for in these rules. Each fixture with submerged inlets shall be independently controlled by an approved vacuum breaker or breakers the full size of supply pipe, as set forth in these rules. All hose coupling outlets and serrated tip outlets for hose connections [within buildings] are deemed to be submerged inlets, and shall be independently protected with an approved vacuum breaker. [Outside hose coupling outlets for garden or sidewalk use,

drain] Drain cocks for hot water and steam boilers and hose connections on fire fighting equipment are excepted. Every underground lawn and/or garden watering system shall be protected by an approved vacuum breaker placed at least 12 inches above the highest elevation of the sprinkling and/or spraying discharge point. All outside hose coupling outlets, installed after January 1, 1957 shall be independently protected with an approved vacuum breaker.

Rule 2. Submerged Inlets.

Water supply inlets to fixtures shall be located at least one inch above the flood level rim of the fixture, except when submerged inlets are absolutely essential for the proper functioning of a fixture, or as otherwise provided for in these rules.

Water supply lines to water preheating apparatus utilizing waste water shall be equipped with an approved vacuum breaker located at least four feet above the highest elevation of the preheating apparatus or coil with a check valve between the vacuum breaker and the preheating apparatus. Any hot water boiler supplied through such preheating device and having an independent cold water supply line shall have the cold water supply line equipped with a vacuum breaker and check valve located at least four inches above the highest elevation of the boiler.

Rule 3. Flush-Valve Fixtures.

Flush-valve controlled fixtures, with submerged inlets supplied directly or indirectly from the City Water Supply System, shall be equipped with an approved vacuum breaker in the supply line not less than four inches above the flood level rim of the fixture.

Rule 4. Ballcocks.

All flush tanks operated by ballcocks shall have an approved vacuum breaker located not less than three-quarter inch above the overflow outlet of the flush tank.

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PUBLIC HEARING

Ballcocks controlling water supply to suction, roof or other intermediate tanks shall be located at least one inch above the flood level rim of the tank excepting that in roof tanks equipped with an overflow of a size at least one commercial diameter larger than the water supply pipe, the ballcock may be located two inches above the highest elevation of the overflow pipe. The overflow and emptying pipes of roof, suction and intermediate tanks shall not be directly connected to a drainage system, notwithstanding the permissive provisions of Section C26-1273.0,d of the Administrative Building Code for connection to a leader.

Rule 5. Sterilizers.

Direct water supply connections to all sterilizers are prohibited, except such equipment as is approved by the Board. When approved sterilizers are used, the waste piping from sterilizers shall not connect directly with any drainage system.

Rule 6. Aspirators—Water Siphons.

Direct water supply connections to aspirators, water siphons or similar apparatus is prohibited except when approved by the Board. The waste pipe for this type of apparatus shall not connect directly with any drainage system.

Rule 7. Bidets—Bed Pan Washers.

Direct water supply connections to a bidet is prohibited. Water supply connection to bed pan washers or similar apparatus shall be equipped with an approved vacuum breaker and check valve, the latter located between the fixture and the vacuum breaker. Water supply to bed pan washers equipped with an approved flush valve shall be governed by Rule 3.

Bed pan washers may be equipped with steam connections only when such equipment has been approved by the Board.

Rule 8. Sump or Well Pumps.

Direct water supply connections for priming purposes to sump, well or similar type pumps when permitted by the Department of Water Supply, Gas and Electricity shall be connected to the inlet side of the pump and be equipped with an approved vacuum breaker and check valve, the check valve to be located between the pump and the vacuum breaker.

Rule 9. Condensers.

Direct water connections to refrigeration unit for cooling purposes shall be equipped with an approved check valve to prevent possible back flow of ammonia or other refrigerant from defective condenser coils or jackets, except in such installations where the water

supply piping is entirely outside of the piping or tank containing the refrigerant and two independent wall thicknesses of metal separate the refrigerant from the city water supply. Refrigeration units containing more than twenty pounds of refrigerant shall be provided with an additional safeguard in the form of an approved relief valve installed at the outlet side of the check valve, such relief valve being set at five pounds above the maximum water pressure at the point of installation. Direct water connection is prohibited under Section C26-1223.0 Administrative Building Code.

Rule 10. Mortuary, Dissection, Operating and Embalming Tables or Equipment.

Mortuary, dissection, operating and embalming tables or equipment shall have no direct water supply connection. Hose used with such equipment shall terminate at least 12 inches at any point from the table or attachments.

Rule 11. Dishwashing and Laundry Machines

Direct water supply to dishwashing and laundry machines shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker, and the fixture. The vacuum breaker shall be located at least 4" above the highest elevation of the machine.

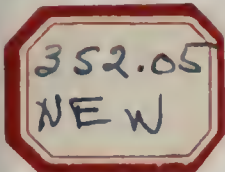
Rule 12. Chemical Solution Tanks or Apparatus

Direct water supply connections, when permitted by the Department of Water Supply, Gas and Electricity, to any tank or apparatus containing any chemical shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker and the tank or apparatus. *All hose, piping or portable equipment used for the application of chemicals or other solutions shall be equipped with an approved vacuum breaker.*

Rule 13. Steam Tables.

Steam tables used exclusively for the warming of food stuffs and provided with a water supply inlet elevation at least one inch above the overflow outlet, the area of which is at least four times that of the water supply piping, shall be equipped with an approved horizontal swing check valve in the water supply piping.

Where elevation of the water supply piping inlet is less than one inch above the overflow outlet, or when the area of the overflow outlet is less than four times that of water supply piping, the water supply piping shall be equipped with an approved vacuum breaker located at least four inches above the maximum overflow level of the fixture.



BULLETIN OF THE BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 22

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*

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DEPUTY CHIEF P. JOSEPH CONNOLLY

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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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PETITION AND ORDER OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On May 17, 1956, Copy of Petition was served on the Board by Mr. Paul Gordon, attorney for Ethel Gordon, et al, owners, seeking a review of the Board's determination on April 24, 1956, denying application under Sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the crection and maintenance of a gasoline service station, lubritorium, office, auto laundry, minor repairs, parking of cars waiting to be serviced, with ground signs, curb cuts and show windows closer to the residence use district than is permitted; Cal. No. 624-55-BZ; Premises 202-15 Northern Boulevard and 43-22 to 43-30 203rd Street, northwest corner, Bayside, Borough of Queens.

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CALENDAR

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332-56-SA—Youngstown Kitchens Dishwasher, Model DW-300-P, manufactured by American Radiator and Standard Sanitary Corp., Appliance.

333-56-SA—Williams Oil-O-Matic Furnace, Models LBO-70, LBO-90, LBO-110 and LBO-130, manufactured by Eureka Williams Corp., Appliance.

334-56-SM—Terson 4212, FRS, MRS (used in manufacture of folding doors used in places of public assembly), manufactured by Athol Manufacturing Co., Material.

335-56-SM—Gold Bond Twinsulation Blankets, thermal insulation, manufactured by National Gypsum Co., Material.

336-56-SM—Gold Bond Rock Wool Insulation Products (thermal insulation for residence and other buildings), manufactured by National Gypsum Co., Material.

337-56-SM—Exalite (lightweight concrete aggregate), manufactured by Expanded Aggregates Corp., Material.

338-56-SM—Perlite Plaster Aggregate (aggregate taking place of sand in gypsum plaster), manufactured by National Gypsum Co., Material.

339-56-SM—Thermotank Inc. Lumenated Ceilings (suspended illuminated vinyl plastic ceiling), manufactured by Thermotank Inc., Material.

340-56-SM—Detrick Pyro-Seal Fireproofing (by spraying, casting and trowelling methods), manufactured by M. H. Detrick Co., Insulation Division, Material.

341-56-SM—Unifil System, Models UF1521, UF1621, UF1721, UF4921, UF4121, UF4421 and UF4721, manufactured by Scully Signal Co., Material.

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343-56-SM—Hoffman Combination Closet Fitting and Carrier (for syphonjet closets), Model L-1564-SP, manufactured by Hoffman Specialty Manufacturing Corp., Blake Division, Material.

344-56-BZ—B.Q.—144-01 Rockaway boulevard, northeast corner of 144th street, Block 12047, Lot 39, South Ozone Park, Borough of Queens, Alt. 306-56—re gasoline service station, minor repairs, lubrication, car washing, sale and display—business use district.

345-56-SA—OPW Corporation Emergency Shut-Off Valve, Model 10, 10-V, 10-U and 10-F (for remote pumping systems), manufactured by OPW Corporation, Appliance.

346-56-A—B.M.—48 East 57th street, south side, 125 ft. west of Park avenue, Block 1292, Lot 42, Borough of Manhattan, Amendment to Alt. 1187-55—re non-fireproof construction; office, showroom, enclose stairway, etc.

347-56-BZ—B.M.—28-40 Nassau street, east side, from Cedar street to Liberty street, 12-50 Liberty street, 55-77 William street and 30-44 Pine street (entire block front), Block 44, Lots 1-4 inclusive, 14 and 19; Block 45, Lots 4, 5, 7, 11 and 17, Borough of Manhattan, Amendment to N.B. 21-56—re area excessive; setbacks—business and unrestricted use districts.

348-56-BZ—B.Q.—175-15 Rockaway boulevard, northeast corner of 149th avenue, Block 13381, Lot 30, Springfield Gardens, Borough of Queens, N.B. 826-56—re gasoline service station, office, salesroom, repairs, parking of cars awaiting servicing, etc.—residence use district.

349-56-A—B.Q.—197-20 Linden boulevard, southwest corner of 198th (Green) street, Block 12618, Lot 10, St. Albans, Borough of Queens (under section 35, General City Law re erection of building in bed of mapped street—198th (Green) Street, Alt 415-56.

350-56-BZ—B.Bx.—1175-1199 Findlay avenue, west side, 200 ft. south of East 168th street, Block 2435, Lot 25, Borough of The Bronx, Alt. 76-56—re parking lot motor vehicles as accessory to hospital on opposite side of site—residence use district.

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353-56-GR—General Resolution re temporary Approval of Gas Ranges for use in New York City, adoption of.

354-56-BZ—B.Bx.—4277-4289 3rd avenue, west side, 186.93 ft. south of East 179th street, Block 3044, Lot 82, 85, 87 and 122, Borough of The Bronx, N.B. 699-56—re gasoline service station, lubritorium, car wash, parking of cars, etc.—business use district.

355-56-BZ—B.Bx.—984-998 East 180th street, and 2081-2099 Bryant avenue, southwest corner, Block 3132, Lot 35, Borough of The Bronx, Alt. 358-56—re parking and storage of new and used cars—business and residence use district.

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483-49-A—Vol. II—B.B.—1480-1490 New York avenue, northwest corner of Farragut road, Block 4996, Lot 1, Borough of Brooklyn, N.B. 2819-55—re additional use.

275-49-A—B.B.—447 Clinton avenue, east side, 151 ft. north of Gates avenue and 438 Waverly avenue, west side, 151 ft. north of Gates avenue, Block 1961, Lot 8, Borough of Brooklyn, Alt. 3310-55—re omission of boiler room partition.

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152-44-A—Vol. II—B.Q.—112-22 New York boulevard, west side, 130 ft. north of 112th road (Meyer avenue), Block 12183, Lot 35, Jamaica, Borough of Queens, Alt. 104-44—re extension of term of variance expired November 16, 1950—frame building for public use.

485-55-SA—Erie Remote Control Electric Gasoline Dispensing Pumps, Models 742, 645, 245 and 935 and Erie Remote Control Gasoline Pumps, Series 776 (reopened for test and report as to additional model—Model No. 239-5 dispenser), manufactured by Erie Meter Systems, Inc., Appliance.

236-38-SM—Vol. II—USG Pyroform Incombustible Insulating and Acoustical Formboard (permanent formboard for poured gypsum roof decks); Pyrofill Roof Deck, previously approved (reopened for test and report as to additional types of subpurlins), manufactured by United States Gypsum Company, Material.

724-49-SA—Vol. II—Carlin Burnswell and Capco Oil Burners, Models 400S-2, 400S-3, 600S-4, 1200 and 2000 (reopened for test and report as to additional models and as to listing under another trade name), manufactured by The Carlin Company, Appliance.

1268-39-SM—Picone Bros. Cinder Concrete Blocks (reopened for test and report as to additional sizes of blocks), manufactured by Picone Bros., Material.

874-48-SM—Vol. II—Reed's Silkyk and Velvetex crepe folds and Reed's Mammoth Flameproof Crepe Streamers (used for decorative purposes), manufactured by C. A. Reed Company, Inc., Material.

461-37-BZ—Vol. IV—B.M.—22B East 39th street, south side, 98 ft. east of Madison avenue and 23 East 38th street, north side, 98 ft. east of Madison avenue, Block 868, Lot 53, Borough of Manhattan, Alt. 65-54—Reopened and restored to docket by order of the Court—the use of unbuilt upon plot for right of way and parking and storage of motor vehicles.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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Carbon Dioxide Liquefier, Rules...	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of...	April 12, 1955.
Cements, Blended, Rules for Testing and Use of.....	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules.....	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)...	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
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Exit Rules (Revolving Doors).....	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A

	Last Publication
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Fire Alarm Rules (Interior).....	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules.....	Mar. 4, 1952—Vol. 37, No. 10A
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Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	April 22, 1952—Vol. 37, No. 17
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Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—\$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

MAY 29, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 29, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

60-55-BZ

APPLICANT—Charles M. Spindler, for Morris Winick, owner.

SUBJECT—Application reopened March 6, 1955 and restored to docket—previously withdrawn—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

Laid over from April 10, 1956, to April 17, 1956 for decision; premises having been previously inspected; then to April 24, 1956 for further consideration by Board; hearing closed; then to May 29, 1956, for notices to be sent out to all owners in the area, subject to the regular procedure.

279-55-BZ

APPLICANT—Herman Kron, for Angeline Peglia, owner.

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection of a building to be used as automobile showroom,

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gas station, lubritorium, offices, auto laundry, minor repairs, parking of cars waiting to be serviced, without the required rear yard.

PREMISES AFFECTED—2027 Bruckner boulevard, north side, 190 ft. east of Pugsley avenue, Block 3797, Lot 74, Borough of The Bronx.

Laid over from April 24, 1956, to May 29, 1956, at request of the applicant, as owner is negotiating sale of the premises.

441-51-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Joseph Coscia, owner.

SUBJECT—Application reopened May 3, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the extension and reconstruction of a structure used as a garage for more than 5 motor vehicles for use and storage garage for motor vehicles, lubritorium, minor auto repairs, wheel alignment, brake testing, car washing, office and sales, using more than the area permitted, without the required rear yard.

PREMISES AFFECTED—353-367 91st street, north side, 154 ft. 8 5/8 in. west of 4th avenue, Block 6081, Lots 77, 78 and 79, Borough of Brooklyn.

Laid over from May 1, 1956, to May 29, 1956, for inspection and decision; hearing closed.

755-55-BZ

APPLICANT—Leonard F. Rothkrug, for 66-17 Grand Avenue Corp., owner (Times Square Corp., lessee).

SUBJECT—Application September 23, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a retail and residence use district, the proposed patrons and employees parking of more than 5 motor vehicles.

PREMISES AFFECTED—66-19 Grand avenue, north side, 85.44 ft. east of Hamilton place and 66-02 Perry avenue, southeast corner of 66th street, Block 2724, Lots 8 and 69, Maspeth, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for inspection and decision; hearing closed.

867-55-BZ

APPLICANT—Paul Friedman, for William Gottfried, owner (conditional vendee; W. L. Associates, Inc.).

SUBJECT—Application November 2, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, for a term of 15 years.

PREMISES AFFECTED—66-11 to 66-33 Queens Midtown expressway, northeast corner of Clinton avenue, Block 2394, Lot 8, Maspeth, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for applicant to file up-to-date photographs and for inspection and decision; hearing closed.

232-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Freya Heintze, (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and local retail use, D and G-1 area, district, the erection and maintenance of a supermarket, with required loading berth on the residence portion of the plot and the parking of more than 5 cars (patrons); proposed area of building is in excess of area permitted, with a side yard of less than 5 ft. in that portion of the lot in the G-1 area district.

PREMISES AFFECTED—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972, Lot 50, Laurelton, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for inspection if necessary and decision, hearing closed.

233-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Carmine L. Calabro, owner (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h, 7A and 7c of the zoning resolution, to permit in a retail and residence use district, the proposed parking lot for supermarket's patron use, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—133-25 233rd street, east side, 97.25 ft. north of Merrick boulevard, Block 12973, lots 6 and 9, Laurelton, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for inspection if necessary and decision; hearing closed.

658-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Julius Procacci, owner.

SUBJECT—Application reopened October 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, storage room and parking and storage of motor vehicles.

PREMISES AFFECTED—627-637 86th street, north side, 214 ft. 7 in. east of Fort Hamilton parkway, Block 6037, Lots 17, 96, 99, 100 and 101, Borough of Brooklyn.

Laid over from May 8, 1956 to May 29th, 1956 for inspection and decision; hearing closed.

127-46-BZ—Vol. II

APPLICANT—Paul Friedman, for Interboro Management, Inc., owner.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of auto accessories and parking of more than 5 cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—46-11 to 46-21 Hollis Court boulevard and 46-02 to 46-16 189th street, northwest corner and 188-12 to 188-20 46th avenue, Block 5528, Lot 1, Flushing, Borough of Queens.

Laid over from May 8, 1956 to May 29th, 1956, for inspection and decision; hearing closed.

711-54-BZ

APPLICANT—Leonard F. Rothkrug, for Sam Tepperberg, owner (Empire Store Construction Co., Inc., lessee).

SUBJECT—Application August 20, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed use of premises for light manufacturing (store fixtures), involving the use of power saws on wood, thus constituting a saw mill.

PREMISES AFFECTED—334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn.

Laid over from May 8, 1956, to May 29, 1956, for inspection and decision; hearing closed.

712-54-A

APPLICANT—Leonard F. Rothkrug, for Sam Tepperberg, owner (Empire Store Construction Co., Inc., lessee).

SUBJECT—Application August 20, 1954—re Appeal from a decision of the borough superintendent—frame building, commercial use.

PREMISES AFFECTED—334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn.

CALENDAR

855-52-A

APPLICANT—Benjamin Saltzman, Borough Superintendent.

OWNERS OF RECORD—Annie Tepperberg and Pauline Greenbaum.

SUBJECT—Application November 26, 1952—re Revocation of Certificate of Occupancy #113920.

PREMISES AFFECTED—332-334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn.

187-55-BZ

APPLICANT—Leonard F. Rothkrug, for Anthony D'Angelo, owner.

SUBJECT—Application February 25, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the maintenance of existing extension using more than the area permitted.

PREMISES AFFECTED—356 Evergreen avenue and 29-35 Harmon street, northwest corner, Block 3274, Lot 33, Borough of Brooklyn.

Laid over from May 8, 1956, to May 29, 1956, for inspection and further hearing that may be necessary; applicant to obtain a new decision from the borough superintendent as to coverage based on the amended provision.

188-55-A

APPLICANT—Leonard F. Rothkrug, for Anthony D'Angelo, owner.

SUBJECT—Application February 25, 1955—re Appeal from a decision of the borough superintendent—use of frame building as factory—exits, etc.

PREMISES AFFECTED—356 Evergreen avenue and 29-35 Harmon street, northwest corner, Block 3274, Lot 33, Borough of Brooklyn.

850-55-BZ

APPLICANT—Burke, Green and Groh, for Samuel Rosenberg, owner.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7e and 7A of the zoning resolution, to permit in a retail and residence use district the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs (hand tools only), with proposed signs, show windows, and curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—4401-4411 Church avenue, northeast corner of Troy avenue, Block 4881, Lots 38, 40 and 41, Borough of Brooklyn.

Laid over from May 8, 1956, to May 29, 1956, for inspection and decision; hearing closed.

73-55-BZ

APPLICANT—Henry Nordheim, for Rubenstein and Tutanauer, owners.

SUBJECT—Application February 3, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, and office and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1680 Gun Hill road and 1674 Allerton avenue, intersection of Gun Hill road, Allerton avenue and Lodovick avenue, Block 4539, Lot 1, Borough of The Bronx.

Laid over from February 7, 1956, to March 13, 1956, for inspection and decision; hearing closed; then to April 10, 1956, at the request of the applicant to furnish revised plan. then to May 15, 1956, at request of objector; then to May 29, 1956, for decision; objections to be submitted by attorney in meantime.

929-53-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application reopened November 9, 1955 and restored to docket, previously withdrawn—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years, the erection and maintenance of a gasoline service station, auto wash, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—10504-10524 Flatlands avenue, south side, from East 105th to East 106th streets, 901-911 East 105th street and 902-912 East 106th street, Block 8213, Lots 37, 40, 41, 42 and 43, Borough of Brooklyn. Laid over from April 17, 1956, to May 15, 1956, for inspection and decision; hearing closed; then to May 29, 1956, for decision.

233-54-BZ—Vol. II

APPLICANT—Arthur S. Hirsch, for Joseph Lubin and Joseph Eisner, owners (Car Wholesalers, Inc., lessee).

SUBJECT—Application reopened November 15, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, the proposed extension in use and area of an existing parking lot for more than 5 motor vehicles and the erection of a 10 ft. x 10 ft. attendant's shelter on a plot presently occupied as parking lot, gasoline service station and garage.

PREMISES AFFECTED—Franklin D. Roosevelt drive, west side, from East 48th to East 49th street, 403-435 East 48th street and 410-430 East 49th street, Block 1360, Lots 1, 2, 3, 4, 5, 6, 8, 11, 14, 15, 16, 26, 34, 35, 37, 38 and 50, Borough of Manhattan.

Laid over from March 20, 1956 to April 17, 1956, for applicant to file revised plans of existing conditions showing permitted uses of all lots and plan of proposed use indicating manner of protection of view towards United Nations; hearing continued; then to April 24, 1956, for applicant to file additional statement and revised plans of additional fences and hedges; hearing closed; then to May 15, 1956, for applicant to file revised plans as to fences, showing all buildings removed, parking area, buildings and curb cuts, and gasoline selling area enclosed; then laid over from May 15, 1956 to May 29, 1956, for applicant to file revised plans showing all buildings removed, parking, area of building, curb cuts and gasoline station area enclosed; hearing previously closed.

423-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Epstein, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, high speed auto laundry, lubritorium, body and fender work, welding, incidental repairs, brake testing, wheel alignment, incidental painting and spraying, office and sales, parking of motor vehicles awaiting service with entrances closer to the residence use district than permitted.

PREMISES AFFECTED—70-11 to 70-19 Northern boulevard, and 32-62 to 32-70 71st street, northwest corner, Block 1166, Lot 37, Woodside, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed; then to April 17, 1956, for inspection and decision; then to May 1, 1956 for applicant to file revised plans to provide adequate reservoir space; hearing previously closed; then to May 15, 1956, for applicant and the Construction Coordinator to file information as to site of housing development; laid over for decision; then laid over from May 15, 1956, to May 29, 1956, for applicant to investigate possibility of premises being taken for housing project.

146-52-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Fred Schumacher, owner.

CALENDAR

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, ground sign, auto washing, lubrication, office, accessory sales, minor repairs, and auto safety inspection station.

PREMISES AFFECTED—271-01 to 271-15 Union turnpike, northeast corner of 271st street, Block 8555, Lot 75, Bellerose, Borough of Queens.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed; then to May 29, 1956, for further consideration and decision.

942-54-BZ

APPLICANT—Mathew Maues, for Vanlib Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 and restored to docket in accordance with the order of the Court, previously denied—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—144-21 Liberty avenue and 138-34 to 138-52 Lloyd road, northwest corner, Block 10020, Lot 114, Jamaica, Borough of Queens.

Application reopened and restored to docket in accordance with the order of the Court, set for hearing April 24, 1956; public hearing held on April 24, 1956; then laid over to May 22, 1956, at 10 A.M. for inspection and decision; hearing closed; then to May 29, 1956, for applicant to file seven complete sets of plans.

303-26-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened May 24, 1955 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district, the proposed change in use from public garage for more than five cars to storage of metal furniture on first floor and manufacturing and storage of lamps on the second floor.

PREMISES AFFECTED—405-423 44th street, north side, 38 ft. east of 4th avenue, Block 729, Lot 72, Borough of Brooklyn.

Laid over from May 22, 1956, to May 29, 1956, at request of applicant's representative.

52-48-A—Vol. II

APPLICANT—Reginald S. Hardy for Hayson Corp., owner.

SUBJECT—Application reopened May 24, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—exits, doors and ramp.

PREMISES AFFECTED—405-423 44th street, north side, 38 ft. east of 4th avenue, Block 729, Lot 72, Borough of Brooklyn.

515-40-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Kaymos Realty Corp. and Paradis Estates, owners.

SUBJECT—Application reopened October 25, 1955 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles and the maintenance of a frame office building for use as an attendant's shelter.

PREMISES AFFECTED—139-155 (153 official) Beach 117th street, west side, 440 ft. south of Rockaway Beach boulevard, Block 757, Lots 28, 32, 34 and 37, Rockaway Beach, Borough of Queens.

73-46-BZ Vol II

APPLICANT—Albert Melniker, for D. G. and S. Realty Corp., owner.

SUBJECT—Application reopened September 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the extension of an existing gasoline service station to include office space, a new sales room, outdoor parking, and additional gas pumps.

PREMISES AFFECTED—2041 Hylan boulevard, northeast corner of Adams avenue, Block 3561, Lot 66, Grant City, Borough of Richmond.

467-54-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application June 9, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of ten years.

PREMISES AFFECTED—940-960 Belmont avenue and 199-223 Crystal street, southeast corner and 530-548 Chestnut street, Block 4228, Lot 11, Borough of Brooklyn.

582-54-BZ—Vol II

APPLICANT—Samuel Rosenblum, for 156 William Street Corp., owner.

SUBJECT—Application reopened February 7, 1956 as Vol. II—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a retail use district an extension of use by the erection of a 6 story addition at the William street front of building having a frontage of 78 ft. 4 in at street and irregular in shape, without the required loading berth.

PREMISES AFFECTED—156-162 William street and 77-83 Ann street, northeast corner and 53 Beekman street, Block 93, Lots 17, 20, 21, 22, 23 31, 32, and 33, Borough of Manhattan.

235-55-BZ

APPLICATION—Andrew Di Camillo, for Anthony and Angelina Guarino, owners.

SUBJECT—Application March 25, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the change in occupancy from 2 family dwelling and 3 family dwelling (class A multiple dwelling) without the required side yard from street to yard.

PREMISES AFFECTED—88-22 81st avenue, south side 201.5 ft. east of 88th street, Block 3826, Lot 50, Glendale, Borough of Queens.

507-55-BZ

APPLICANT—William B. Lichtner, for H. and M. Morris, owners.

SUBJECT—Application June 20, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and business use district, the erection of a building for the storage and sale of floor covering material.

PREMISES AFFECTED—36-19 Rockaway Beach boulevard, southwest corner of Beach 35th street, Block 315, Lots 13, 14, 15, 21, 3032 and 35, Edgemere, Borough of Queens.

583-55-BZ

APPLICANT—John F. Fitzsimons, for Emilio Longo, owner.

SUBJECT—Application July 15, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—168-11 93rd avenue, north side, 90.98 ft. east of 168th place, Block 10211, Lots 77, 78 and 272, Jamaica, Borough of Queens.

CALENDAR

674-55-BZ

APPLICANT—Lama, Proskauer and Prober, for May Goodfarb, owner (Polo Ground Motors, Inc., lessee).

SUBJECT—Application August 24, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station lubricatorium, minor auto repairs, car washing, storage room office and sales, parking and storage of motor vehicles, with show windows, curb cuts and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—1920-1920 Amsterdam avenue and 501 West 155th street, northwest corner, Block 2114, Lot 40, Borough of Manhattan.

849-55-BZ

APPLICANT—Leonard F. Rothkrug, for Estate of Morris Polivnick, owner.

SUBJECT—Application October 27, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district proposed parking lot principally in conjunction with a 144 family apartment building at 80 Winthrop street (pleasure type vehicles—non transient) is contrary to Art. 11, Section 3 of the zoning resolution.

PREMISES AFFECTED—79-83 Winthrop street, north side, 643 ft. 3¾ in. east of Flatbush avenue, Block 5045, Lots 70 and 72, Borough of Brooklyn.

882-55-BZ

APPLICANT—Leonard F. Rothkrug, for Eldorado Enterprises, Inc., owner.

SUBJECT—Application October 26, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit partly in a business and partly in a residence use district the erection and maintenance of an auto laundry and to permit the sale and display of used cars on a vacant portion of premises for a term of 10 years.

PREMISES AFFECTED—166-174 Kings highway and 1676-1684 West 12th street, southwest corner and 33-47 Quentin road, Block 6619, Lot 42, Borough of Brooklyn.

934-55-BZ

APPLICANT—Paul Friedman, for Ida Orlick, owner.

SUBJECT—Application November 22, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs (hand tools only), auto washing (non-automatic), storage and sale of auto accessories, parking of cars waiting to be serviced for a term of 15 years.

PREMISES AFFECTED—2444-2460 Linden boulevard and 547-557 Milford street, southeast corner, Block 4503, Lots 1 and 6, Borough of Brooklyn.

20-56-BZ

APPLICANT—Frederick A. Ketcher, for Springhill Realty Corp., owner (Pembroke Corp., lessee).

SUBJECT—Application January 17, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district an electric ground sign.

PREMISES AFFECTED—219-11 Hillside avenue, north side, from Springfield boulevard to 219th street, Block 10689, Lot 16, Springfield Gardens, Borough of Queens.

347-56-BZ

APPLICANT—The Chase National Bank, owner.

SUBJECT—Application May 4, 1956—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a class 2½ height district, the erection of a tower covering 26.98% of lot with exterior walls facing Liberty and William Streets beyond the allowable setbacks as permitted by Section 9(d) of the zoning resolution.

PREMISES AFFECTED—28-40 Nassau street, east side, block front, from Cedar street to Liberty street, 12-50 Liberty street, 55-77 William street and 30-44 Pine street, Block 44, Lots 1-4 inclusive, 14 and 19 and Block 45, Lots 4, 5, 7, 11 and 17, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

MAY 29, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 29, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

500-50-SA

APPLICANT—Bryant Heater Division of Affiliated Gas Equipment, Inc., owner.

SUBJECT—Application reopened October 19, 1954—re amendment to resolution as to additional models; Models 75-329, 95-329, 125-329, 160-329, 195-329, and 225-329—re Crane Gas Fired Unit Heaters, Models CR50-327, CR75-327, CR100-327, CR125-327, CR200-327, CR225-327; previously approved.

708-52-SM

APPLICANT—Bethlehem Steel Company, Inc., owner.

SUBJECT—Application July 29, 1952—Bethlehem Steel Company, High Strength Bolts.

96-55-A

APPLICANT—Leonard F. Rothkrug, for I. J. Stein Co., owner.

SUBJECT—Application February 9, 1955—re Appeal from a decision of the borough superintendent—frame building—factory

PREMISES AFFECTED—137 Manhattan avenue, west side, 75 ft. north of Montrose avenue, Block 3051, Lot 20, Borough of Brooklyn.

132-55-A

APPLICANT—Leonard F. Rothkrug, for Max Forman, owner (Gibraltar Fabrics, lessee).

SUBJECT—Application February 16, 1955—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—2236-2238 Pitkin avenue, south side, 75 ft. west of Hendrix street, Block 4010, Lots 21 and 23, Borough of Brooklyn.

244-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Beth Sholom Peoples Temple, Inc., owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—exits and protection of fire wall openings.

PREMISES AFFECTED—8686-8696 Bay parkway and 2164-2180 Benson avenue, southwest corner, Block 6414, Lot 42, Borough of Brooklyn.

422-55-A

APPLICANT—Leonard F. Rothkrug, for Mario Bencivenza, owner.

SUBJECT—Application May 25, 1955—re Appeal from a decision of the borough superintendent—frame building—business use.

PREMISES AFFECTED—639 Lorimer street, east side, 25 ft. south of Jackson street, Block 2747, Lot 7, Borough of Brooklyn.

431-55-A

APPLICANT—Leonard F. Rothkrug, for Irving M. Young and Jack Jacobson, owner (d/b/a I. D. J. Decorators Co.).

SUBJECT—Application May 19, 1955—re Appeal from a decision of the borough superintendent—exits, live load, etc.

CALENDAR

PREMISES AFFECTED—783-785 Coney Island avenue, east side, 299 ft. 8 1/8 in. north of Dorchester road, Block 5153, Lots 55 and 56, Borough of Brooklyn.

661-55-A

APPLICANT—Leonard F. Rothkrug, for Ida Shiffman, owner.

SUBJECT—Application August 10, 1955—re Appeal from a decision of the borough superintendent—frame extension, exits, stairs.

PREMISES AFFECTED—266 Ainslie street, south side, 150 ft. east of Graham avenue, Block 2777, Lot 13, Borough of Brooklyn.

1014-55-A

APPLICANT—Lama, Proskauer and Prober, for 260 West Street Corp., owner

SUBJECT—Application December 23, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—67-73 Vestry street and 260-262 West street, southeast corner, Block 218, Lot 24, Borough of Manhattan.

198-54-A

APPLICANT—Philip Freshman, for Sarah Nehemiah and Moses Leinwand, owners.

SUBJECT—Application March 16, 1954—re Appeal from a decision of the borough superintendent—exits, live load.

PREMISES AFFECTED—146-148 Lawrence street, west side, 110 ft south of Willoughby street, Block 151, Lot 35, Borough of Brooklyn.

565-54-A

APPLICANT—Leonard F. Rothkrug and Louis Lieberman, for Leon Siev, doing business as Siev's Nursing Home, owner.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—live load and construction.

PREMISES AFFECTED—1020 Ocean parkway, west side, 130 ft. south of Avenue J. Block 5495, Lot 904, Borough of Brooklyn.

821-54-A

APPLICANT—Consolidated Cork Corp., lessee, for Bush Terminal Buildings Co., owner.

SUBJECT—Application October 22, 1954—Appeal from an order of the fire commissioner—re smoking in factory.

PREMISES AFFECTED—4012 2nd avenue, block from 39th to 41st streets, Bush Building No. 20, Block 706, Lot 1, Borough of Brooklyn.

12-56-A

APPLICANT—Herman Kron, for Aeonitt Realty., owner.

SUBJECT—Application January 11, 1956—Appeal from a decision of the borough superintendent—re non-fire-proof construction, live load, egress, etc.

PREMISES AFFECTED—38 West 53rd street, south side, 345 ft. east of Avenue of The Americas (6th), Block 1268, Lot 60, Borough of Manhattan.

680-55-A

APPLICANT—Julius Schwan, for Minority Housing Development Corp., owner.

SUBJECT—Application August 30, 1955—filed pursuant to section 36, General City Law re premises not facing a legal street.

PREMISES AFFECTED—167-16 Brinkerhoff avenue, south side, 64.09 ft. west of 168th street, Block 10195, Lot 8, Jamaica, Borough of Queens.

681-55-A

APPLICANT—Julius Schwan, for Minority Housing Development Corp., owner.

Subject—Application August 30, 1955—filed pursuant to section 36, General City Law re premises not facing on legal street.

PREMISES AFFECTED—167-18 Brinkerhoff avenue, south side, 64.09 ft. west of 168th street, Block 10195, Lot 9, Jamaica, Borough of Queens.

89-56-A

APPLICANT—Hexagon Laboratories, Inc., owner.

SUBJECT—Application February 15, 1956—Appeal from a decision re an order of the fire commissioner re sprinkler system.

PREMISES AFFECTED—3536 Peartree avenue, north side, 145 ft. east of Boston road, Block 5282, Lot 48, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JUNE 1, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN that a meeting for decision only (hearing closed) will be held on *Friday afternoon, June 1, 1956*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

784-41-SR—Proposed Amendments to the Rules for Erection, Alteration, Repair, Excavation for and Demolition of Buildings.

835-38-SR—Proposed Amendments Relative to Submerged Inlets and Protective Methods to be Applied to Prevent Contamination of Water Supply.

HARRIS H. MURDOCK, *Chairman.*

JUNE 5, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning June 5, 1956* at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters.

784-55-BZ

APPLICANT—Goldwater and Flynn, for Housing Enterprises Inc., owner.

SUBJECT—Application October 4, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor motor vehicle repairs, washing, parking and storage of motor vehicles.

PREMISES AFFECTED—30-11 Francis Lewis boulevard, east side, from 30th avenue to 32nd avenue, Block 6021, Lot 1, Bayside, Borough of Queens.

Laid over from May 1, 1956 to June 5, 1956, for inspection and decision; hearing closed.

1005-55-BZ

APPLICANT—Albert Melniker, for Gertrude Le Blanc, owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, car washing, lubritorium, sale of accessories, minor motor vehicle repairs, with hand tools only, parking for more than 5 motor vehicles, for a term of 15 years.

PREMISES AFFECTED—237 Jewett avenue and 899 Post avenue, northwest corner, Block 1027, Lot 1, West Brighton, Borough of Richmond.

Laid over from May 1, 1956, to June 5, 1956, for applicant to arrive at an agreement with the Borough President as to the procedure relative to the street widening and road paving and to file copy with the Board.

662-55-BZ

APPLICANT—Robert Gottlieb, for Vito and Frank Savino, owners.

CALENDAR

SUBJECT—Application August 9, 1955—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the extension of a non-conforming use (residence and stores).

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

Laid over from April 10, 1956, to May 8, 1956, at 10 A.M. for inspection and decision; hearing closed; then to June 5, 1956, for inspection and decision.

663-55-A

APPLICANT—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—Appeal from a decision of the borough superintendent—re frame building business use.

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

814-55-BZ

APPLICANT—Fred C. Dahlem, for Estate of Newbold Morris, Bank of New York, trustee, owner (Martin Gollubier, lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of use of parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—1034-1040 College avenue, east side 100 ft. north of East 165th street, Block 2433, Lots 1 and 6, Borough of The Bronx.

Laid over from April 10, 1956, to May 8, 1956, for inspection and decision; hearing closed; then to June 5, 1956, for inspection and decision.

930-55-BZ

APPLICANT—Fred C. Dahlem, for Valentine Galcik, owner.

SUBJECT—Application November 21, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7c and 21 of the zoning resolution, to permit in a retail use, D area district, the use of a building for motor vehicle repairs and garage for more than 5 motor vehicles and extension of subject building to occupy 100% of the area of the lot.

PREMISES AFFECTED—424-426 East 10th street, south side, 306 ft. west of avenue D, Block 379, Lot 21, Borough of Manhattan.

Laid over from April 10, 1956, to May 8, 1956, for inspection and decision; hearing closed; then to June 5, 1956, for inspection and decision.

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

Laid over from May 3, 1955 to June 7, 1955, to permit the applicant to obtain a decision from the Building Department as to structural conditions to comply with the Labor Law and to permit the filing of a companion administrative appeal to be heard with the zoning application on the laid over date; laid over, date to be set for hearing when companion "A" appeal has been examined and set for hearing; the "A" and "BZ" cases to be heard on the same date; then set for hearing January 10, 1956; then February 15, 1956, for inspection and decision; hearing closed; then to February 28, 1956, for applicant to file revised plan; then laid over to March 20, 1956, for further inspection and decision;

then to April 3, 1956, for applicant to furnish consent of adjoining owner for use of property as means of egress from foot of fire escape; then to April 24, 1956, at request of the applicant, to obtain a consent of the adjoining owner for exit across his property; then to May 8, 1956, for applicant to file consent of adjoining owner for exit; then to June 5, 1956, at request of the applicant, to file consent of adjoining owner.

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

815-52-BZ—Vol. II

APPLICANT—Reuben Rappaport, for City Bank Farmers Trust Co. and Florence D'Olier, Trustees under will of Thomas Diamond, owners (N. R. M. Garage Corp., lessee).

SUBJECT—Application reopened January 10, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and business use district, the proposed combining of both buildings for garage and parking of more than 5 motor vehicles, and the proposal to extend use of garage wherein gasoline and oil is sold.

PREMISES AFFECTED—248-250 West 80th street and 2231-2239 Broadway, southwest corner, Block 1227, part of Lots 54 and 59, Borough of Manhattan.

Laid over from May 8, 1956, to June 5, 1956, for inspection and decision; hearing closed.

23-56-A

APPLICANT—Reuben Rappaport, for City Bank Farmers Trust Co. and Florence D'Olier, Trustees under the will of Thomas Diamond, owners (N. R. M. Garage Corp., lessee).

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—non-fireproof construction and exits.

PREMISES AFFECTED—248-250 West 80th street and 2231-2239 Broadway, southwest corner, Block 1227, part of Lots 54 and 59, Borough of Manhattan.

450-55-BZ

APPLICANT—Leonard F. Rothkrug, for Thomas Nastasi, owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district occupancy of a class 4, single family residence by 2 families.

PREMISES AFFECTED—157-22 Powell Cove boulevard, south side, 180 ft. east of 157th street, Block 4554, Lot 50, Beechhurst, Borough of Queens.

Laid over from May 8, 1956, to June 5, 1956, for inspection and decision; hearing closed; applicant to file report as to houses in area having more than one family.

584-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Charlotte W. Sanders, owner.

SUBJECT—Application July 15, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed demolition, reconstruction and extension of an existing gas station, office and sales, storage, lubricatorium, car washing and minor auto repairs.

PREMISES AFFECTED—699 Morris avenue and 266 East 155th street, southwest corner and 3012-3016 Park avenue, Block 2442, Lot 65, Borough of The Bronx.

Laid over from May 8, 1956, to June 5, 1956, for inspection and decision; hearing closed.

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738-55-BZ

APPLICANT—Patrick D. Concagh, for 333 West 46th Street Corp., owner.

SUBJECT—Application September 21, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—333-337 West 46th street, north side, 378 ft. west of 8th avenue, Block 1037, Lots 16, 116 and 117, Borough of Manhattan.

Laid over from May 5, 1956 to June 5, 1956, for inspection and decision; hearing closed.

991-55-BZ

APPLICANT—Charles M. Spindler, for Claire-A1 Realty Corp., owner.

SUBJECT—Application November 15, 1955—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district, the proposed extension in area and reconstruction of an existing gasoline service station, and use of premises for a gasoline service station, office and sale of auto accessories, lubrication, washing, minor repairs (with hand tools only), parking and storage of motor vehicles, with proposed curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—236-244 Dyckman street, southwest corner of Seaman avenue, Block 2246, Lots 61, 63 and 65, Borough of Manhattan.

Laid over from May 8, 1956, to May 15, 1956, at request of objector, applicant concurring; then to June 5, 1956, for inspection and decision; hearing closed.

582-55-BZ

APPLICANT—Reginald S. Hardy, for U. K. Realty Corp., owner.

SUBJECT—Application July 14, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repairs (hand tools only) and parking of motor vehicles awaiting service, with show windows, signs and curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—1881-1889 Utica avenue, east side, from Flatlands avenue to Avenue K, Block 7798, Lots 6, 8 and 9, Borough of Brooklyn.

Laid over from May 15, 1956, to June 5, 1956, for inspection and decision; hearing closed.

788-55-BZ

APPLICANT—Charles M. Spindler, for John and Margaret Rose, owners.

SUBJECT—Application October 5, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, proposed motor vehicle repair shop and parking and storage of more than 5 motor vehicles, for a term of 15 years.

PREMISES AFFECTED—150-47 12th road, north side, 100.50 ft. west of Clintonville street, Block 4517, Lot 41, Whitestone, Borough of Queens.

Laid over from May 15, 1956, to June 5, 1956, for inspection and decision; hearing closed.

977-55-BZ

APPLICANT—Robert Gottlieb, for E. Devlin, Inc., owner (Walter B. Cooke, Inc., lessee).

SUBJECT—Application December 9, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business and residence use, B area district, the erection of an extension to be used in conjunction with the existing funeral parlor, on the residence portion of the plot, using more than the area permitted.

PREMISES AFFECTED—1 West 190th street and 2501 Jerome avenue, northwest corner, Block 3201, Lot 56, Borough of The Bronx.

Laid over from May 15, 1956, to June 5, 1956, for inspection and decision; hearing closed; applicant to file additional plan showing additional exit from the 2nd floor.

437-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company and Katie Bakal, owners.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed demolition and reconstruction of the existing gas station, stores, motor vehicle repair shop and offices; change of occupancy to gasoline service station, parking and storage of motor vehicles, lubritorium, minor auto repairs, utility room, stores and car washing.

PREMISES AFFECTED—1387 Boston road and 680-686 East 170th street, southwest corner, Block 2937, Lots 14 and 17, Borough of The Bronx.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed; then to June 5, 1956, for inspection and decision.

30-48-BZ—Vol. II

APPLICANT—Adolph Friedel, for Moe Friedel, owner.

SUBJECT—Application reopened May 8, 1956 for consideration of extension of term of variance expired February 24, 1956—re (decision of the borough superintendent) previously granted on condition, under sections 7c, 7i, 7A and 7h of the zoning resolution, permitting in a residence and business use district, the reconstruction and extension of existing gasoline service station to include boiler room, lubritorium, auto laundry, motor vehicle repair shop, sale of accessories and office and also the parking and storage of more than five motor vehicles and with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—1701-1725 Bedford avenue and 109-131 Sullivan place, northeast corner, Block 1304, Lot 1, Borough of Brooklyn.

297-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sylvia Griff, owner.

SUBJECT—Application reopened May 8, 1956 for consideration as to extension of time to complete expired October 26, 1955—re (decision of the borough superintendent) previously granted on condition, under sections 21, 7c and 19A, permitting in the business use portion of plot located in a residence and business use, D area district, the demolition of existing frame structure on lot 23, and the erection of a new one-story extension, using more than the area permitted; and permitting an opening from proposed extension to existing frame structure to construct one large store; and permitting a horizontal exit door between two structures; and permitting an entrance to a proposed loading area, both located in the residence use portion of plot, with the loading area less than 33 feet in depth, and less than 14 feet in height.

PREMISES AFFECTED—65-61 to 65-65 Grand avenue and 56-64 to 56-72 Hamilton place, northwest corner, Block 2719, Lots 21, 22 and 23, Maspeth, Borough of Queens.

469-52-BZ Vol. III

APPLICANT—Alex Danin, for Cord-Meyer Development Co., owner (Bay Terrace Cooperatives Sections 3, 4 and 5 Inc., lessee).

SUBJECT—Application reopened May 24, 1955 as Vol. III—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the substitution of two story garden simplex apartments for each two duplex single family units, within the same building envelope.

PREMISES AFFECTED—212-14 to 212-52 16th avenue, southeast corner of 212th street, Block 5118, Lot 30; 15-15 to 15-41 and 15-47 to 15-63 212th street and 212-19 to 212-49

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16th avenue, northeast corner, Block 5857, Lot 110; 15-18 to 15-42; 15-70 to 15-86 and 16-18 to 16-34 212th street, northwest corner 18th avenue, Block 5863, Lot 60; 16-21 to 16-37 212th street, southeast corner of 16th avenue, Block 5918, Lot 30; 16-41 to 16-65 and 16-71 to 16-87 212th street, southeast corner 18th avenue, Block 5918, Lot 40; 209-37 to 209-77 and 211-07 to 211-49 18th avenue, northwest corner 212th street, Block 5863, Lot 110; 18-47 to 18-59 and 18-73 to 18-95 211th street; 211-03 to 211-23; 211-27 to 211-55; 211-67 to 211-91; 211-95 to 211-99 23rd avenue; 211-02 to 211-12; 211-39 to 211-41 and 211-36 20th avenue; 18-04 to 18-28; 18-34; 20-08 to 20-24; 20-28 212th street; and 18-15 to 18-41; 211-10 to 211-34; 211-38 to 211-50; 211-54 18th avenue, southwest corner, Block 5872, Lot 2, Bayside, Borough of Queens, N.B. 7453, 7455, 7456, 7458, 7459, 7461, 7464 and 7467-52; N.B. 1466, 1467, 1470, 1473, 1474, 1476, 1477, 1478, 1479, 1480, 1482, 1483, 1484, 1485, 1489, 1490, 1491-53.

816-54-BZ Vol. II

APPLICANT—Burke, Green and Groh, for Eli Brody, owner.
SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F-1 area district, the proposed erection of a one story and cellar building of class 3 construction, to be used for doctors' offices, with less than the required rear yard.
PREMISES AFFECTED—21-35 Bell boulevard, east side, 241.21 ft. north of 24th avenue, Block 5958, Lot 57, Bayside, Borough of Queens.

103-54-BZ Vol. II

APPLICANT—Siegal and Green, for L. S. C. Realty Corp., owner.
SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection of an outdoor amusement center, also the maintenance of an illuminated business sign.
PREMISES AFFECTED—1950 Bruckner boulevard, southside, 364.8 ft. west of Pugsley avenue, Block 3677, Lots 58 and 61, Borough of The Bronx.

778-54-BZ Vol. II

APPLICANT—Charles M. Spindler, for Tally-Ho Realty Corp., owner.
SUBJECT—Application reopened January 31, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs, and the construction of the building on the street line without the required setback.
PREMISES AFFECTED—1320-1342 Remsen avenue, west side, 263 ft. 10 $\frac{3}{4}$ in. north of Avenue K, Block 8041, Lot 56, Borough of Brooklyn.

529-55-BZ

APPLICANT—Henry C. Brucker, for Alfred W. and Amelia Ziegler, owner.
SUBJECT—Application June 29, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an E area district the erection of a two story one family dwelling with side yard of less width than required by section 18b of the zoning resolution.
PREMISES AFFECTED—78-30 82nd street, west side, 277.15 ft. south 78th avenue, Block 3832, Lot 57, Glendale, Borough of Queens.

656-55-BZ

APPLICANT—Hurley, Kearney, Lane and Mattison, for St. Charles Hospital, owner.
SUBJECT—Application August 9, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking

of motor vehicles for physicians and personnel of St. Charles Hospital.

PREMISES AFFECTED—295 Hicks street, east side, 198 ft. north of State street, Block 261, Lot 9, Borough of Brooklyn.

679-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Pauline and William Hinderstein, owners.
SUBJECT—Application August 30, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the proposed erection of a structure for storage, stores, loading and unloading, parking of patrons cars (no fee to be charged).
PREMISES AFFECTED—13-55 to 13-63 Beach Channel drive and 2201-2217 Birdsall avenue, southwest corner, Block 158, Lot 14, Far Rockaway, Borough of Queens.

763-55-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Ellen Licata, owner.
SUBJECT—Application September 27, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district 1 times height district an extension of a one family residence for a play room, bath room, porch and 2 car accessory garage.
PREMISES AFFECTED—142-07 Hoover avenue, northside, 100 ft. west of Daniels street, Block 9721, Lot 251, Jamaica, Borough of Queens.

764-55-BZ

APPLICANT—Burke, Green and Groh, for Joseph and Marie Danisi, owners.
SUBJECT—Application September 27, 1955—re (decision of the borough superintendent) under sections 7e of the zoning resolution, to permit in a residence use district, the proposed use of existing building, for office, distributing, and storage building for beverages; more than one building on the plot.
PREMISES AFFECTED—120-42 Springfield boulevard, west side, 91.04 ft. north of 121st avenue, Block 12694, Lot 56, St. Albans, Borough of Queens.

793-55-BZ

APPLICANT—Gabriel Nathan, for James, Sarah and Louis Cappell, owners.
SUBJECT—Application October 6, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed use of vacant land for parking lot for more than 5 motor vehicles and boats.
PREMISES AFFECTED—60-02 to 60-12 Beach Channel drive and 401-421 Beach 60th street, northwest corner, Block 430, Lots 130 and 140, Arverne, Borough of Queens.

794-55-A

APPLICANT—Gabriel Nathan, for James, Sarah and Louis Cappell, owners.
SUBJECT—Application October 6, 1955—filed pursuant to section 35, General City Law re premises located in bed of mapped street—proposed widening of Beach 60th street.
PREMISES AFFECTED—60-02 to 60-12 Beach Channel drive and 401-421 Beach 60th street, northwest corner, Block 430, Lots 130 and 140, Arverne, Borough of Queens.

893-55-BZ

APPLICANT—M. Martin Elkind, for 640 East 13th Street Corp., owner.
SUBJECT—Application November 10, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking for more than 5 motor vehicles.
PREMISES AFFECTED—529 East 11th street, north side, 285.6 ft. west of Avenue B, Block 405, Lot 58, Borough of Manhattan.

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43-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer Berfond, owner.

SUBJECT—Application January 24, 1956—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a business, local retail and residence use district the erection of 2 buildings of class 1 and class 3 construction to be used for storage, boiler room, compressor room, refrigerator, store, loading and unloading, mens' and womens' toilets, restroom, air conditioning equipment, and parking of patrons cars, no fee to be charged.

PREMISES AFFECTED—2127-2183 Coyle street and 3045-3067 Avenue V, northeast corner and 2128-2184 Bragg street, Block 7368, Lots 17, 19, 22, 25, 27, 29, 31, 36, 46, 53 and 61, Borough of Brooklyn.

116-56-BZ

APPLICANT—Abraham N. Horwitz, for Harry Mortimer, owner.

SUBJECT—Application February 20, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the construction and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs (using hand tools only), office and sales of auto accessories for a term of 15 years.

PREMISES AFFECTED—2451-2459 Westchester avenue and 1400-1408 Rowland street, northeast corner, Block 3974, Lot 1, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JUNE 5, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 5, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

895-51-SA

APPLICANT—L. J. Mueller Furnace, owner (Clewell Equipment Company, agent).

SUBJECT—Application December 17, 1951—Mueller Climatrol Oil Fired Air Conditioners, Models 50, 201, 202, 209, 211, 212, 214, 215, 216, 218, 219 and 253.

565-55-SA

APPLICANT—Leonard F. Rothkrug, for Sentry Norden Oil Heating Co., Inc., owner.

SUBJECT—Application June 21, 1955—Water Lining and Integral Fuel Oil Heater (preheater).

642-55-SA

APPLICANT—Worcester Taper Pin Company, manufacturer.

SUBJECT—Application July 21, 1955—Browning Liquid Fuel Cutting Torch, Model U-15A.

367-54-SA

APPLICANT—Johnson Heater Corporation, owner.

SUBJECT—Application May 4, 1954—Johnson Forced Warm Air Heaters, Oil Fired, Models JA.75, JA1, JA1.5, JA2, JA2.5, JA3, JA4, JA5, JA6, JA7, JA1.2, JA10, JA12, JA20, JA25, JA30, JA35, JA40, JA50, HB75, HB1, HB2, HB3, HB4, HB5, JAS1, JAS1E, JAS1.5, JAS2, JAS2E, JAS3, JAS3E, JAS4, JAS5.

877-55-SM

APPLICANT—Beacon Manufacturing Company, manufacturer.

SUBJECT—Application October 26, 1955—Beacon Closet Bowl Wax Gasket, Model 101 and 102.

603-55-SA

APPLICANT—Air Conditioning Engineering Company, owner. (Bernie Leventhal, Inc., agent).

SUBJECT—Application July 8, 1955—Perfectair Oil Fired Suspended Horizontal Forced Warm Air Furnaces and Floor Mounted Models H75, H90, H100, F150, F245, F385, F585, F815, S75, S90, S110, S115, S230, S345, S420 and S520.

459-45-SM

APPLICANT—Truscon Steel Company, owner.

SUBJECT—Application July 9, 1945—Truscon Steel Double Hung Series 138 and 145 Windows.

605-54-SA

APPLICANT—Despatch Oven Company, owner.

SUBJECT—Application July 21, 1954—Commander Bake Oven 12, 18, 24, 32, 36 and 40 (electrically heated).

487-55-SM

APPLICANT—Nazareth Cement Company, owner.

SUBJECT—Application May 25, 1955—Nazareth Air Entraining Portland Cement, Types IA and IIA and Nazco Type IIIA.

1105-48-SA

APPLICANT—Automatic Burner Corporation, owner.

SUBJECT—Application for consideration—reopened January 24, 1956 as to amendment to resolution as to additional trade names—re ABC Oil Burner Model 52A; previously approved.

430-49-SA

APPLICANT—Square Manufacturing Company, owner.

SUBJECT—Application for consideration—reopened April 10, 1956 as to amendment to resolution as to additional model drink dispenser—re Square Manufacturing Co. Carbonated Beverage Dispenser, Model 5008; previously approved.

774-52-SA

APPLICANT—Automatic Products Company, owner.

SUBJECT—Application for consideration—reopened April 10, 1956 as to amendment to resolution as to additional model—re Sodashoppe-6 Drink (dispenser soft-drinks); previously approved.

116-52-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application for consideration—reopened September 27, 1955 as to amendment to resolution as to proportions of Structo-Lite Premixed Plaster—re Red Top Structo Lite Plaster; previously approved.

252-45-SA

APPLICANT—Metropolitan Refining Company, Inc., owner.

SUBJECT—Application for consideration—reopened February 7, 1956 as to amendment to resolution as to additional name—re Metropolitan Feeder (water treatment appliance); previously approved.

1464-39-GR

APPLICANT—George S. Rider Company

SUBJECT—Application for consideration and report as to additional inspection agency (George S. Rider Co., Cleveland).

1464-39-GR

APPLICANT—Perry-Carrington Engr. Company.

SUBJECT—reopening and amending as to additional inspection agency (Perry-Carrington Engr. Company).

993-54-A

APPLICANT—Elias K. Herzog, for Postgal Realty Corp., owner.

SUBJECT—Application December 27, 1954—re Appeal from a decision of the borough superintendent—cellar egress.

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PREMISES AFFECTED—345-351 West 35th street, north side, 266 ft. 4 in. east of 9th avenue, Block 759, Lot 14, Borough of Manhattan.

941-54-A

APPLICANT—DeRose and Cavalieri, for Libby Walker Levine, owner.

SUBJECT—Application December 10, 1954—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—4033-4039 3rd avenue, west side, 100 ft. 11 5/8 in. north of East 174th street, Block 2922, Lot 54, Borough of The Bronx.

959-54-A

APPLICANT—Philip Freshman, for Terminal Fire Brokerage, Inc., owner.

SUBJECT—Application December 10, 1954—Appeal from a decision of the borough superintendent—re stairways and exits.

PREMISES AFFECTED—50 Court street, southwest corner of Joralemon street, Block 265, Lot 43, Borough of Brooklyn.

853-55-A

APPLICANT—Sideny Daub, for Abe Messinger, owner (Kasbar Quilting Co., lessee).

SUBJECT—Application October 26, 1955—Appeal from a decision of the borough superintendent—re opening in fire wall.

PREMISES AFFECTED—1213-1239 East 14th street, east side, 100 ft. south of Avenue L, Block 6734A, Lot 86, Borough of Brooklyn.

603-38-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Leibo Realty Corp., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—construction and exits.

PREMISES AFFECTED—547-571 Watkins street and 233-243 Lott avenue, northeast corner, Block 3618, Lots 1 and 3, Borough of Brooklyn.

720-55-A

APPLICANT—Samuel Rosenblum, for 130 5th Avenue Co., owner.

SUBJECT—Application September 6, 1955—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—130-132 5th avenue, northwest corner of West 18th street, Block 820, Lot 38, Borough of Manhattan.

356-56-A

APPLICANT—Interboro Elevator Company, Inc., for Burton Corp., owner (Lord and Taylor, lessee).

SUBJECT—Application April 19, 1956—re Appeal from a decision of the borough superintendent—revocation of elevator application 389-55.

PREMISES AFFECTED—424 5th avenue, northwest corner of West 38th street, Block 840, Lot 42, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 12, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 12, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

621-54-BZ

APPLICANT—Leonard F. Rothkrug, for Soljak Realty Corp., owner (M. H. Murray Supply Corp., lessee).

SUBJECT—Application July 29, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the

change in occupancy from public garage to the storage and sale of plumbing supplies.

PREMISES AFFECTED—1565-1567 Bergen street, north side, 225 ft. west of Utica avenue, Block 1348, Lot 62, Borough of Brooklyn.

Laid over from May 8, 1956, to June 12, 1956, for applicant to correct his papers and for inspection and decision; hearing closed.

688-45-BZ

APPLICANT—Carl H. Salminen, for Emil Kupprat, owner.

SUBJECT—Application reopened April 10, 1956 for consideration as to extension of term of variance, expired March 26, 1956—re (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, permitting in a business use district, the change of occupancy from office and marble storage to permit cutting, polishing and lettering of stones and monuments in addition to office and marble storage.

PREMISES AFFECTED—162-34 Pidgeon Meadow road, west side, 289.54 ft. south of 46th avenue, Block 5461, Lot 40, Flushing, Borough of Queens.

Laid over from May 15, 1956 to June 12, 1956, at the request of applicant to obtain new decision from the borough superintendent.

5-33-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Thomas and Louis Filomio, owners.

SUBJECT—Application reopened October 25, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7e and 7h, of the zoning resolution to permit in a business, retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, sales and storage room, for auto accessories and minor repairs, and parking and storage for more than 5 cars.

PREMISES AFFECTED—3480-3498 Baychester avenue and 3800-3812 Boston road, southeast corner, Block 5257, Lot 1, Borough of The Bronx.

Laid over from May 15, 1956, to June 12, 1956, for inspection and decision; hearing closed.

611-54-BZ

APPLICANT—George J. Rusciano, for Pietro Catino, owner.

SUBJECT—Application July 20, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district for a term of ten years, the maintenance of existing frame garages (formerly stables) to be used for more than three motor vehicles.

PREMISES AFFECTED—3222 Olinville avenue, east side, 170.69 ft. north of Burke avenue, Block 4595, Lot 8, Borough of The Bronx.

Laid over from May 15, 1956, to June 12, 1956, for inspection and decision; hearing closed.

612-54-A

APPLICANT—George J. Rusciano, for Pietro Catino, owner.

SUBJECT—Application July 20, 1954—Appeal from a decision of the borough superintendent—re construction.

PREMISES AFFECTED—3222 Olinville avenue, east side, 170.69 ft. north of Burke avenue, Block 4595, Lot 8, Borough of The Bronx.

890-54-BZ

APPLICANT—Irving A. Rudder, for Rose and David Koblenz, owners (David Koblenz, lessee).

SUBJECT—Application November 24, 1954—re (decision of the borough superintendent) under sections 7i and 7f of the zoning resolution, to permit in a business use district, the change of occupancy from 5 car storage garage,

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auto renting and driving school, to storage garage and motor vehicle repair shop and gasoline service station.
PREMISES AFFECTED—1106 Stebbins avenue, east side, 25 ft. south of East 167th street, Block 2691, Lot 77, Borough of The Bronx.

Laid over from May 15, 1956, to June 12, 1956, for inspection and decision; hearing closed.

436-55-BZ

APPLICANT—Leonard F. Rothkrug, for Arthur P. Ferretti, owner.

SUBJECT—Application May 26, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the extension of a 2 story building of class 4 construction, for the uses of glass manufacturing, grinding, publishing, and storage, using more than the area permitted.

PREMISES AFFECTED—63-17 to 63-19 Metropolitan avenue, north side, 173 ft. 5 in. east of 62nd street, Block 2771, Lot 55, Maspeth, Borough of Queens.

Laid over from May 15, 1956, to June 12, 1956, for inspection and decision; hearing closed.

437-55-A

APPLICANT—Leonard F. Rothkrug, for Arthur P. Ferretti, owner.

SUBJECT—Application May 26, 1955—re Appeal from a decision of the borough superintendent—frame building, factory use, exits, etc.

PREMISES AFFECTED—63-17 to 63-19 Metropolitan avenue, north side, 173 ft. 5 in. east of 62nd street, Block 2771, Lot 55, Maspeth, Borough of Queens.

508-55-BZ

APPLICANT—John J. Tricarico, for Joseph Fanto, owner.
SUBJECT—Application June 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, minor auto repairs, storage for more than 5 commercial vehicles.

PREMISES AFFECTED—5801-5803 16th avenue, southeast corner of 58th street, Block 5503, Lot 9, Borough of Brooklyn.

Laid over from May 15, 1956, to June 12, 1956, for inspection and decision; hearing closed.

665-55-BZ

APPLICANT—Henry Nordheim, for Jovel Realty Corp., owner.

SUBJECT—Application August 16, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, proposed change of occupancy from vacant cellar and 4 metal garages at street level, to motor vehicle repair shop in cellar and 4 metal garages at street level.

PREMISES AFFECTED—164 West Kingsbridge road and 2669 Kingsbridge terrace, northwest corner, Block 3240, Lot 59, Borough of The Bronx.

Laid over from May 15, 1956, to June 12, 1956, for inspection and decision; hearing closed.

983-55-BZ

APPLICANT—Henry George Greene, for Isaac Jaffess, owner (Jess Gelb, lessee).

SUBJECT—Application December 14, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed extension of an existing gasoline service station to include gasoline service station, lubritorium, car washing, car repairs, sales area, utility room and parking of patrons' cars.

PREMISES AFFECTED—261-265 Nagle avenue, 3822-3830 10th avenue and 501-505 West 204th street, entire block, Block 2216, Lot 58, Borough of Manhattan.

Laid over from May 15, 1956, to June 12, 1956, for inspection and decision; hearing closed; applicant to file revised plans, eliminating car washing and parking of patrons' cars.

550-55-BZ

APPLICANT—Patrick D. Concagh, for Clareve Corp., owner.

SUBJECT—Application July 5, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, office for sale of accessories, auto repairs, storage of auto accessories, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—640-666 Conduit boulevard and 600-608 Grant avenue, entire block bounded by Grant Belmont, Sheridan avenues and Conduit boulevard, Block 4239, Lot 1, Borough of Brooklyn.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed; then to June 12, 1956, for applicant to file more complete plans showing the arrangement proposed, full size of the lot with spaces to be taken for the widening of Conduit Boulevard, all dimensions and location by dotted lines of the subways below and the tanks shown to be located in compliance with the requirements, at least not nearer than 25 ft. to the subway wall.

629-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for M. H. A. Associates, Inc., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the proposed extension of an existing non-conforming use, present use storage, office and car washing, to be used as storage and boiler room, gasoline service station, high speed auto laundry, lubritorium, motor vehicle repairs, office and sales, parking and storage of cars awaiting service, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—53-15 Queens boulevard and 43-32 to 43-40 54th street, northwest corner, Block 1322, Lot 39, Woodside, Borough of Queens.

Laid over from May 15, 1956 to May 22, 1956, at the request of applicant; then to June 12, 1956, for inspection and decision; hearing closed; applicant to file revised plans omitting curb cut on 54th street and windows on westerly and north walls.

435-53-BZ

APPLICANT—Leonard F. Rothkrug, for Concetta Tuozzo, owner.

SUBJECT—Application June 2, 1953—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the change in occupancy from five car garage to storage and baling of scrap paper and rags.

PREMISES AFFECTED—6712 11th avenue, west side, 60 ft. south of 67th street, Block 5765, Lot 44, Borough of Brooklyn.

Laid over from May 22, 1956, to June 12, 1956, at request of objector, applicant concurring.

108-55-BZ

APPLICANT—Henry Nordheim, for John Salpizi, owner.

SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a structure located in a residence and business use district the proposed manufacturing, in addition to existing bakery use.

PREMISES AFFECTED—614-616 East 180th street, south side, 145 ft. east of Arthur avenue, Block 3069, Lot 80, Borough of The Bronx.

Laid over from May 22, 1956, to June 12, 1956, for inspection and decision; hearing closed.

CALENDAR

109-55-A

APPLICANT—Henry Nordheim, for John Salpizi, owner.
SUBJECT—Application February 11, 1955—re Appeal from a decision of the borough superintendent—egress.
PREMISES AFFECTED—614-616 East 180th street, south side, 145 ft. east of Arthur avenue, Block 3069, Lot 80, Borough of The Bronx.

630-55-BZ

APPLICANT—Francis H. McGrath, for Henor Realty Corp., owner.
SUBJECT—Application July 28, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district, the parking of more than 5 cars.
PREMISES AFFECTED—73-83 Henry street and 92 Orange street, southeast corner and 89-93 Pineapple street, Block 227, Lots 5-10, 13 and 32-34, Borough of Brooklyn.
Laid over from May 22, 1956 to June 12, 1956, for further consideration hearing closed; with the right to reopen the hearing for further public appearance reserved by the Board.

654-55-BZ

APPLICANT—Leonard F. Rothkrug, for Philip Weisbrout, owner.
SUBJECT—Application August 4, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the proposed change of occupancy from warehouse on all floors, to store on first floor, factory on 2nd 3rd and 4th floors.
PREMISES AFFECTED—462-464 52nd street, south side, 160 ft. west of 5th avenue, Block 807, Lot 35, Borough of Brooklyn.
Laid over from May 22, 1956, to June 12, 1956, for inspection and decision; hearing closed.

655-55-A

APPLICANT—Leonard F. Rothkrug, for Philip Weisbrout, owner.
SUBJECT—Application August 4, 1955—re Appeal from a decision of the borough superintendent—exits.
PREMISES AFFECTED—462-464 52nd street, south side, 160 ft. west of 5th avenue, Block 807, Lot 35, Borough of Brooklyn.

682-55-BZ

APPLICANT—Robert Gottlieb, for Luiga Cipriano, owner.
SUBJECT—Application September 2, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles.
PREMISES AFFECTED—1400 Nelson avenue, east side, east side, 119.29 ft. north of Boscobel avenue, Block 2873, Lot 13, Borough of The Bronx.
Laid over from May 22, 1956, to June 12, 1956, for inspection and decision; hearing closed.

765-55-BZ

APPLICANT—Leonard F. Rothkrug, for Nicholas Espoito, doing business as Nick's Service Station, owner.
SUBJECT—Application September 28, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use, D area district, the extension of an existing gas station to include auto accessories, lubritorium, motor repairs and auto laundry.
PREMISES AFFECTED—56-01 Main street, southeast corner of 56th avenue, Block 5165, Lot 28, Flushing, Borough of Queens.
Laid over from May 22, 1956, to June 12, 1956, for inspection and decision; hearing closed.

924-55-BZ

APPLICANT—Fred C. Dahlem, for Drebuze Realty Corp., owner.

SUBJECT—Application November 18, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking lot for more than 5 motor vehicles.
PREMISES AFFECTED—31-35 Monroe street, north side, 139 ft. 9 in. west of Market street, Block 276, Lots 16, 17 and 18, Borough of Manhattan.
Laid over from May 22, 1956, to June 12, 1956, for inspection and decision; hearing closed.

461-37-BZ—Vol. IV

APPLICANT—Sylvan Bien, for 260 Madison Avenue Corporation, owner.
SUBJECT—Application reopened May 22, 1956 in accordance with the order of the Court in view of minutes being missing of hearing of June 1, 1955—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and restricted retail use district, the use of unbuilt upon plot for right of way and for the parking and storage of motor vehicles previously granted by the Board—see action of 354-51-A), previously denied.
PREMISES AFFECTED—22B East 39th street, south side, 98 ft. east of Madison avenue and 23 East 38th street, north side, 98 ft. east of Madison avenue, Block 868, Lot 53, Borough of Manhattan.

670-39-BZ—Vol. II

APPLICANT—Otto J. and Warren A. Sambach, for Theodore Potash, owner.
SUBJECT—Application reopened July 12, 1955 as Vol. II—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a business use, C area district the extension of an existing building, using more than the area permitted.
PREMISES AFFECTED—41-25 102nd street, northeast corner of 42nd avenue, Block 1976, Lot 10, Corona, Borough of Queens.

208-46-BZ—Vol. IV

APPLICANT—Ferdinand Savignano, for 1500 McDonald Avenue Corp., owner.
SUBJECT—Application reopened November 15, 1955 as Vol. IV—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the proposed change in occupancy from yarn manufacturing, gasoline selling station, auto laundry, lubritorium, office and showroom to yarn manufacturing, gasoline selling station, auto laundry, lubritorium, auto repairs, office and addition of boiler room.
PREMISES AFFECTED—1500-1546 McDonald avenue and 14-24 Avenue M, southwest corner, Block 6563, Lot 6, Borough of Brooklyn.

947-55-A

APPLICANT—Ferdinand Savignano, for 1500 McDonald Avenue Corp., owner.
SUBJECT—Application October 14, 1955—Appeal from a decision of the borough superintendent—re boiler room in garage area.
PREMISES AFFECTED—1500-1546 McDonald avenue and 14-24 Avenue M, southwest corner, Block 6563, Lot 6, Borough of Brooklyn.

602-51-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).
SUBJECT—Application reopened February 7, 1956 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed alteration and extension of (4) car garage, used in conjunction with present parking and storage of motor vehicles, accessory to milk distribution plant, into a motor vehicle repair shop for cars of milk plant.
PREMISES AFFECTED—2338 Hermany avenue, south side, 341 ft. west of Zerega avenue, Block 3697, Lots 19, 21 and 25, Borough of The Bronx.

CALENDAR

826-53-BZ—Vol. II

APPLICANT—David Postal, for Post Bayside #1, owner.
SUBJECT—Application reopened February 21, 1956 as Vol.

II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, parking and storage of cars awaiting service.

PREMISES AFFECTED—260-02 to 260-22 Union turnpike, southeast corner of 260th street, Block 8677, Lot 61, Bellerose, Borough of Queens.

176-55-BZ

APPLICANT—John F. Fitzsimons, for Nicholas Descisola, owner (Delta Precision Tool and Instrument Co., lessee).

SUBJECT—Application March 8, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail and residence use district, the use of the premises as a factory in the retail portion of the lot.

PREMISES AFFECTED—147-36 Brookville boulevard, west side, 68.25 ft. south of 147th road, Block 13729, Lot 33. Rosedale, Borough of Queens.

667-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Lester L. Byck, owner.

SUBJECT—Application August 18, 1955—re decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the maintenance of an illegally existing porch within the required setback from Main Street.

PREMISES AFFECTED—141-49 Coolidge avenue and 82-11 to 82-19 Main street, northeast corner, Block 6639, Lot 51, Jamaica, Borough of Queens.

671-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Local Construction Corp., owner.

SUBJECT—Application August 22, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor motor vehicles repairs, office and sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—1028-1040 Belmont avenue and 462-466 Pine street, southwest corner, Block 4250, Lots 23 and 29, Borough of Brooklyn.

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.

PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

810-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail and residence use district, the proposed use of automatic auto laundry, office and parking for more than 5 motor vehicles, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—61-24 to 61-30 Utopia parkway and 175-01 to 175-25 64th avenue, northwest corner, Block 6891, Lot 3, Fresh Meadows, Borough of Queens.

911-55-BZ

APPLICANT—Leonard F. Rothkrug, and Samuel Gardstein, for Bangor Realty Corp., owner.

SUBJECT—Application November 16, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit parking in a business use district and partly in a residence use district the proposed use of the unbuilt upon portion of a lot for a parking lot and also for accessory parking for employees.

PREMISES AFFECTED—1674-1678 Broadway, south side, 59 ft. 4 in. west of Decatur street, and 747-755 Decatur street, Block 1503, Lot 31, Borough of Brooklyn.

1022-55-BZ

APPLICANT—Paul Friedman, for Marflu Servicenter Inc., owner (General Outdoor Advertising Co., Inc., lessee).

SUBJECT—Application December 30, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, minor repairs (hand tools only), auto laundry (non-automatic), office, storage and sale of auto accessories and parking for more than 5 cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—305-319 Oakland street, west side, from India street to Huron street, 222-226 India street and 193-197 Huron street, Block 2533, Lot 33, Borough of Brooklyn.

94-56-BZ

APPLICANT—Albert Melniker, for Chain Store Realty Corp., owner.

SUBJECT—Application February 9, 1956—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, parking of vehicles awaiting service, minor adjustments of motor vehicles with hand tools only, office and sales.

PREMISES AFFECTED—1970 Victory boulevard and 5 Perry avenue, southeast corner, Block 722, Lot 1, Castleton Corners, Borough of Richmond.

214-56-BZ

APPLICANT—Roger Halle, for Colback Corp., owner (Colonial Trust Co., lessee).

SUBJECT—Application March 19, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail and residence use district, the proposed parking for bank patrons and employees and drive up deposit window, accessory to bank located on adjoining lot 14.

PREMISES AFFECTED—514-520 Bay Ridge avenue and 6901-6903 5th avenue, southeast corner, Block 5874, Lots 14-17 inclusive, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JUNE 12, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon June 12, 1956 at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

787-54-SM

APPLICANT—Ted Mehrer, for Lok-Products Company, owner.

SUBJECT—Application October 5, 1954—Drive-Lok, Strip-lok, T & T-Lok, Electro-Lok Suspended Ceiling System.

CALENDAR

847-55-SM

APPLICANT—The Flour City Ornamental Iron Company, owner.
SUBJECT—Application October 13, 1955—Flour City Reversible Window, RA-60, (aluminum).

848-55-SM

APPLICANT—The Flour City Ornamental Iron Company, owner.
SUBJECT—Application October 13, 1955—Flour City Aluminum Single Hung Window, Model A-35.

395-52-SA

APPLICANT—Carrier Corporation, manufacturer.
SUBJECT—Application March 25, 1952—Carrier Corp. System Air Conditioners, Models 39H, S, T and U.

911-54-SM

APPLICANT—Michael Flynn Manufacturing Company, owner.
SUBJECT—Application November 15, 1954—Lupton $\frac{3}{4}$ Hour Test Steel Window of the solid section, window of the fixed, pivoted and projected types.

507-53-SM

APPLICANT—R. Guastavino Company, owner.
SUBJECT—Application June 17, 1953—Guastavino Akoustolith.

318-55-SA

APPLICANT—M. T. Way, for Ray-Oil Burner Company, owner.
SUBJECT—Application April 14, 1955—Ray Combination Gas-Oil Burner, Model PC.

672-55-SM

APPLICANT—Jack Z. Cohen, for August Steindl, owner.
SUBJECT—Application July 26, 1955—August Steindl Pre-Cast Steps, (stone).

965-55-SM

APPLICANT—Cobra Metal Hose, Division of DK Manufacturing Company, owner.
SUBJECT—Application November 7, 1955—Cobra Gas Appliance Connector, Models K100, K110 and K120.

607-54-SA

APPLICANT—Despatch Oven Company, owner.
SUBJECT—Application July 21, 1954—Commander 12, 18, 24, 32, 36 and 40, Indirect Gas-fired Bake Oven.

270-55-SM

APPLICANT—Structural Clay Products Institute, for Natco Corp., owner.
SUBJECT—Application March 21, 1955—Natco SCR Brick (Structural solid masonry wall unit).

727-55-SM

APPLICANT—Owens-Corning Fiberglas Corp., owner.
SUBJECT—Application August 19, 1955—Owens-Corning Fiberglas Base Sheet and Fiberglas Perma-Ply No. 6 (built-up roofing.)

360-50-SA

APPLICANT—ABC Oil Burners, owner.
SUBJECT—Application for consideration—reopened April 10, 1956 as to amendment to resolution as to additional trade names—re Burnham Oil Burner, Model 55; Home Oil Burner, Model 55; Comfortzone Oil Burner, Model 55; Norge Heat Oil Burner, Model FOB-55; Radiation Oil Burner, Model 55; Richmond Oil Burner, Models P10A, P11A, and P12A; Rybolt Oil Burner Model 55, Certified Oil Burner, Model 55; Solar Flame Oil Burner, Model 55; Weil McLain Oil Burner Model 55; Cities Service Oil Burner, Model CS-55; Kleen-Heat Oil Burner, Model 80 and Fitzgibbons Oil Burner, previously approved.

511-53-SM—Vol. I

APPLICANT—Joseph Platzker, for Busatti Products Corp., owner.
SUBJECT—Application for consideration—reopened July 20, 1954 as to amendment to resolution as to change in corporation name and additional use of Busatti Plaster—re Busatti Plaster; previously approved.

812-52-SM—Vol. II

APPLICANT—Duffy Concrete Products, Inc., owner.
SUBJECT—Application for Consideration—reopened November 29, 1955 as to amendment to resolution as to greater loads for shorter spans—re Duffon Concrete Plank; previously approved.

178-56-A

APPLICANT—Samuel Cohen, for Standard Paper Co., owner.
SUBJECT—Application February 24, 1956—re Appeal from a decision of the borough superintendent—stairs.
PREMISES AFFECTED—13 Frankfort street, south side, 118 ft. east of Nassau street, Block 102, Lot 7, Borough of Manhattan.

602-54-A

APPLICANT—J. M. Berlinger, for 38-42 Exchange Place Corp., owner.
SUBJECT—Application July 9, 1954—re Appeal from a decision of the borough superintendent—plastic light diffuser in stair hall.
PREMISES AFFECTED—38-42 Exchange place and 25-29 William street, southwest corner, Block 25, Lot 27, Borough of Manhattan.

861-54-A

APPLICANT—Arnold W. Lederer, for 444 Rockaway Avenue, Inc., owner.
SUBJECT—Application November 15, 1954—Appeal from a decision of the borough superintendent—re construction and egress.
PREMISES AFFECTED—444 Rockaway avenue, west side, 165 ft. 7 in. south of Pitkin avenue, Block 3521, Lot 48, Borough of Brooklyn.

749-55-A

APPLICANT—Ferdinand Savignano, for Irving Silver, owner.
SUBJECT—Application September 22, 1955—Appeal from a decision of the borough superintendent—review of Borough Superintendent decision—re change in use.
PREMISES AFFECTED—6709 5th avenue, east side, 63 ft. $\frac{1}{2}$ in. south of 67th street, Block 5856, Lot 20, Borough of Brooklyn.

750-55-A

APPLICANT—Ferdinand Savignano, for Irving Silver, owner.
SUBJECT—Application September 22, 1955—Appeal from a decision of the borough superintendent, review of Borough Superintendent decision—re change in use.
PREMISES AFFECTED—6711 5th avenue, east side, 82 ft. $\frac{1}{2}$ in. south of 67th street, Block 5856, Lot 19, Borough of Brooklyn.

751-55-A

APPLICANT—Ferdinand Savignano, for Irving Silver, owner.
SUBJECT—Application September 22, 1955—Appeal from a decision of the borough superintendent, review of Borough Superintendent decision—re change in use.
PREMISES AFFECTED—6713 5th avenue, east side, 101 ft. $\frac{1}{2}$ in. south of 67th street, Block 5856, Lot 18, Borough of Brooklyn.

2-54-A

APPLICANT—Elias K. Herzog, for Maseral Realty Corp., owner.

CALENDAR

SUBJECT—Application January 4, 1954—Appeal from an order of the fire commissioner and a decision of the borough superintendent—re egress.

PREMISES AFFECTED—422-426 East 89th street, south side, 256 ft. east of 1st avenue, Block 1568, Lot 37, Borough of Manhattan.

962-55-A

APPLICANT—Charles Spindler, for Max Labatan, doing business as Lullaby Infants Wear, owner.

SUBJECT—Application December 7, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—7018 20th avenue, west side, 40 ft. north of 71st street, Block 6173, Lot 45, Borough of Brooklyn.

950-55-A

APPLICANT—Henry H. Moger, for E. A. Stern, et al., under will of Esther A. Hurwitz (deceased), owners (Milk Maid Realty Corp., lessee).

SUBJECT—Application December 1, 1955—filed pursuant to section 35, General Law re premises in bed of mapped street—proposed widening of Metropolitan avenue.

PREMISES AFFECTED—60-04 Metropolitan avenue, southwest corner of 60th street, Block 3492, Lots 30, 46 and 47, Maspeth, Borough of Queens.

349-56-A

APPLICANT—George P. Ames, for Gina E. Tollaksen and Jennie Wirtenson, owners.

SUBJECT—Application May 7, 1956—filed pursuant to section 35, General City Law re erection of building in bed of mapped street, 198th (Green) street.

PREMISES AFFECTED—197-20 Linden boulevard, southwest corner of 198th (Green) street, Block 12618, Lot 10, St. Albans, Borough of Queens.

243-56-A

APPLICANT—Abraham Grossman, for 110 West 14th Street Corp., owner.

SUBJECT—Application March 13, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—110 West 14th street, south side, 150 ft. west of Avenue of The Americas, Block 609, Lot 33, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 19, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 19, 1956*, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

752-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, office, storage, lubritorium, minor auto repairs, car washing and parking of motor vehicles awaiting service.

PREMISES AFFECTED—14-43 to 14-47 (14-45 official) Clintonville street, east side, 63.99 ft. south of 14th road, 151-20 to 152-20 14th road and 153-15 to 153-91 Cross Island parkway, Block 4717, Lot 16, Whitestone, Borough of Queens.

Laid over from April 10, 1956, to May 1, 1956, for inspection and decision; hearing closed; then to May 15, 1956, for further consideration by the Board and for decision; then to May 22, 1956, for decision; then to June 19, 1956 for applicant to file revised plans.

781-50-BZ—Vol. II

APPLICANT—Paul Friedman, for Empire Chevrolet, Inc., owner (G and G Auto Sales of Brooklyn, Inc., lessee; Volkswagen, contingent lessee).

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of an automobile showroom and sales (franchised Volkswagen dealer), gasoline service station, lubritorium, auto washing (non-automatic), minor repairs (hand tools only), office, storage and sale of auto accessories, parking and storage for more than 5 cars waiting to be serviced, and outdoor display and sales for more than 5 motor vehicles for a term of 15 years.

PREMISES AFFECTED—68-92 Remsen avenue and 9-35 East 51st street, southwest corner, Block 4592, Lots 1 and 4, Borough of Brooklyn.

Laid over from April 17, 1956 and set for hearing on June 19, 1956, 10 A. M.; notices to be sent out in accordance with the regular procedure.

496-32-BZ—Vol. III

APPLICANT—David Kraus, for Nathan Temares, owner.

SUBJECT—Application reopened January 31, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed extension of building at roof level to create a new fifth floor same height as the present penthouse, using more than the area permitted, previously withdrawn.

PREMISES AFFECTED—283 East Broadway, south side, 45.6 ft. west of Gouverneur street, Block 287, Lot 13, Borough of Manhattan.

1115-40-BZ—Vol. II

APPLICANT—William H. Altman, for Joseph Mayo, owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business 1 and residence use district, proposed parking lot, extending into the residence use district.

PREMISES AFFECTED—2101-2113 Surf avenue and 2944-2962 West 21st street, northwest corner and 2943-2955 West 22nd street, Block 7058, Lot 27, Borough of Brooklyn.

96-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Lorberg Realty Company, Inc., owner (Bergen Cabinet Inc., lessee).

SUBJECT—Application reopened October 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the proposed change of use of a frame building from wagon storage to wood-working factory, lumber storage and offices, and erection of proposed extension (to woodworking factory) which exceeds permitted coverage.

PREMISES AFFECTED—1548-1564 Bergen street, south side, 176 ft. west of Utica avenue, Block 1354, Lots 28 and 30, Borough of Brooklyn.

809-55-A

APPLICANT—Lama, Proskauer and Prober, for Lorberg Realty Company, Inc., owner (Bergen Cabinet Inc., Lessee).

SUBJECT—Application September 7, 1955—re Appeal from a decision of the borough superintendent—frame building—factory use.

PREMISES AFFECTED—1548-1564 Bergen street, south side, 176 ft. west of Utica avenue, 1st floor, Block 1354, Lots 28 and 30, Borough of Brooklyn.

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843-46-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Lillian F. Corp., owner.
SUBJECT—Application reopened January 24, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, store, storage, parking and storage for more than 5 motor vehicles, car washing, lubritorium, motor vehicle repair shop, accessory sales and office.
PREMISES AFFECTED—857 East 169th street, northwest corner of Lyman place, Block 2970, Lot 1, Borough of The Bronx.

1130-48-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Teeson Realty Corp., owner.
SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and local retail use district the proposed extension in area of a plot and additional use of miniature golf course, in local retail portion of the plot.
PREMISES AFFECTED—231-05 Northern boulevard, northeast corner of 231st street, Block 8084, Lots 71, 92, 102, 112 and 122; Block 8086, Lots 1, 9 and 50; Block 8087, Lots 1, 4, 20, 25, 30, 50, 64 and 63; Block 8088, Lots 1, 9, 34, 76, 84, 105 and 111; Block 8089, Lot 7, Douglaston, Borough of Queens.

265-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman and Maurice S. Kapplow, owners.
SUBJECT—Application April 4, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the local retail use portion of a plot located in a residence, local retail and business use district the parking and storage of motor vehicles and the erection of an office, for a term of 10 years.
PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.50 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

266-55-A

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman and Maurice S. Kapplow, owners.
SUBJECT—Application April 4, 1955—filed pursuant to section 35, General City Law re premises in bed of mapped streets—Mott avenue and Dix avenue an Appeal from a decision of the borough superintendent—frame construction within fire limits.
PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.5 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

709-55-BZ—Vol. II

APPLICANT—Henry Kohler, for Louis L. Rosenberg, owner.
SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under sections 21, 7e and 7h of the zoning resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a gasoline service station, sales office, lubritorium, storage and parking of more than 5 motor vehicles, within the required setback, also the erection of signs within the required setback.
PREMISES AFFECTED—1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 8299, Lots 63, 68 inclusive, Borough of Brooklyn.

806-55-BZ

APPLICANT—Paul Trapani, for N. Lanzara, owner.
SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district the

proposed extension of the second floor of a two story building of class 3 construction used as a retail store and dwelling, using more than the area permitted.
PREMISES AFFECTED—2922½ Bruckner boulevard, south side, 125 ft. west of Edison avenue, Block 5419, Lot 191, Borough of The Bronx.

807-55-BZ

APPLICANT—Paul Trapani, for Peter and Patrick De Salvo, owners.
SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the extension and maintenance of an existing gasoline service station, to include auto laundry and minor repairs.
PREMISES AFFECTED—4116 White Plains avenue, southeast corner of East 230th street, Block 4843, Lot 45, Borough of The Bronx.

915-55-BZ

APPLICANT—Leonard F. Rothkrug, for Samuel Weinstein, owner (Gilmark Paper Co., lessee).
SUBJECT—Application November 15, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district the change of occupancy from a garage for more than 5 motor vehicles and motor vehicle repair shop and service station, to storage and distribution of paper products and office.
PREMISES AFFECTED—635-637 East 28th street, east side, 60 ft. north of Flatbush avenue, Block 5251, Lot 17, Borough of Brooklyn.

954-55-BZ

APPLICANT—Charles M. Spindler, for 2112 Knapp Realty Corp., owner.
SUBJECT—Application December 2, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than 5 motor vehicles.
PREMISES AFFECTED—2133-2145 Brigham street, east side, 113 ft. 11 in. south of Avenue U, Block 7370, Lot 58, Borough of Brooklyn.

988-55-BZ

APPLICANT—Burke, Green and Groh, for Alexander F. and Amelia M. Keating, owners (Ernest LeMelle, lessee).
SUBJECT—Application December 16, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a manufacturing and local retail use district, the erection and maintenance of a gasoline service station, sales and service, car washing, minor auto repairs (with hand tools only) and lubritorium.
PREMISES AFFECTED—122-02 Farmers boulevard, west side, 266.38 ft. north of 180th street, Block 12458, Lot 115, St. Albans, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JUNE 26, 1956, 10. A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 26, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

147-34-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, Inc. and Peter J. Pecorelio, owners.
SUBJECT—Application reopened March 13, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a retail use district, the proposed extension of existing gasoline service station, office, lubritorium and auto laundry, to include sales, minor auto repairs (hand tools only) and parking of cars in open area, with curb cut on 188th

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street closer to residence district than permitted and curb cuts on Hillside avenue 188th street contrary to resolution of the Board.

PREMISES AFFECTED—187-37 to 187-45 (187-41 official) Hillside avenue and 87-90 to 87-98 188th street, northwest corner, Block 9960, Lot 1, Hollis, Borough of Queens.

253-34-BZ—Vol. II

APPLICANT—Ralph E. Leff, for S. P. R. Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 as Vol. II—re (decision of the borough superintendent) under section 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, car wash, storage and sale of accessories, office, heater room, toilets, parking of more than 5 motor vehicles.

PREMISES AFFECTED—2275-2299 Westchester avenue, north side, from Doris to Glover streets; 1400-1408 Doris street and 1401-1409 Glover street, Block 3965, Lot 35, Borough of The Bronx.

66-38-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Bankers Federal Savings and Loan Association, owner.

SUBJECT—Application reopened January 17, 1956 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a local retail use district the proposal to use the 2nd floor of a 2 story building of class 1 construction for offices.

PREMISES AFFECTED—340 Avenue of the Americas and 151 West 4th street, northeast corner, Block 552, Lot 1, Borough of Manhattan.

66-38-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for First Leasing Corp., owner.

SUBJECT—Application reopened February 28, 1956 as Vol. IV—re (decision of the borough superintendent) under sections 7A, 7c and 21 of the zoning resolution, to permit in a local retail use district, G area district the erection of a one story building of class 1 construction, with stores on the first floor, parking and storage on the roof using more than the area permitted, with curb cut and ramp less than 75 ft. from the residence use district.

PREMISES AFFECTED—88 Washington place and 346-354 Avenue of the Americas, southeast corner, Block 552, Lot 5, Borough of Manhattan.

165-48-BZ—Vol. IV

APPLICANT—Paul Trapani, for Estate of Victor and Concetta Minichiello, owner (Eledeliza Oliver, Executrix).

SUBJECT—Application reopened December 6, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7a, 7c and 7e of the zoning resolution, to permit in a business use district the extension of existing gasoline service station and repair shop (hand tools only) to include automatic car wash (granted by the Board under Cal. 165-48-BZ Vol. II) but not built, and store for accessories, and reconstruction and extension of existing 2 car garage and conversion of same to auto repair shop.

PREMISES AFFECTED—2580 Gunther avenue and 1738 Gunhill road, southeast corner, Block 4494, Lots 44 and 46, Borough of The Bronx.

749-53-BZ

APPLICANT—A. H. Salkowitz, for William E. Greene and David H. Bass, owners.

SUBJECT—Application October 16, 1953—re (decision of the borough superintendent) under sections 7e, 7A and 7h of the zoning resolution to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs and office, and to permit the parking of cars waiting to be serv-

iced, with a business entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—222-19 Linden boulevard, northwest corner of 223rd street, Block 11323, Lot 1, Springfield Gardens, Borough of Queens.

327-55-BZ

APPLICANT—Samuel Miller, for Morton Pickman and Samuel M. Berley, owners (purchaser under contract: Esso Standard Oil Co.).

SUBJECT—Application April 20, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop (with hand tools only) and the parking of motor vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—202-06 Hillside avenue, southeast corner of 202nd street, Block 10496, Lot 52, Hollis, Borough of Queens.

559-55-BZ

APPLICANT—Burke, Green and Groh, for National Seating Co., Inc., owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use, D and E-1 area district, the proposed change in occupancy from a lumber yard, office and saw mill to factory, office and paint spraying, using more than the area permitted.

PREMISES AFFECTED—138-13 Springfield boulevard, east side, 130.50 ft. north of 138th road, Block 13034, Lot 34, Springfield Gardens, Borough of Queens.

560-55-A

APPLICANT—Burke, Green and Groh, for National Seating Co., Inc., owner.

SUBJECT—Application June 30, 1955—re Appeal from a decision of the borough superintendent—frame building—business use.

PREMISES AFFECTED—138-13 Springfield boulevard, east side, 130.50 ft. north of 138th road, Block 13034, Lot 34, Springfield Gardens, Borough of Queens.

862-55-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales and parking of motor vehicles awaiting service, with curb cuts, signs and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—1781-1791 Bay Ridge parkway and 7416-7422 18th avenue, northwest corner, Block 6215, Lots 47 and 49, Borough of Brooklyn.

885-55-BZ

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo and Alfred E. Santangelo, owners.

SUBJECT—Application November 9, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—92 Madison street, south side, 247 ft. 10 in. east of Catherine street, Block 276, Lot 43, Borough of Manhattan.

886-55-BZ

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo and Alfred E. Santangelo, owners.

SUBJECT—Application November 9, 1955—re (decision of the borough superintendent) under section 7h of the zon-

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ing residence use district, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—11 Monroe street, north side, 177 ft. east of Catherine street, Block 276, Lot 5, Borough of Manhattan.

928-55-BZ

APPLICANT—Gabriel Nathan, for David Koss, owner.
SUBJECT—Application November 21, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—158-166 Beach 54th street, east side, 401.41 ft. south of Edgemere avenue, Block 343, Lot 4, Edgemere, Borough of Queens.

929-55-A

APPLICANT—Gabriel Nathan, for David Koss, owner.
SUBJECT—Application November 21, 1955—filed pursuant to section 35 General City Law re premises partially in bed of mapped street—proposed widening of Beach 54th street.

PREMISES AFFECTED—158-166 Beach 54th street, east side, 401.41 ft. south of Edgemere avenue, Block 343, Lot 4, Edgemere, Borough of Queens.

999-55-BZ

APPLICANT—Leonard F. Rothkrug, for Eugene Flotteron, doing business as E. Flotteron and Sons Lumber Co., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from a public garage for more than 5 cars, motor vehicle repair shop and service station to office, storage and distributions of paper products.

PREMISES AFFECTED—97-107 Lancaster avenue, 2596-2608 Coney Island avenue and 820-820 Avenue W, southwest corner, Block 7184, Lot 26, Borough of Brooklyn.

1010-55-BZ

APPLICANT—Albert Melniker, for Southerest Realty Corp., owner.

SUBJECT—Application December 22, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing, lubritorium, sale of accessories,

minor motor vehicle repairs, with hand tools only, and parking for more than 5 motor vehicles, with proposed curb cut within 75 ft. of the residence use district.

PREMISES AFFECTED—4124 Arthur Kill road and 600 Clay Pit road, southeast corner, Block 7293, Lot 240, Prince Bay, Borough of Richmond.

67-56-BZ

APPLICANT—Angelo S. Mongiello, for Louis F. N. Santangelo and Alfred E. Santangelo, owners.

SUBJECT—Application January 30, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—102 Madison street, south side, 262 ft. west of Market street, Block 276, Lot 38, Borough of Manhattan.

77-56-BZ

APPLICANT—Goldwater and Flynn, for Eighty East End Corp., owner.

SUBJECT—Application February 1, 1956—re (decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a residence use, B area district, the proposed use of the cellar and first floor of a proposed 19 story and penthouse, class A multiple dwelling, for banking quarters, also the area of the new building exceeding the permitted coverage at the first floor.

PREMISES AFFECTED—80-86 East End avenue and 535-539 East 83rd street, northwest corner, Block 1580, Lots 21-26 inclusive, Borough of Manhattan.

136-56-BZ

APPLICANT—Leonard F. Rothkrug, for Florence Meyer, owner.

SUBJECT—Application February 24, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, D area, Class 1 height district the erection of a one story building 43 ft. front on Woodhaven boulevard by 31 ft. and 27 ft. in depth irregular 12 ft. and 13 ft. in height of class 3 construction proposed to be occupied by 3 retail sales stores.

PREMISES AFFECTED—83-83 to 83-89 A Woodhaven boulevard, east side, 157.18 ft. north of Park Lane South, Block 8890, Lot 1, Glendale, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MAY 22, 1956, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, May 8, 1956, and the special meeting of the Board held on Monday morning May 14, 1956, were approved as printed in the Bulletin of May 15, 1956, Vol. 41, No. 20.

303-26-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Hayson Corporation, owner.

SUBJECT—Application reopened May 24, 1955 as Vol. III—re (decision of the borough superintendent) under

section 7e of the zoning resolution, to permit in a business and residence use district, the proposed change in use from public garage for more than 5 cars to storage of metal furniture on first floor and manufacturing and storage of lamps on the second floor.

PREMISES AFFECTED—405-423 44th street, north side, 38 ft. east of 4th avenue, Block 729, Lot 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: George Seufering, Anthony Santoro, Edward F. Russo, A. Mastromarino, Elizabeth L. Cross, Catherine Ross, Charles Robertson and Francis G. Cross.

ACTION OF BOARD—Laid over to May 29, 1956, at 10 A.M. at request of applicant's representative.

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52-48-A—Vol. II

APPLICANT—Reginald S. Hardy, for Hayson Corporation, owner.

SUBJECT—Application reopened May 24, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—exits, doors and ramp.

PREMISES AFFECTED—405-423 44th street, north side, 38 ft. east of 4th avenue, Block 729, Lot 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Laid over to May 29, 1956, at 10 A.M. in conjunction with Cal. 303-26-BZ, Vol. 111, at request of applicant's representative.

437-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company and Katie Bakal, owners.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed demolition and reconstruction of the existing gas station, stores, motor vehicle repair shop and offices; change of occupancy to gasoline service station, parking and storage of motor vehicles, lubritorium, minor auto repairs, utility room, stores and car washing.

PREMISES AFFECTED—1387 Boston road and 680-686 East 170th street, southwest corner, Block 2937, Lots 14 and 17, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over to June 5, 1956, at 10 A.M. for inspection and decision; hearing previously closed.

629-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for M. H. A. Associates, Inc., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the proposed extension of an existing non-conforming use, present use storage, office and car washing, to be used as storage and boiler room gasoline service station, high speed auto laundry, lubritorium, motor vehicle repairs, office and sales, parking and storage of cars awaiting service, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—53-15 Queens boulevard and 43-32 to 43-40 54th street, northwest corner, Block 1322, Lot 39, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Bernard P. Auslander.

For Opposition: Nathaniel H. Schackman, Arthur Frederick, Alta J. Smith, Louise Carswell, John Logan, Jennie Napolitano, Florence Oettig, Peter Traides, Dorothea Osborn, Virginia Huether, Virginia Lyriotakis, Angels Bessi, Anna M. Coyne and Ida Klein.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. for inspection and decision; hearing closed; applicant to file revised plans omitting curb cut on 54th street and windows on westerly and north walls.

146-52-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Fred Schumacher, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, ground sign, auto washing, lubrication,

office, accessory sales, minor repairs, and auto safety inspection station.

PREMISES AFFECTED—271-01 to 271-15 Union turnpike, northeast corner of 271st street, Block 8555, Lot 75, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: Albert Greenblatt and H. M. Norris.

ACTION OF BOARD—Laid over to May 29, 1956, at 10 A.M. for further consideration and decision; hearing previously closed.

435-53-BZ

APPLICANT—Leonar F. Rothkrug, for Concetta Tuozzo, owner.

SUBJECT—Application June 2, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district, the change in occupancy from five car garage to storage and baling of scrap paper and rags.

PREMISES AFFECTED—6712 11th avenue, west side, 60 ft. south of 67th street (Block 5765, Lot 44), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Everett J. McGarry, Julian Shestack and Mary Branciforia.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. at request of objector, applicant concurring.

942-54-BZ

APPLICANT—Mathew Manes, for Vanlib Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 and restored to docket in accordance with the order of the Court, previously denied—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, (non-automatic), storage and sale of accessories and office, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—144-21 Liberty avenue and 138-34 to 138-52 Lloyd road, northwest corner, Block 10020, Lot 114, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Samuel S. Sterim and Frederick L. Flynn.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to May 29, 1956, at 10 A.M. for applicant to file seven complete sets of plans.

108-55-BZ

APPLICANT—Henry Nordheim, for John Salpizi, owner.

SUBJECT—Application February 11, 1955—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a structure located in a residence and business use district, the proposed manufacturing, in addition to existing bakery use.

PREMISES AFFECTED—614-616 East 180th street, south side, 145 ft. east of Arthur avenue, Block 3069, Lot 80, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: John J. Saunders, B'd. of Education.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. for inspection and decision; hearing closed.

109-55-A

APPLICANT—Henry Nordheim, for John Salpizi, owner.

SUBJECT—Application February 11, 1955—Appeal from a decision of the borough superintendent—re egress.

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PREMISES AFFECTED—614-616 East 180th street, south side, 145 ft. east of Arthur avenue, Block 3069, Lot 80, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. for inspection and decision in conjunction with Cal. 108-55-BZ; hearing closed.

550-55-BZ

APPLICANT—Patrick D. Concagh, for Clareve Corp., owner.

SUBJECT—Application July 5, 1955—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office for sale of accessories, auto repairs, storage of auto accessories, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—640-666 Conduit boulevard, and 600-608 Grant avenue, entire block bounded by Grant, Belmont, Sheridan avenues and Conduit boulevard, Block 4239, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: M. C. Greenberg.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. for applicant to file more complete plans showing the arrangement proposed, full size of the lot with spaces to be taken for the widening of Conduit boulevard, all dimensions and location by dotted lines of the subways below and the tanks shown to be located in compliance with the requirements, at least not nearer than 25 ft. to the subway wall; hearing previously closed.

630-55-BZ

APPLICANT—Francis A. McGrath, for Henor Realty Corp., owner.

SUBJECT—Application July 28, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted use district, the parking of more than 5 cars.

PREMISES AFFECTED—73-83 Henry street and 92 Orange street, southeast corner and 89-93 Pineapple street, Block 227, Lots 5-10, 13 and 32-34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Francis A. McGrath, S. R. Nussenfeld, Anthony Soranno, Norman H. Free and Millard Heyman.

For Opposition: Robert E. Kusch, Solomon Berger, Eugene Zimmerman, Sidney F. Strongin, Martha M. Block, Carl Turk, Eleanor Galdston and others.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. for further consideration; hearing closed, with the right to reopen the hearing for further public appearances reserved by the Board.

654-55-BZ

APPLICANT—Leonard F. Rothkrug, for Philip Weisbrout, owner.

SUBJECT—Application August 4, 1955—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from warehouse on all floors, to store on first floor, factory on 2nd, 3rd and 4th floors.

PREMISES AFFECTED—462-464 52nd street, south side, 160 ft. west of 5th avenue, Block 807, Lot 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Philip Weisbrout.

For Opposition: Emogene Mowell, M. F. Smithwick, A. Vergona, Elizabeth Swanson, Gladys M. Glazik, Mrs. Katherine Barbieri, Mrs. Louise Maggio and M. W. Benson.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. for inspection and decision; hearing closed.

655-55-A

APPLICANT—Leonard F. Rothkrug, for Philip Weisbrout, owner.

SUBJECT—Application August 4, 1955—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—462-464 52nd street, south side, 160 ft. west of 5th avenue, Block 807, Lot 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Philip Weisbrout.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. for inspection and decision in conjunction with Cal. 654-55-BZ; hearing closed.

682-55-BZ

APPLICANT—Robert Gottlieb, for Luiga Cipriano, owner.

SUBJECT—Application September 2, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles.

PREMISES AFFECTED—1400 Nelson avenue, east side, 119.29 ft. north of Boscobel avenue, Block 2873, Lot 13, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

For Opposition: Yetta Ginsberg.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. for inspection and decision; hearing closed.

752-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, office, storage, lubritorium, minor auto repairs, car washing and parking of motor vehicles awaiting service.

PREMISES AFFECTED—14-43 to 14-47 (14-45 official) Clintonville street, east side, 63.99 ft. south of 14th road, 151-20 to 152-20 14th road and 153-15 to 153-91 Cross Island parkway, Block 4717, Lot 16, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Edward F. Hosinger.

For Opposition: Walker V. Bouquet.

ACTION OF BOARD—Laid over to June 19, 1956, at 10 A.M. for applicant to file revised plans; hearing closed.

765-55-BZ

APPLICANT—Leonard F. Rothkrug, for Nicholas Espo, doing business as Nick's Service Station, owner.

SUBJECT—Application September 28, 1955—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use, D area district, the extension of an existing gas station to include auto accessories, lubritorium, motor repairs and auto laundry.

PREMISES AFFECTED—56-01 Main street, southeast corner of 56th avenue, Block 5165, Lot 28, Flushing, Borough of Queens.

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APPEARANCES—

For Applicant: Leonard F. Rothkrug and Nicholas Esposito.

For Opposition: Charles I. Friedman and Harry Maiman.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. for inspection and decision; hearing closed.

924-55-BZ

APPLICANT—Fred C. Dahlem, for Drebuze Realty Corp., owner.

SUBJECT—Application November 18, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—31-35 Monroe street, north side, 139 ft. 9 in. west of Market street, Block 276, Lots 16, 17 and 18, Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem and Nathan Margolin.

For Opposition: None.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. for inspection and decision; hearing closed.

621-24-BZ—Vol. III

APPLICANT—Howard H. Snyder, for Terin Garage Corp., owner.

SUBJECT—Application reopened January 31, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7a, 7c and 7f of the zoning resolution, to permit in a business use district an existing three story garage, the additional parking of motor vehicles on the roof.

PREMISES AFFECTED—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

For Opposition: None.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on January 31, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on May 8, 1956 after due notice by publication in the Bulletin; laid over to May 15, 1956, at request of objector; then to May 22, 1956, for decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 54th street and 2nd avenue are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated December 12, 1955 acting on Alt. Appl. 142-55, reads:

“3. Use of roof for parking of motor vehicles is an extension of a non-conforming use in a Business Use District. Art. II Sect. 4(a) (15) of the Zoning Resolution.”

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. 4 in. in depth, on which is located a 3 story fireproof garage; that it is proposed to use the roof for parking of cars; and

WHEREAS, the applicant states that the following is a record of the premises to date and a statement regarding the proposed use of present roof for parking of motor vehicles:

1. Granted by Board 621-24-BZ July 22, 1924 as fireproof building two stories high N.B. Appl. 262-24.
2. Reopened by Board March 17, 1925.

3. Amended by Board April 28, 1925, to add story to a total of three stories N.B. Appl. 262-24.
4. Reopened June 13, 1944 by Board to permit temporary term for storage.
5. Amended by Board Sept. 12, 1944 for a temporary term expiring April 1945, for storage of Government materials—gasoline equipment to be sealed—Alteration Appl. 498-44.
6. March 6, 1945, temporary use permitted Sept. 12, 1944, extended to expire April 1, 1946.
7. February 26, 1946 temporary use as permitted extended to expire April 1, 1947.
8. July 5, 1944—Appeal 419-44 filed from decision rendered on Alt. Appl. 498-44 as to exits etc, in view of permission granted under 621-24-BZ for temporary storage use including request to reuse the building upon discontinuance of temporary storage occupancy.
9. Sept. 12, 1944 granted until April 1945 as to accepting present exits, etc. in view of proposed occupancy being temporary and stating “the building may be restored to a public garage as permitted by C. of O. 10469-25.
10. On March 6, 1945 temporary use extended to expire April 1, 1947.
11. On February 26, 1946 temporary use extended to expire April 1, 1947.
12. Alt. Appl. 541-47 has following objection to resuming occupancy as a garage. “(a) occupancy of premises in a business use district as a garage for more than 5 cars is not permitted by Sec. 4 zoning Resolution. (b) and is not permitted by resolution 621-24-BZ as amended 2-26-46 under BZ case—signed (Berman). This is countersigned as follows: “See Resolution 419-44 A Bd. of St. & App. which includes 621-24-BZ signed W.A.F. 3/26/47. Temporary C of O 31933 of June 28, 1946 has following notation added. “This C of O is not effective after April 1, 1947, but is superseded by C of O 10469. See Alt. Appl. 541-57 Bd. of St. & Appeals as to above.” Cal. 419-44-A. signed A. Rader 7/8/52. Alteration 541-47 has following notation added:
“On basis of Board action it appears that since a Temporary C of O for storage use expires the C of O 10469-25 may be considered as being in effect provided that there has been no actual changes of any kind.” signed A. J. Benline 4/18/47.
13. On Nov. 13, 1950 application was filed with the City Planning commission by instruction of the Building Dept. set forth in application filed Sept. 26, 1950. Objection 1. “Proposed alteration to increase occupancy to more than 150 motor vehicles is not acceptable or permitted in a business use district. Obtain approval of the City Planning Commission Art. V Section 21f of the Zoning Resolution.
14. Application was approved by City Planning Commission for two additional stories on Jan. 10, 1951 and approved by Board of Estimate on Feb. 8, 1951 under Calendar #44.
15. The owners the Dexter Holding Corporation, a subsidiary of Bing & Bing Inc., did not proceed with the alteration adding the two extra stories but sold the premises in Sept. 2, 1952.
16. On March 15, 1955 application was made by the new owners to the Board of Standards & Appeals by this application who believed the Board the proper agency to entertain an application for extension of use by adding one story and roof parking.
17. On April 12, 1955 Board reopened Cal. 621-24-BZ, Vol. II.
18. On July 6, 1955 Board amended resolution 621-24-BZ Vol. II to permit one additional story and roof park-

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ing and the additional means of exit as proposed in upper stories down to the second floor, connecting with the existing ramp.

19. On July 6, 1955 acting on Alt. 142-55 Appeal 312-55A Board granted "means of egress shall be as required in the resolution adopted this day under Cal. No. 621-24-BZ, Vol. II.

and

WHEREAS, the applicant contends that the present owners find that the cost of construction for the additional story which was possible only by reinforcing existing columns and installing new footings could not be economically justified by the increase of revenue expected; that however the owners find that the total area of the present building is not large enough to store the cars of their patrons, mostly people who live in nearby hotels and apartment houses; that this increased demand has been felt by other garage owners in the neighborhood who have increased their capacities by adding additional floors and roof parking; that therefore the owners of the subject premises are requesting permission to use the roof for parking, taking proper precautions to add height to the parapet walls of the roof so that the parked cars on the roof will not be noticeable to occupants of neighboring buildings, most of which are lower than the proposed roof and use of same should not be objectionable to them; and

WHEREAS, the applicant states that the present owner has held title to the property since September 2, 1952; that the assessed valuation of land is \$85,000 and of the building \$135,000 making a total of \$220,000; that the building was erected in April 1924; and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board; the matter having been laid over for decision; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit roof parking substantially as proposed and as indicated on plans filed with this application marked "Received December 20, 1955" (6 sheets) *on condition* that the existing roof load shall be sufficient for the roof parking load; that suitable surfacing shall be constructed on such roof for the proposed use; that the parapet walls on all sides shall be reconstructed and re-enforced with steel so as to be not less than 5 ft. 6 in. above the high point of the roof; that around the parapet there shall be maintained timber bumpers not less than 4 ft. from the parapet wall as shown on such plans; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable to the building and occupancy other than as modified this day under Cal. No. 156-56-A; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

156-56-A

APPLICANT—Howard H. Snyder, for Terin Garage Corp., owner.

SUBJECT—Application March 1, 1956—Appeal from a decision of the borough superintendent, re egress.

PREMISES AFFECTED—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated December 13, 1955 on amendment to Alt. App. 142/55 reads:

"2. Two legal means of egress required from all floors including roof."

and

WHEREAS, the applicant states the building is three stories, 38 ft. 4 in. in height, 100 ft. front by 100 ft. 4 in. in depth at street level, 100 ft. front by 90 ft. 3 in. in depth at typical floor level, of fireproof construction, erected 1924 on a lot 100 ft. front by 100 ft. 4 in. in depth, in a business use, B area, class 1½ height district and used and occupied since 1925: Cellar—boiler room; 1st, 2nd and 3rd floors: public garage for more than five motor vehicles; and

WHEREAS, the applicant states the building is provided with two interior iron stairs of cement treads, 45 in. and 39 in. in width, enclosed in 4 in. terra cotta blocks, equipped with fireproof, self-closing doors and leading from roof bulkhead direct to street; and

WHEREAS, Certificate of Occupancy No. 10460 was issued December 30, 1925 against N.B. App. 262-24 permitting the existing use and occupancy; and

WHEREAS, the applicant contends that the exit facilities were approved by the Building Department in 1925 at the time the garage was erected; that the department now refuses to grant the extension of the facilities due to the variance granted by the Board; that the present easterly stairway is 3 ft. 8 in. wide and extends to the roof; the westerly 3 ft. 4 in. wide stairway will be extended to the roof; that this latter stair is protected by fireproof door at the second floor, and it is requested that the Board permit the use of the adjacent ramp as a means of egress from the second floor to the street as a continuation of this stair; that the garage will be in charge of an attendant; that there will not be more than two persons on a floor for the upper floors; and

WHEREAS, plans filed with this appeal indicate that it is proposed to install the westerly stairs, previously described as existing, and that this stair will be 3 ft. 4 in. wide, enclosed in 4 in. terra cotta blocks, equipped with fireproof self-closing doors, and extending from the head of the ramp at the rear of the second floor through the roof bulkhead; such bulkhead to be constructed of 6 in. terra cotta blocks, equipped with fireproof self-closing door, and with a metal skylight glazed with wire-glass for the full size of the bulkhead; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, dated December 13, 1955, acting on Alt. App. 142/55, Objection #2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the existing westerly stairway shall be extended to the roof and maintained in accordance with the requirements therefor, as proposed and as shown on plans marked "Received December 20, 1955" (5 sheets) so as to provide two means of exit from such space; that such stairs may be permitted to terminate at the second floor level and exit therefrom may be by ramp as proposed leading from the second floor to the street; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, including the requirements of a resolution adopted this day under Cal. No. 621-24-BZ—Vol. III.

314-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, Inc., owner.

SUBJECT—Application reopened October 25, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the proposed demolition and reconstruction of an existing gasoline service station to a gasoline service station, lubritorium, car washing, minor

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auto repairs, store, utility room, parking and storage of motor vehicles.

PREMISES AFFECTED—902-914 Westchester avenue and 911-915 Rogers place, southwest corner and 889-903 East 163rd street, Block 2696, Lot 130, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: John J. Saunders, B'd. of Education.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 25, 1955 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on May 22, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 163rd street and Westchester avenue are in a business use, B area, class 1½ height district; Rogers place is in business and residence use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent dated September 27, 1955 acting on N.B. Applic. 1052-55, reads:

"1 In a business district the proposed demolition and reconstruction of an existing gas station to a "gasoline service station, lubritorium, car washing, minor auto repairs, store, utility room, parking and storage of motor vehicles" is contrary to Sect. 4 of the Zoning Resolution and to the resolution of the Bd. of S. & A. Cal. 314-28-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 150.37 ft. frontage by 123.72 ft. in depth, irregular, presently developed with a gas station consisting of eleven 550 gallon gasoline tanks and four dispensing pumps; that the accessory building is a one story building of class 3 construction having a frontage of 56 ft. 4 in. and a depth of 21 ft. and being used as a lubritorium and office; that the gas station was installed under N.B. 49 of 1929 and a variance of the Board under Cal. No. 314-28-BZ; that certificate of occupancy No. 799-29 was issued for a gas station; that it is proposed to demolish the present accessory building and erect a new one, one story accessory building of class 3 construction, having a frontage of 44 ft., a depth of 50 ft. 5½ in. to contain the conjunctive uses of lubritorium, car washing, minor auto repairs, store, and utility room; that part of the open area of the site will be reserved for the parking and storage of motor vehicles; that the gasoline tanks will be limited to ten 550 gallons each, which are buried and the dispensing pumps will be 4 in number; that the curb cuts will be reduced in number and size to two 30 ft. wide curb cuts on East 163rd street, two 30 ft. curb cuts on Westchester avenue and one 30 ft. wide curb cut on Rogers place; and

WHEREAS, the applicant contends that the proposed rebuilding will enable the station to render a more efficient service to the public and the reduction of the curb cuts will create a better pedestrian condition; that the present gas station has proven its need at this point by being in operation since 1929; that the site is triangular in shape and completely isolated, so that the erection of stores at this time would not be feasible; that the elevated railroad on Westchester avenue also is not conducive to store rental, and there are more than sufficient stores in the area for public requirements; that block 2697, lot 35, directly across the street, is developed with a gas station, which precludes using the site itself for anything but in the manner in which it is developed; and

WHEREAS, the applicant states that the present owner has held title to the property since June 17, 1932; that the assessed valuation of land is \$37,000 and of the building \$5,000 making a total of \$42,000; that the building was erected in 1929; and

WHEREAS, the applicant withdrew Section 7c as a basis for this requested amendment.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 9, 1928, by adding thereto:

"that in the event the new owner desires to reconstruct the existing gasoline service station and accessory uses permitted by this Board under Vol. I of this calendar number, such reconstruction may be permitted as indicated on revised plan marked "Received September 28, 1955", 6 sheets, *on condition* that all buildings and uses not proposed to be retained shall be removed and the premises constructed as shown on such plans; that curb cuts shall be reduced to those now shown on plans of proposed conditions; that the accessory building shall be face brick on all sides, have no cellar and in all other respects comply with all laws, rules and regulations applicable thereto; that the number of gasoline storage tanks shall not exceed ten approved new and existing 550 gallon tanks; that any existing tanks proposed to be reused shall be tested by the fire commissioner; that pumps shall be of a low approved type, erected not less than 10 feet from the street building lines; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that under section 7i, there may be minor repairing with hand tools only maintained solely within the accessory building; that the sidewalks and curbing abutting the site shall be repaired or reconstructed to the satisfaction of the Borough President; that in all other respects where not inconsistent with this amended resolution, the requirements of the resolution adopted by the Board on October 9, 1928 shall be complied with where not inconsistent with this amended resolution; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

67-33-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Salvatore Puma, owner.

SUBJECT—Application reopened October 18, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7i of the zoning resolution, to permit in a business and residence use district, the extension of use of an existing gasoline service station, lubritorium, minor auto repairs, office, parking and storage of motor vehicles, storage and car washing.

PREMISES AFFECTED—1225 East 233rd street and 3900-3910 Baychester avenue, northeast corner, Block 4955, Lots 1 and 5, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: A. Aaron Raphael and L. M. Lebhar, for N.Y.C. Housing Authority.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on October 18, 1955 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on May 22, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in business and residence

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use, C and D area, class I height districts; East 233rd street is in business and residence use, C area, class 1 height district; Baychester avenue is in business and residence use, D and C area, class 1 height districts; De-Reimer street is in a residence use, D and C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated August 19, 1955 acting on Alt. Applic. 762-55, reads:

"1. The extension of use of a gasoline service station to gasoline service station, lubricatorium, minor auto repairs, office, storage, car washing & parking & storage of motor vehicles partly in a residence use district and partly in a business use district is contrary to Art. II Sect. 3 & Sect. 4 of the Z.R. & Cal.#67-33-BZ.

and

WHEREAS, the applicant states that the premises consist of a plot, 117.65 ft. frontage by 105.62 ft. in depth, irregular, presently developed with a gasoline service station consisting of four 550 gallon gasoline storage tanks and four dispensing pumps; that the present accessory building is one story in height, of class 3 construction and contains an office and grease pits, the building having a frontage of 31 ft. and a depth of 32 ft. 6 in.; that this gas station with a frontage of 75 ft. on East 233rd street and 55.62 ft. on Baychester avenue was installed under N.B. 35 of 1933 and a variance of the Board under Cal. No. 67-33-BZ; that certificate of occupancy No. 9613 was issued on October 23, 1951 for a five year period to expire on April 17, 1956; that it is proposed to secure a variance of the building zone resolution to continue said gas station for the additional period of 10 years and extend its frontage to 117.65 ft. on East 233rd street and 105.62 ft. on Baychester avenue; that it is also proposed to maintain the present accessory building with its present use of office, storage and grease pits and add the additional use of minor auto repairs and car washing; that it is also proposed to add 3 additional 550 gallon gasoline storage tanks, making a total in all of 7, and 2 additional gasoline pumps making a total in all of 6; that it is proposed to use part of the open area for the parking and storage of motor vehicles; that a new 5 ft. high woven wire fence on a 6 in. high concrete curb will be erected along all lot lines; that it is proposed to install two 30 ft. wide curb cuts on East 233rd street and two 30 ft. wide curb cuts on Baychester avenue; and

WHEREAS, the applicant states that part of the premises within 100 ft. of East 233rd street is in a business use district and a class C area district and the balance of the site is in a residence use district and a class D area and the entire site is in a class 1 height district; that as of July 25, 1916 that part of the premises within 100 ft. of East 233rd street was in a business zone and the balance of the site was in a residence use district; that on January 20, 1927 that part of the site within 100 ft. of Baychester avenue was placed in a business zone; that on October 18, 1949 that part of the premises within 100 ft. of Baychester avenue and 100 ft. of East 233rd street was placed in a business zone and the balance of the site in a residence zone; and

WHEREAS, the applicant contends that the gas station has been in continuous use since 1933 and has proven its necessity on the heavily trafficked Baychester avenue and also East 233rd street; that its extension as proposed will enable said station to render a more efficient and complete service to the public; that the present gas station directly opposite the site in block 4934, lot 66 indicates the character of the area and makes the proposal in keeping at this point; and

WHEREAS, the applicant states that the present owner has held title to the property since January 15, 1954; that the assessed valuation of land is \$9,500 and of the building \$10,500 making a total of \$20,000; that the building was erected in 1933.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 13, 1933, by adding thereto:

"that in the event the new owner desires to enlarge the present gasoline station site previously permitted, by the addition of lot 5, so as to increase its area along

Baychester avenue to approximately 105 ft, such addition may be made and the rearrangement of the station may be as shown on plans filed with this application, marked 'Received September 16, 1955', 4 sheets", on condition that only such changes as are shown thereon shall be permitted; that curb cuts shall be restricted to two on 233rd street and two on Baychester avenue, each 30 feet in width; that there shall be erected on the new lot line to the north a woven wire fence of the chain link type on a masonry base to a total height of not less than 5 ft. 6 in. and a similar fence continued to the lot lines to the north and east through to East 233rd street; that the sidewalk and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the borough president; that pumps shall be of an approved low type erected where shown on such plans; that at the intersection there shall be erected a block of concrete not less than 12 in. in height, as shown; that such portable fire fighting appliances shall be installed as the Fire Commissioner shall direct; that under section 7h, there may be parking and storage of motor vehicles; and under section 7i, there may be minor repairs with hand tools only for adjustments maintained solely within the accessory building; that where not occupied by accessory building and pumps, the premises shall be paved with concrete or asphalt; that the term of this variance may be extended for ten years from the date of this amended resolution; that in all other respects where not inconsistent with this resolution, the resolution adopted on June 13, 1933, shall be complied with; and that all permits required shall be obtained including a new certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

252-36-BZ—Vol. II

APPLICANT—Allan Crane and Hoist Corp., lessee, for Electric Hoist and Motor Company, Inc., owner.

SUBJECT—Application reopened April 19, 1955 as Vol. II —re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district, the proposed use of an existing building for a factory, for the manufacture of electric hoists, and office with welding in connection with the manufacture of hoists.

PREMISES AFFECTED—60 Bayard street, south side, 100 ft. east of Lorimer street, Block 2722, Lot 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Rose A. Caputo.

For Opposition: Gilda Datnowitz, Mrs. V. Guadagno, Mrs. V. Marotta, Mrs. E. Klein, Mrs. V. Desimone and Gernaro Trotto.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 19, 1955 subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on May 8, 1956 after due notice by publication in the Bulletin; laid over to May 22, 1956, at request of attorney for the applicant; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, B area, class 1½ height district; Bayard street is in business and residence use, B area, class 1½ height districts; Lorimer street is in business and local retail use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 14, 1955 acting on Alt. Applic. 4560-54, reads:

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"1. The proposed use of the building for factory for the manufacture of electric hoist and office with welding in connection with the manufacture of the hoists is contrary to the Zoning Res. Art. II Sect. 4(a) 1 (4)." and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100 ft. in depth, on which is located a one story building of class 3 construction, 50 ft. front, 100 ft. in depth, 14 ft. in height, occupied as a factory for the manufacture of electric hoists; that it is proposed to occupy the building as a factory for the manufacture of electric hoists, with office and acetylene welding; and

WHEREAS, the applicant contends that the subject premises has been used from 1939 to the present for fabricating electric hoist; that from 1939 to approximately one year ago, this type of business was operated by the Electric Hoist & Motor company, Inc., and is presently being operated by Allan Crane & Hoist corporation; that the use of oxy-acetylene at the premises is only for the convenience and continued operation of the business; that the use of oxygen with a combustible gas is used only to burn off pieces of steel; that the amount of oxy-acetylene stored and used at the premises is negligible as there is no jobbing done which would require its constant use; that the minimum use of the acetylene torch is not a danger to the public as the premises is situated in a business district which is run down and in very poor condition; that there are no residences in the neighborhood and the use of the acetylene torch will not and could not increase the hazards in the vicinity; that fire department order No. 6846-4 was issued August 17, 1954; and

WHEREAS, the applicant states that the present owner has held title to the property since 1939; that the assessed valuation of land is \$5,000 and of the building \$11,500 making a total of \$16,500; that the building was erected in 1932; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of ten years to permit the use of the existing building for manufacturing electric hoists substantially as proposed and as indicated on plans filed with this application marked "Received March 23, 1955" (3 sheets) *on condition* that the building shall not be increased in height or area; that there shall be no windows constructed or other openings constructed in the side or rear walls; that the existing door at the rear for exit purposes opening into the area space may be maintained provided an iron fence is maintained not less than 5 ft. 6 in. in height on the rear lines to the south and west; that the ladder therefrom to the roof for exit purposes shall be maintained; that the sidewalks and curbing in front of the premises shall be repaired to the satisfaction of the Borough President; that there shall be no excavation in the building except for the boiler room as shown and with exit and entrance thereto from the sidewalk; that there may be use of an acetylene torch under permit issued by the Fire Commissioner for use solely in connection with the manufacture and repair of electric hoists and for no other use; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and a certificate of occupancy obtained within six months from the date of this resolution.

339-55-A

APPLICANT—Allan Crane and Hoist Corporation Corp., lessee, for Electric Hoist and Motor Co., Inc., owner.

SUBJECT—Application April 23, 1955—Appeal from a decision of the borough superintendent, and a decision re an order of the fire commissioner, review of Borough Superintendent's decision re zoning matter.

PREMISES AFFECTED—60 Bayard street, south side, 100 ft. east of Lorimer street, Block 2722, Lot 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Rose A. Caputo.

ACTION OF BOARD—Appeal withdrawn in view of resolution adopted this day under Cal. 252-36-BZ—Vol. II.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

493-41-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company and Anthony Monteleone, owners.

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7i and 7A of the zoning resolution, to permit in a business use district the reconstruction and extension of an existing gasoline service station, lubritorium auto laundry (non-automatic) and the additional uses of minor auto repairs (with hand tools only) and the parking of motor vehicles awaiting service, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—2322 1st avenue, northeast corner of East 119th street, Block 1807, Lot 1 and part of Lot 48, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph B. Lynch, Anthony Monteleone and George J. Cavalieri.

For Opposition: Vincent Abbate and L. M. Leblhar, for N.Y.C. Housing Authority.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on February 21, 1956 subject to regular procedure, to consider reconstruction and extension; and

WHEREAS, a public hearing was held on this application on May 22, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and First avenue are in a business use, B area, class 1½ height district; East 119th street is in business and residence use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated January 11, 1956 acting on N.B. Applic. 188-55, reads:

"1. The reconstruction and extension in area of an existing gasoline service station, lubritorium, auto laundry (non automatic), previously granted by the Board of Standards & Appeals under Cal. #493-41-BZ and the additional uses of minor auto repairing with hand tools only and the parking of motor vehicles awaiting service in a business use district is contrary to resolution of the Bd. of S&A and Art. II Sec. 4a(29) (46) of the Zoning Resolution.

2. The location of part of a curb cut and a curb cut within a distance of 75 ft. from a residence use district wherein a use district other than residence use extends along a street or part of a street and the abutting property is in a residence use district is contrary to Section 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 90 ft. in depth, on part of which is located a gasoline service station and parking lot; that it is proposed to reconstruct and extend the area of the existing gasoline service station, lubritorium and auto laundry and the additional uses of minor auto repairing with hand tools only and the parking of motor vehicles awaiting service; and

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WHEREAS, the applicant states that the existing gas station was established in 1927 under N.B. Applic. 457-27 and certificate of occupancy No. 14594; that at the time of the erection of this use the plot was in an unrestricted zone; that the portion of the plot on which it is proposed to extend the gas station is presently occupied by a parking lot as established in 1954 and on which certificate of occupancy No. 42595 is now in force; and

WHEREAS, the applicant further states that in 1916 the entire plot, including the entire block between 1st avenue and Pleasant avenue (now known as Paladino avenue) and East 119th street to East 120th street, was zoned for unrestricted use, class 1½ height and B area; that under C.P. 108 effective May 28, 1938 the plot was rezoned to business use with no change in the height or area class; that also the area beyond 100 ft. parallel to 1st avenue was rezoned to residence use; and

WHEREAS, the applicant contends that Esso Standard Oil company known as Colonial Beacon Oil company purchased the plot now occupied as the gas station on May 21, 1931 and the station has been operated continuously since that time; that on the proposed extension the same company have a purchase option subject to a variance from the Board; that under date of September 30, 1941 under Cal. No. 493-41-BZ the Board adopted a resolution permitting a reconstruction of this gas station; that annual extensions of time through April 12, 1956 have been obtained from the Board for the purpose of obtaining permits and completing the work; that no work has been done on this variance but working drawings have been approved under N.B. Applic. 208-40; that competitive demands require that this outlet be modernized; and

WHEREAS, the applicant states that the present owners have held title to lot 1 since May 21, 1931 and to part of lot 48 since November 10, 1955; that the assessed valuation of land is \$23,000 and of the building \$5,000 making a total of \$28,000; that the building was erected in 1927; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board,

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the extension of area and reconstruction of the premises of the dimensions as shown, namely 100 ft. by 90 ft.; that the proposed reconstruction and rearrangement may be permitted substantially as now proposed for the present owner of the fee of the existing gasoline station who is under contract to purchase the balance of the premises from the present owner, substantially as indicated on plans filed with this application marked "Received January 13, 1956" (4 sheets) *on condition* that all buildings and uses now on the premises shall be removed and the premises shall be constructed substantially as indicated on such plans; that the accessory building shall be faced with face brick and with no cellar under the building; that there shall be no windows opening in the rear wall to adjoining premises; that the accessory building shall be substantially of the design and arrangement as indicated; that along the lot lines to the east and north there shall be a woven wire fence of the chain link type erected and maintained on a cement base for a total height of not less than 5 ft. 6 in.; that such fence may be omitted where the wall of the accessory building is on the rear lot line; that substantial terminating posts shall be erected for such fence at the building lines; that gasoline pumps shall be of a low approved type erected not nearer than 15 ft. to the street building line of 1st avenue and East 119th street; that the tanks for gasoline storage shall not exceed twelve 550 gallon approved tanks; that existing tanks may be reused if tested and found in good condition by the Fire Department; that curb cuts shall not exceed two curb cuts to 1st avenue each not over 30 ft. in width and two curb cuts to East 119th street of similar width; that no curb cut shall be nearer than five feet to a side lot line as prolonged;

that at the intersection there shall be erected a block of concrete extending for five feet from the intersection along each street and not less than 12 inches in height; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that the sidewalks and curbing abutting the premises shall be reconstructed to the satisfaction of the Borough President; that signs shall be restricted to permanent signs attached to the front facade of the accessory building facing 1st avenue and the illuminated globes of the pumps excluding all roof signs and temporary signs but permitting the erection of two post standards, where shown, each for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such signs to extend beyond the building line for a distance of not more than four feet; that under Section 7i there may be minor repairing with hand tools only maintained within the accessory building; that under Section 7A any curb cuts or signs deemed not in accord with the Zoning Resolution, because of the nearness to the residential premises toward the east, may be permitted; that under Section 7c there may be parking and storage of motor vehicles where there will be no interference with other services of the station; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

479-55-BZ—Vol. II

APPLICANT—De Rose and Cavalieri, for Anthony Monteleone, owner.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the proposed extension of the parking lot from the business use portion to the residence use portion of the plot, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2328-2332 1st avenue, east side, 50 ft. 5½ in. south of East 120th street and 407-411 East 119th street, Block 1807, Lot 48, Borough of Manhattan.

APPEARANCES—

For Applicant: George J. Cavalieri and Anthony Monteleone.

ACTION OF BOARD—Application withdrawn at the request of applicant. The applicant withdrew this application inasmuch as part of the area is included in application 493-41-BZ, Vol. II, which is subject to a resolution adopted this day.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

319-44-BZ

APPLICANT—Ferdinand Savignano, for Joseph Perlmutter, owner.

SUBJECT—Application reopened April 17, 1956 for consideration of extension of term of variance, expired January 24, 1955—re (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the conversion of a stable, store and one family residence building to a motor vehicle repair shop, stores and residence for one family.

PREMISES AFFECTED—8664-8666 18th avenue, west side, 150 ft. north of Benson avenue, Block 6368, Lot 55, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Luca.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

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THE RESOLUTION—

WHEREAS, on January 23, 1945 this application was granted by the Board on certain conditions, under section 7i of the zoning resolution, to permit in a business use district the conversion of a stable, store and one family residence building, to a motor vehicle repair shop, stores and residence for one family; and

WHEREAS, on January 24, 1950 the term of variance was extended for five years, to expire on January 24, 1955; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation on January 24, 1955; and

WHEREAS, this application was reopened on April 17, 1956 and set for hearing on May 22, 1956 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on May 22, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated April 3, 1956 acting on Alt. Applic. 1173-50 reads:

"1. Proposed use of structure located in a Business Use District for motor vehicle repair shop (hand tools only) and motor driven equipment not greater than one-half horsepower each violates Art. II Sec. 4a-29 Zoning Resolution.

Note—See Bd. of Stds. and Appeals Resolution Cal. 319-44-BZ limiting above use to Jan. 24, 1955."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 23, 1945, as thereafter amended by resolutions adopted through January 24, 1950, only as to the term of the variance, so that as amended this portion of the resolution shall read:

"... *granted* under Section 7, subdivision i for a term of five years, to permit the premises to be continued as a motor vehicle repair shop; that in all other respects the resolutions above cited shall be complied with; that a new certificate of occupancy shall be obtained and all work completed within six months from the date of this amended resolution." Alt. 1242/44 and 1173/50, dated 4/3/56).

698-53-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Charles J. Goubeaud, owner.

SUBJECT—Application reopened June 21, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension of a professional use, including dwelling, professional office, kennels and 1 car garage, and change of occupancy to including dwelling, professional office, kennels and parking for 1 car.

PREMISES AFFECTED—204-18 46th avenue, south side, 142.91 ft. east of 204th street, Block 7304, Lots 15 and 17, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Charles J. Goubeaud.

For Opposition: Andrew Hahn.

ACTION OF THE BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly..... 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 21, 1955 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on May 22, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, D area, class 1 height district; 46th avenue is in business and residence use,

D area, class 1 height districts; 204th street is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 18, 1955 acting on Alt. Applic. 614-55, reads:

"1. The extension of a professional use in a Residence Use District on the premises in which the practitioner does not reside is contrary to Board of Standards and Appeals Resolution 699-53-A, Bulletin #26, Vol. XXXIX dated June 22, 1954 and contrary to Article II, Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 80 ft. frontage by 100 ft. in depth, on which is located a two story building of class 4 construction, 16 ft. 2 in. front by 39 ft. 5 in. in depth, and 2 kennels; kennel B, 36 ft. 8 in. by 10 ft. 5 in.; kennel C, 14 ft. 4 in. by 12 ft. 9 in.; that it is proposed to reconstruct and enlarge one of the kennels on the premises; that it is proposed to demolish the existing one car masonry garage, to erect a concrete block wall along the southerly lot line and to construct a new kennel building; and

WHEREAS, the applicant contends that the new kennel building will make for a more efficient conduct of the Doctor's profession and will provide facilities for the better comfort of the animals treated by the Doctor; that it will obviate the need of the movable kennels shown on photograph No. 5 filed with this application; that the protected runs will give the animals more exercise room and the concrete block wall will shield the abutting property from any possible detriment; and

WHEREAS, the applicant states that the present owner has held title to lot 17 since September 9, 1939 and to lot 15 since June 25, 1949; that the assessed valuation of land is \$1,200 and of the building \$1,600 making a total of \$2,800; that the building was erected in 1923; and

WHEREAS, the premises and surrounding area were inspected by the committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 22, 1954 by adding thereto:

"that in the event the owner desires to rearrange and to the use of the premises as now proposed and as shown on plans filed with this application marked 'Received May 25, 1955' (5 sheets) consisting mainly of kennel runs and concrete wall approximately seven feet in height along the side lot line to the south, and to permit the parking of cars in connection with the use of the premises, such uses may be permitted within the term as previously stated, expiring on June 22, 1964, on condition that the buildings and uses shall not be further extended; that in all other respects the buildings and occupancy shall comply with all laws and rules applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

754-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Mary Gianos, Marie Colonna and Theodore Sagliocca, owners.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), car washing (non automatic), office, storage and sale of auto accessories, and parking of cars waiting to be serviced all for a term of 15 years.

PREMISES AFFECTED—76-31 to 76-45 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Arthur Levine.

For Opposition: Abraham R. Kirshon, Mary Basciano, Herman M. Griffith and William B. Baxter.

ACTION OF BOARD—Application granted on condition.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on December 13, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on March 6, 1956 after due notice by publication in the Bulletin; laid over to April 24, 1956, for inspection and decision; hearing closed; then to May 15, 1956, at request of the applicant, to submit revised plans; then to May 22, 1956, for applicant himself to be present and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, E-1 area, class 1 height district; 164th street and 77th avenue are in residence and local retail use, E-1 area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 27, 1955 acting on N.B. Applic. 3853-53, reads:

"1. The construction of the proposed gasoline service sta., lubritorium, minor repairs (hand tools only) car washing (non-automatic), office, storage & sales of auto accessories, parking for cars waiting to be serviced, in a res. use district is contrary to Art. 2 Sec. 3 of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 145.35 ft. frontage by 111.21 ft. in depth; that the subject premises is presently zoned as a residence use, class 1 height and E-1 area district; that as of July 25, 1916 the portion of the property within 100 ft. of 164th street was zoned as a business use district and was changed to a residence use district on September 18, 1947; that the residence designation of the remainder has existed since July 25, 1916; that as of July 25, 1916 the property was in a D area district and the present area designation became effective on February 7, 1949; that the height designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant states that the subject premises consists of an irregular corner lot, designated herein as lot No. 1, which is comprised of 3 official tax lots numbered 1, 3 and 5; that official lots 1 and 3 vacant and official lot 5 is devoted to non-forming use as follows: one story frame building at the rear, approximately 60 ft. by 20 ft. in area, irregular, used for 2-car garage and storage of builder's material, certificate of occupancy No. Q 33999 issued January 25, 1946; and a one story frame building at the front, approximately 12 ft. by 25 ft. in area, used as an office, certificate of occupancy No. Q 33998, issued January 24, 1946; that it is proposed to remove the existing buildings and uses and to erect and maintain for a term of 15 years a parkway-type gasoline service station, lubritorium, car washing (non-automatic), minor repairs (hand tools only), office, storage and sales of automobile accessories and parking for more than 5 cars waiting to be serviced; and

WHEREAS, the applicant states that on March 23, 1954 under Cal. No. 754-53-BZ an application, affecting official lots 1 and 3 only, to permit in a residence use district the erection of a gasoline station and accessory uses was withdrawn at the request of the applicant to permit the owner to negotiate with the owner of adjoining lot No. 5, the masonry contractor, with a view to purchasing said property so as to substantially revise the plan theretofore submitted to the Board for approval; that on May 4, 1954 the Board reopened the application affecting official lots 1 and 3 only, subject to regular procedure, and on February 1, 1955 application was denied; and

WHEREAS, the applicant further states that the instant application differs materially and substantially from the previously denied application in the following respects: that the previous application did not include official lot 5 and did not propose to remove the existing legal non-conforming uses on that lot; that the present application does; that the proposed area of coverage is smaller; that the prior appli-

cation proposed a building to cover approximately 16% of the area of the plot and the instant application proposes a building which will cover only 11.2% of the total area of the plot; that the proposed landscaped and seeded area is substantially greater and offers greater protection to nearby occupancies; that the prior application proposed a 16.21 ft. wide landscaped area along the rear lot line and a 5 ft. wide landscaped area along the proposed fence wall along 77th avenue, to cover approximately 1850 sq.ft.; that the instant application proposed a 16.21 ft. wide landscaped area along the rear lot line and a 10 ft. wide landscaped area along the proposed fence wall on 77th avenue; that thus, landscaping and seeded areas will be provided to the extent of more than 20% of the area of the plot; that the proposed fence wall is substantially increased in extent; that the previous application proposed a fence wall of 213.42 linear feet along the 77th avenue building line, the rear lot line and part of the northerly lot line; that the present application proposes a fence wall of 357.40 linear feet along the 77th avenue building line, the rear and northerly lot lines; that the proposed building will be set back further from 77th avenue than heretofore proposed; that the previous application proposed a building set back 37 ft. 8 in. from the 77th avenue frontage and proposed to be erected flush to the northerly lot line of the plot, while the instant application proposes a building set back 45 ft. from the 77th avenue property line, 40 ft. from the northerly property line and 16.21 ft. from the easterly lot line; that the prior application proposed a pump island set back 10 ft. from the 164th street property line while the instant application provides for a 15 ft. setback; and

WHEREAS, the applicant contends that there is an economic demand for the use of the subject premises for development with a gas station as it is situated along a thoroughfare which sustains a substantial volume of automobile traffic and which is divided by a center mall, except at intersections, to separate northbound and southbound traffic; and because a substantial investment would then be made which would yield a reasonable return; that a grant of this application would not adversely affect the neighborhood because it would result in the elimination of the existing unattractive non-conforming uses on the northerly portion of the subject premises, and in the development of the entire plot with a highly attractive parkway type service station, of colonial design, one story in height, which would enhance the appearance of the neighborhood; that the properties on 164th street which are opposite or adjacent to the subject premises are vacant or developed with a public utility electric sub-station; that the properties on 77th avenue and 76th road abutting the subject premises are two story dwellings which will have more light and air, more landscaping protection and more attractive surroundings through the proposed use than would be available through the present or presently permitted uses; that the proposed building will occupy only 1,820 sq.ft. or approximately 11.2% of the 15,370 sq.ft. plot, which under the area district regulations is permitted to be developed with residences having an aggregate area of 6,898 sq.ft., or approximately 44.9% of the area of the plot, exclusive of garages which could be built flush to the rear lot line; and

WHEREAS, the applicant states that the present owner has held title to lot 1 since July 9, 1950; lot 3 since August 10, 1953; lot 5 since April 28, 1950; that the assessed valuation of land is \$6,200 and of the building \$3,600 making a total of \$9,800; that the buildings were erected in 1937 and 1938; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; the applicant has filed revised plans which are designed to improve the conditions and also to protect the owners on 77th avenue; the committee recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use dis-

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strict regulations of the zoning resolution and that the application be and it hereby is *granted* under Sections 7e and 7h for a term of fifteen years to permit the erection of the gasoline service station and accessory uses substantially as proposed and as indicated on plans filed with this application marked "Received November 16, 1955" (4 sheets), "February 14, 1956" (one sheet) and "May 2, 1956" (one sheet) *on condition* that such arrangement as shown on the revised plans marked "Received May 2, 1956" (one sheet) shall be carried out; that all existing buildings and uses on the premises shall be removed and that the plot shall be levelled substantially to the grade of 164th street and shall be designed and arranged as indicated on such plans marked "Received May 2, 1956"; that there shall be erected on a line ten feet from the rear line of the premises, extending the wall of the proposed accessory building, a wall of solid brick to a total height of not less than five feet six inches to the side lot line to the north and to the street building line of 77th avenue; that a similar wall shall be erected along the side lot line to the north except that such wall may be reduced to 4 ft. 6 in. in height within 10 ft. of the building line along 164th street; that a similar wall shall be erected along 77th avenue for a distance of approximately 50 ft. except that such wall may be constructed of masonry for a height of 2 ft. and steel picket fence above to a total height of 5 ft. 6 in.; that suitable terminating posts shall be erected at the termination of such walls; that there shall be no cellar under the accessory building; that the doors to the toilet rooms shall be arranged so as not to be contiguous; that the accessory building shall be of the design as proposed and faced with face brick; that the roof shall be surfaced with asphalt shingles; that pumps shall be of a low approved type and erected not nearer than 15 ft. to the street building line of 164th street; that the premises where not occupied by the accessory building, pumps and planting shall be paved with tarvia or concrete except that the rear portion of the premises between the wall herebefore required and the lot line shall be maintained with landscaping at all times; that curbs shall be erected on the rear lot line not less than 12 ins. in height running along the lot line to the west and along the street building line of 77th avenue; that curb cuts shall be restricted to three curb cuts to 164th street each not over 30 ft. in width and one curb cut to 77th avenue within the first 25 ft. from the corner of 77th avenue and 164th street permitted herewith under Section 7A of the zoning resolution; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to a permanent sign attached to the front facade of the accessory building and to the illuminated globes of the pumps excluding all roof signs and temporary signs but permitting the erection within the building line near the intersection of 77th avenue of a post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that under Section 7h for a similar term there may be parking of cars awaiting service and under Section 7e there may be minor repairs with hand tools only maintained within the accessory building; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

958-54-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Marichal-Agosto, Inc., owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district a temporary variation to increase in width an approved one story brick building for the storage of tropical products in job lots and office.

PREMISES AFFECTED—80-84 East 111th street, south side, 114 ft. west of Park avenue, Block 1616, Lots 43, 143 and 42, Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 17, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on May 22, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; East 111th street is in a residence use, B area, class 1½ height district; Park avenue is in local retail and business use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated November 22, 1955 acting on N.B. Applic. 220-55, reads:

"1. Proposed bldg. for storage of tropical products and office, located in a Residence Use District, is contrary to Art. II Sec. 3, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 49 ft. 4 in. frontage by 100 ft. 11 in. in depth, now vacant; that it is proposed to erect a one story brick, non-fireproof building, 17 ft. high, 49 ft. 4 in. front by 65 ft. 7 in. in depth, to be occupied for the storage of tropical products, and office; and

WHEREAS, the applicant states that this application is made for a temporary variation to permit the increase in width of an approved one story brick building for the storage of tropical products in job lots, and office; that the subject increase in width requested is the 16 ft. wide lot to the east; that a 16 ft., 4-story old law multiple dwelling, with a jobbers store in the basement, separates the Park avenue market district and the proposed building; that all the vacant lots in this area are unprotected, dirty and littered with glass, junk, etc.; that there are now 20 lots within the 500 ft. radius and the abuses in the use of these vacant lots are a continuous source of trouble for many municipal agencies, particularly the fire, sanitation, health and police departments; that a survey of all the buildings within the 500 ft. radius shows that of the 162 buildings, 132 have a business use on the 1st floor; that within the two blocks on 111th street, from 5th avenue to Park avenue, of 38 buildings 32 have business uses on the 1st floor; that within the 400 ft. radius distances on 111th street of 27 buildings, 19 have business use on the 1st floor; that the City of New York operates a public market on Park avenue under the railroad tracks which extends from 111th to 116th streets; that it is proposed to widen the approved 33 ft. 4 in. building, which was granted by the Board under Cal. No. 958-54-BZ on June 28, 1955, 16 ft. eastward; that the total width of the proposed building is 49 ft. 4 in.; and

WHEREAS, the applicant further states that a search of the records of this 16 ft. lot (No. 42) discloses that the owner lost it to the City of New York for a demolition lien December 3, 1942, the City foreclosed and then took title; that the following owner, Reconstruction Building Corporation bought it with the lien; that the next owner, Eagle Equities bought it with a purchase money mortgage and the lien, and upon discovering that it would be economically unfeasible to build for any use on this 16 ft. lot, offered it to the present owners, who bought it under contract in November 1955; that it is obvious that this lot can only be used economically if consolidated into one plot by the adjoining owner; that with this extra width, the cooler boxes can be set lengthwise which would make for more efficient operation; that the height and depth of the proposed addition will be the same as granted for the 33 ft. 4 in. building;

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that the increase in area will be less than 1132 sq. ft.; that the rear yard will be paved with concrete and enclosed with a chain link wire fence on top of a 4 ft. concrete block wall; that the proposed addition to the approved building will be used for the same purpose—to store tropical products in a refrigerated cooler; that as small lots arrive they are placed in the cooler immediately; that nothing remains on the sidewalk; that this is a jobber's service designed to insure rapid delivery to local retailers to prevent excessive spoilage; that all activities will be confined to the inside of the proposed building and there will be no stacking of any products or anything on the sidewalk; and

WHEREAS, the applicant contends that in this section of Manhattan and with this size lot it is economically unfeasible to erect any type of structure for residence use; that no savings bank will even entertain an application for a mortgage and thus owners of vacant land in this area, desiring to build, are at an extreme disadvantage; that there is no indication of a change in the near future; that for the last three decades no owner in this area has made any major effort to improve the physical conditions, nor has any tenant; that this area has not been marked for a slum clearance project or set aside as a rehabilitation area; that the 50 ft. wide and 30 ft. high railroad structure has not been conducive toward constructive development of a high class housing and retail shopping district; that any new structure, however small, will be an improvement and provide some additional tax revenue for the city; and

WHEREAS, the applicant states that the present owner has held title to the property since September 3, 1954 for lots 43 and 143 and since February 1, 1955 for lot 42; that the assessed valuation of the land is \$14,100.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 28, 1955 by adding thereto:

"that in the event the owner desires to enlarge the proposed building, as herein before permitted, by the addition of a lot so as to provide a frontage of approximately 49 ft. and to erect thereon a building of that width over the yard as shown on plans filed with this application marked 'Received November 23, 1955' (2 sheets) for the use of his business as now proposed, such enlarged area may be permitted for the purposes as proposed on condition that the requirements of the resolution adopted June 28, 1955 shall be compiled with where not inconsistent with the terms of this amended resolution under Section 7e for a term of ten years; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

337-55-BZ

APPLICANT—Ingram S. Carner, for Fasolino Monuments Inc., owner.

SUBJECT—Application April 19, 1955—(decision of the borough superintendent) under sections 7e, 7A and 21 of the zoning resolution, to permit in a residence use district, the use of the premises for business and the erection of a business sign on the property.

PREMISES AFFECTED—48-30 54th avenue and 54-06 50th street, southwest corner, Block 2556, Lot 30, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner, Domenic Fasolino, Helen Kiely, Mary Kiely and William Fasolino.

For Opposition: Lawrence M. Sorfer.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 24, 1956 after due notice by publication in the Bulletin;

laid over to May 22, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; 50th street and 54th avenue are in residence and unrestricted use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated April 13, 1955 acting on Alt. Applic. 559-54, reads:

"1. The use of the premises for business in a Residence Zone is contrary to Art. II Sec. 3 of Zoning Resolution.

2. The erection of a business sign in a residence district is contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 27 ft. frontage by 95 ft. in depth, irregular, on which is located a cellar and one story masonry semi-detached building; cellar is used for store, sales and display of monuments and sale of flowers; that it is proposed that the one family residence remain, with parking for one car, on the first floor as approved under prior application and that the basement continue to be maintained as heretofore approved, that is, as a store, display of monuments and sale of flowers and that the front extension be permitted to be built as shown on plans submitted with this application; and

WHEREAS, the applicant states that as of July 25, 1916 the premises were in a residence C, 1½ zone and on September 26, 1919 the use district was changed to unrestricted; that the unrestricted use district and C area district were changed to residence B area on May 27, 1954; and

WHEREAS, the applicant further states that the premises were originally erected as a one family residence in an unrestricted C area 1½ height district; that the cellar (basement by actual field measurement) was used for garage, boiler room and laundry; that the first floor use is dwelling; that certificate of occupancy No. Z-36758 accompanies this application; that the property is presently improved with a cellar and one story masonry semi-detached building and is occupied in the cellar by a florist and a sales office; that the actual use of cellar is store, sales and display of monuments and sale of flowers; that this use came into being by virtue of approved plans from the department of buildings on May 20, 1954 prior to the change of zoning and in fact the premises were purchased by the owner on July 31, 1953, almost a year prior to any contemplated zone change; that in fact the present use started prior to the zoning change, as a lease was entered into by the owner and Mary Kiely to sell and display flowers and floral pieces generally used in cemeteries, which lease is dated November 26, 1953; that the first floor is presently vacant and it will remain the same as when originally erected, namely, a residence for one family; that these existing conditions are as filed and approved under Alt. 559-54 on May 20, 1954; and

WHEREAS, the applicant contends that the premises were purchased by the owner for its own use; that this company has been in business in Queens for almost 50 years; that at the time of purchase these uses were permitted and were not changed until after Fasolino Monuments, Inc., had established this use; that premises practically adjoin new section of New Calvary cemetery which was opened at approximately the same time that purchase was made by Fasolino Monuments, Inc.; that the violation issued by the building department, after approval of plans, is apparently based on the fact that workmen's compensation was not filed with the permit application and that no work was commenced; that the owner has had its workmen's compensation always on file and due to the condition of the roads and the almost impassable conditions caused by the re-routing and building of the Queens Midtown highway, the general contractor did not want to start building the front extension; that however, work actually was in progress and had commenced as the tenant, Mrs. Kiely, was occupying the premises and the interior and exterior uses were changed; that it is apparent that unnecessary hardship would be imposed upon the

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owner and the tenant if they could not maintain their premises; and

WHEREAS, the applicant states that the present owner has held title to the property since July 31, 1953; that the assessed valuation of land is \$2,200 and of the building \$3,700 making a total of \$5,900; that the building was erected in 1946; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and consideration given to the fact the premises were established for the proposed use before the change of zone; and

WHEREAS, the Board has found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e and 7A of the Zoning Resolution, for a term of years.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Sections 7e and 7A for a term of five years, to permit the continuance of the sale of monuments, plants and flowers as now being carried on, substantially as proposed and as indicated on plans filed with this application, marked "Received April 19, 1955", 5 sheets, *on condition* that the spaces now used and shown on such plans shall not be increased and in all other respects shall comply with all laws, rules and regulations applicable thereto; that all existing signs shall be removed and no sign shall be maintained except such as would be permitted in a local retail use district; that the portion of the building now painted white shall be repainted a dark color; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within six months from the date of this resolution.

381-55-BZ

APPLICANT—Julius Komissaroff, for David Rosen, owner (Rudan Electric Supply Co., lessee).

SUBJECT—Application April 28, 1955—(decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a residence use district, the proposed extension of curb cut in a retail use district extending into the residence use district; proposed use of driveway in retail district, extending into residence district, proposed location of a curb cut within 75 ft. of residence use district.

PREMISES AFFECTED—80-02 Surrey place, south side, 7.83 ft. west of Union turnpike, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Julius Komissaroff.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 24, 1956 after due notice by publication in the Bulletin; laid over to May 22, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Surrey place are in retail and residence use, D and F area, class 1 height districts; Union turnpike is in a retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 1, 1955 acting on Alt. Applic. 743-55, reads:

"1. Proposed location of curb cut in a retail district extending into residence district is contrary to Art. II Sec. 3 of Zoning Res.

2. Proposed use of driveway partly in retail zone extending into residence zone for business use is contrary to Art. II Sec. 3 of Zoning Res.

3. Proposed location of a curb cut within 75' of residence zone where retail area abuts a residence zone is contrary to Sec. 7A of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 212.63 ft. frontage by 123.22 ft. in depth, on which is located a one story building of class 3 construction, 212.63 ft. front, 94.72 ft. in depth, 15 ft. in height; that it is proposed to level the area to the rear to street grade, surface it with cinders, rolled and treated with a binder and to provide a rear exit for the lessee, containing a 3 ft. 6 in. by 7 ft. 2 in. fireproof, self-closing door; and

WHEREAS, the applicant states that the following zone changes for this area are as follows: use: from business to retail use—amended July 24, 1947, former use business to 1916; area: from E to F area—amended April 12, 1935 (former area E to 1916); height—no changes; and

WHEREAS, the applicant further states that the plot of land is irregular in shape resembling a triangle with a slightly convexed hypotenuse, having a frontage of 212.63 ft. and a depth of 170.19 ft. on two separate streets, Union turnpike and Surrey place, with a total area of 16,130 sq.ft.; that the rear unused portion of the plot measures approximately 25.6 ft. by 170 ft. or 4335 sq.ft., which is located just outside of the retail use boundary line but just within the residence use zone; that the premises of the lessee, containing 4280 sq.ft. in the westerly portion of the structure, and the largest of the retail stores in this group, is adjacent to this open unused area; that they stock and sell electrical supplies and lighting fixtures; that the building faces a very busy thoroughfare on Union turnpike; that the areas to the north, east and west are retail use districts, in which many stores abound; that to the south and west this unused area is bounded by five concrete block garages with a screen of landscaped shrubbery in between; that the very restricted use of parking space works great hardship upon the store owners who have no place for loading and unloading their stock; that automobiles or delivery trucks, loading or unloading merchandise on Union turnpike or Surrey place have to double park nearly all the time, creating a hazardous condition by slowing down traffic to the left of them and funnelling the traffic around the delivery trucks into an already crowded traffic lane; that this situation could be greatly alleviated by permitting the loading and unloading of merchandise to the rear of this frontage; and

WHEREAS, the applicant contends that the proposal for a controlled orderly loading and unloading space at the rear of these buildings will help relieve the traffic bottleneck on Union turnpike and also provide for the lessee a convenient means for loading and unloading of merchandise; and

WHEREAS, the applicant states that the present owner has held title to the property since March, 1939; that the assessed valuation of land is \$65,000 and of the building \$45,000 making a total of \$100,000; that the building was erected in March, 1939; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c and A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c and A, to permit the use of the driveway for loading or unloading and door to store substantially as proposed and as indicated on plans filed with this application, marked "Received April 28, 1955", 5 sheets and "April 20, 1956", 1 sheet, *on condition* that the driveway or yard space shall be occupied for no use other than that herein proposed; that there may be a curb cut leading thereto from Surrey place, not over 15 ft. in width; that there shall be erected on the southerly and westerly lot lines a woven wire fence to which shall be attached split saplings, to the full height of not less than 5 ft. 6 inches; that across the entrance there shall be a gate of similar construction as the fence, which gate shall normally be kept closed except when loading or unloading is

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being done; that the driveway shall be covered with clean gravel or steam cinders, properly rolled and treated with a binder; that the sidewalk and curbing in front of the premises shall be repaired to the satisfaction of the borough president; that these premises shall not be used for the purposes herein proposed and permitted until the work herein required is completed; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

465-55-BZ

APPLICANT—Lama, Proskauer and Prober, for 325 North Macquesten Parkway Corp., owner.

SUBJECT—Application May 23, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed change in occupancy from gasoline station, public garage, parking lot for more than 5 cars and auto laundry, to boiler room, gasoline station, public garage, parking lot for more than 5 motor vehicles, auto laundry, auto repairs, painting and spraying, body and fender repairs, welding, wheel alignment, brake testing, recapping and vulcanizing of tires, sale and storage of car washing, supplies.

PREMISES AFFECTED—486-496 Coney Island avenue, West side, 80 ft. 2½ in. north of Turner place and 820-826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and B. Russell.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 10, 1956 after due notice by publication in the Bulletin; laid over to May 1, 1956, for inspection and decision; hearing closed; then to May 22, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Turner place are in business and residence use, C area, class 1 height districts; Coney Island avenue and Church avenue are in business and unrestricted use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 19, 1955 acting on Alt. Applic. 347-55, reads:

"1. Proposed change of occupancy from gasoline station, public garage, parking lot for more than 5 cars and auto laundry to Boiler room, gasoline station, public garage, parking lot for more than 5 motor vehicles, auto laundry, auto repairs, painting and spraying, body and fender repairs, welding, wheel alignment, brake testing, recapping and vulcanizing of tires, sales and storage of new and used tires, office and storage of car washing supplies, in a building partly in a Business and partly in a Residence zone, is contrary to Article II, Para. 3 and Para. 4(a) subsection 4, 15, 29, 46 and 52 for the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 120 ft. 3½ in. frontage by 104 ft. in depth, irregular, presently occupied with a one and a two story in height building of masonry and frame construction, classified as a class 4 building, having a frontage of 113 ft. ½ in. on Coney Island avenue and a depth of 154 ft., occupied as follows: cellar—pump room; 1st floor—gas station, auto laundry, offices, sales and storage of new and used tires, boiler room, recapping and vulcanizing of tires; 2nd floor—storage of tires, office and storage of car wash supplies; that part of the open area is being used for parking and storage of motor vehicles; that under Alt. Applic. 1566-49 the building was legalized for use as gas station, public garage, auto

laundry and parking of more than 5 cars, 2nd floor to remain vacant; and

WHEREAS, the applicant states that it is proposed to secure a variance of the building zone resolution in order to maintain on the 1st floor the legal uses of gas station, auto laundry, public garage, parking of more than 5 cars in the open area; that it is also proposed to maintain on the 1st floor the uses of boiler room, sales and storage of new and used tires, offices, recapping and vulcanizing of tires, auto repairs, painting and spraying, body and fender repairs, wheel alignment and brake testing; that it is further proposed to maintain the present use of the 2nd floor for storage of tires, car wash supplies and office; and

WHEREAS, the applicant states that the use district maps show that the premises are in a class C area district and class 1 height district; that part of the premises within 100 ft. on Coney Island avenue and that part of the premises within 100 ft. on Church avenue is in a business use district, the balance of the premises being in a residence use district; and

WHEREAS, the applicant contends that most of the uses are now legal and the proposed additional uses are conjunctive uses and form a minor part of this application; that of the proposed additional uses only the auto repairs and body and fender work could be classified as not being in strict accord with the zoning resolution; that within the affected area the northwest corner of Coney Island avenue and Church avenue is in an unrestricted zone; that the following are non-conforming uses in the business zone; block 5070, lot 19—garage; block 5113, lot 24—gas station; block 5342, lot 23—gas station; 5341, lot 24—auto repair shop; that inasmuch as all of the proposed new uses will be performed within the building the community will not be affected; that there are to be no lot line windows or openings outside of required exit doors; that Coney Island avenue is a main auto lane leading across Brooklyn and as such the present and proposed uses are in keeping; that the many non-conforming uses in the affected area and the unrestricted zone in said area render the site unusable for any other purpose than as proposed; and

WHEREAS, the applicant states that the present owner has held title to the property since July 23, 1953; that the assessed valuation of land is \$65,000 and of the building \$20,000 making a total of \$85,000; that the building was erected in 1901; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; the indications are that certain of the work and uses are there legally and this application is for additional uses as well as reconstruction of the laundry. The committee noted that on the plans filed with this application there is shown a fence at the rear against the open space but which does not exist although one is proposed and indications are that the entrance to the washing building has been through the adjoining yard under other ownership, namely lot five, and therefore that the proposed extension of the washing building would not work out practically; that the second floor is in use and was required to be vacant; and as to the additional uses the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 347-55, Objection No. 1 be and it hereby is *affirmed* and that the applicant be and it hereby is *denied*.

466-55-A

APPLICANT—Lama, Proskauer and Prober, for 325 North Macquesten Parkway Corp., owner.

SUBJECT—Application May 23, 1955—Appeal from a decision of the borough superintendent—re frame building—factory use, etc.

PREMISES AFFECTED—486-496 Coney Island avenue, West side, 80 ft. 2½ in. north of Turner place and 820-

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826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and B. Russell.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal withdrawn in view of action taken this day on Cal. No. 465-55-BZ.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative: 0

473-55-BZ

APPLICANT—DeRose and Cavalieri, for James Carlson, owner.

SUBJECT—Application June 9, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use district, a one story and cellar building of an area contrary to section 14 of the zoning resolution.

PREMISES AFFECTED—2901-2907 Bruckner boulevard and 3399 East Tremont avenue, northeast corner, Block 5309, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: George J. Cavalieri.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Commissioner Keating 3
Negative: 0
Absent: Deputy Chief Connolly..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 22, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a retail use, D area, class 1 height district; Otis avenue is in residence and retail use, DD area, class ½ height districts; Haskins street is in residence and retail use, D and DD area, class 1 height districts; East Tremont avenue is in restricted retail and business use, C and D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 10, 1955 acting on N.B. Applic. 774-55, reads:

"1. In a D district the proposed 1-story-and-cellar bldg. is of an area contrary to Section 14 of the Zoning Resolution."

and
WHEREAS, the applicant states that the premises consist of a plot, 26 ft. 5¾ in. frontage by 63 ft. 2 in. in depth, now vacant; that it is proposed to erect a one story and cellar, class 3 constructed building, to be occupied by three retail stores; and

WHEREAS, the applicant states that since April 20, 1953, East Tremont avenue and Bruckner boulevard are in a retail use district, D area, class 1 height district; that adjacent premises in other ownerships are in the same use, area, and height districts; that prior to said date, from the inception of the zoning resolution, both these locations were in a business use district, C area, class 1¼ height districts; that the premises, which is now unimproved, has a frontage of 26 ft. 5¾ in. along East Tremont avenue, 63 ft. 2 in. along Bruckner boulevard and its interior dimensions are 26 ft. 3¼ in. along the easterly lot line and 61 ft. 1 in. along the northerly lot line; that all dimensions are more or less subject to findings of a land survey by a licensed city surveyor, because of possible confusion between surveyors as to boundaries in this general area; that it is proposed to erect a one story and cellar building, occupying the entire lot area, of non-fireproof class 3 construction, to be used as retail stores; that all things considered, such an improvement is the highest and best use for this small site; and

WHEREAS, the applicant contends that compliance with the above decision imposes unnecessary hardship, without bene-

fitting public health, safety and general welfare, for the following reasons: that a yard starting at the curb level is not mandatory in this instance; that the unoccupied space required by the zoning resolution can not be maintained on any portion of the lot; that the site in question is smaller than the usual city lot; that it has a total area of only 1,638 sq.ft., in which case the excess coverage claimed by the borough superintendent is only 492 sq.ft.; that the northerly side of this site is entirely blanketed by the existing adjacent bank building; that the present owner acquired control under a leasehold in September, 1916 and in September 1921 acquired title thereto; that at that time the property was substantially improved with one story retail stores; that the site then had an area of 7,074 sq.ft.; that in the widening of Bruckner boulevard the city, on June 27, 1938, acquired through condemnation for public use, an area equal to 5445 sq.ft., leaving the present residual lot of 1638 sq.ft.; that the assessed valuation of the vacant land is \$11,000 or \$6.71 a sq.ft.; that proportionately, the land involved by the excess coverage has an assessed valuation of approximately \$3,300; that to require that such an area remain wholly or in part unoccupied or even used for parking or storage of motor vehicles would not be economically sound; that the high assessed valuation makes it mandatory to develop the site as proposed so that the owner may receive an equitable return on his investment; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulation of the zoning resolution and that the application be and it hereby is granted under Section 21 as to area to permit the extension of the proposed building to cover the area as proposed and as indicated on plans filed with this application marked "Received June 9, 1955" (2 sheets) on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto within the retail use zoning; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

528-55-BZ

APPLICANT—Leonard F. Rothkrug, for Frank Gaiti, owner.

SUBJECT—Application June 29, 1955—re (decision of the borough superintendent) under sections 7i and 7e of the zoning resolution, to permit in a business and residence use district, proposed building to be used for motor vehicle repair shop.

PREMISES AFFECTED—518 Coney Island avenue, west side, 60 ft. 1¾ in. south of Turner place, Block 5342, Lot 17, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 3, 1956 after due notice by publication in the Bulletin; laid over to May 1, 1956, for inspection and decision; hearing closed; then to May 22, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Coney Island avenue are in a business use, C area, class 1¼ height district; Turner place and Hinckley place are in business and residence use, C area, class 1¼ height districts; and

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WHEREAS, the decision of the borough superintendent, dated February 14, 1956 acting on N.B. Applic. 1025-55, reads:

"1. Proposed motor vehicle repair shop to be located in the Business use portion of a lot partly in Business and partly in Residence use district is contrary to Article 11, PP. 4a, subsection 29 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 20 ft. $\frac{5}{8}$ in. frontage by 100 ft. $11\frac{5}{8}$ in. in depth, irregular, on which is located a one story building 14 ft. 2 in. front by 22 ft. in depth, 16 ft. 2 in. in height, of class 3 construction, erected by a prior owner about 10 years ago and used at that time as a one-car garage and office; that it is proposed to legalize the use as a motor vehicle repair shop and alter the existing building by erecting a one story building 20 ft. $\frac{5}{8}$ in. front by 74 ft. $6\frac{1}{4}$ in. and 76 ft. in depth, 16 ft. 2 in. in height, to be of class 3 construction; and

WHEREAS, the applicant states that violation 2805-54 issued September 17, 1954 reads as follows: "building is being altered without first filing plans and applications, having same approved and obtaining a permit from this department. Rear wall of structure has been removed. Building is vacant at present. No work in progress"; and

WHEREAS, the applicant contends that the business is operated by the owner with one employee on a full time basis and one other employee on a part time basis; that there are many non-conforming uses of this type within this area on Coney Island avenue; block 5114, lot 1—gas station; block 5113, lot 24—gas station; block 5341, lot 8817—auto laundry; block 5341, lot 24—motor vehicle repair shop; block 5342, lot 23—gas station, and in addition there are many used car lots in this area; that the proposed use is accessory to the other automobile service uses already established in this area; and

WHEREAS, the applicant states that the present owner has held title to the property since June 21, 1954; that the assessed valuation of land is \$3,000 and of the building \$2,500 making a total of \$5,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which noted that the premises formerly a five-car garage is not occupied for auto repairs, presumably without permit, and recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions i and e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7i and 7e for a term of ten years, to permit the premises to be developed with a one-story building as a repair shop, as proposed and indicated on plans filed with this application, marked "Received June 29, 1955", 4 sheets, and "April 2, 1956", 1 sheet, *on condition* that there shall be no cellar under the building and that it shall be of the arrangement and design indicated on such plans; that there shall be no windows in the walls to the north and west; that the proposed yard in the rear shall be properly fenced and surfaced and kept in neat condition at all times; that the type of repairing shall not include heavy chassis work or wreck repairs; that there shall be no forge on the premises; that there may be an acetylene torch, subject to a permit issued by the fire commissioner; that all work shall be done in the building and not in the rear yard or on the sidewalk; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

558-55-BZ

APPLICANT—Leonard F. Rothkrug, for Carmine Sirico (doing business as Sirico's Restaurant), owner.

SUBJECT—Application July 6, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business, D area district, the erection of a restaurant and catering hall, using more than the area permitted.

PREMISES AFFECTED—8021-8023 13th avenue and 1301-1311 81st street, northeast corner, Block 6280, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Carl H. Heiberg.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 24, 1956 after due notice by publication in the Bulletin; laid over to May 22, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 13th avenue are in a business use, D area, class 1 height district; 81st street is in business and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 13, 1955 acting on N.B. Applic. 1441-55, reads:

"1. On a lot located in a 'D' area district the proposed building occupying more than 70% of the area of the corner lot is contrary to Art. IV Sec. 14 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage by 100 ft. in depth, presently unimproved but used for outdoor dining in conjunction with the adjoining restaurant owned by the same owner, doing business as Sirico's Restaurant; that it is proposed to continue the use of this adjoining building and independently of the proposed new building; that it is also proposed to erect a one story, 13 ft. 9 in. in height building, of class 3 construction, 40 ft. front on 13th avenue by 96 ft. front on 81st street, irregular in area, to be used as a restaurant and catering hall; that the area of the lot is 4,000 sq. ft.; area of proposed building 3,776 sq. ft.; permitted area, 2,800 sq. ft.; excess area is 976 sq. ft.; and

WHEREAS, the applicant contends that the owner has owned the premises since June 18, 1941 and owns the adjoining building fronting on 13th avenue on lots 3 and 4; that other members of his family own the buildings fronting on 81st street at lots 62 and 52 so that the owner, who has a substantial long term financial interest in the neighborhood, is concerned about new property improvements and its effect on the neighborhood; that in addition, the owner has been a long time restaurant operator in this neighborhood and understands and has special knowledge required by the proposed restaurant and catering hall; that the only alternative to using the small amount of excess area is to build a second story which would considerably increase the cost of construction and would be more detrimental, if there is in fact any detriment, to light, air or block ventilation; that the existing structure adjoining on 13th avenue occupies an area in excess of that which would be now permissible and the structure adjoining on 81st street fronts on 81st street; that it is proposed to maintain a minimum 4 ft. side yard on the 81st street frontage; that there is to be no business entrance from 81st street; that there is no other vacant area adjoining the premises which can be utilized for the proposed restaurant; and

WHEREAS, the applicant states that the present owner has held title to the property since June 18, 1941; that the assessed valuation of land is \$5,400; and

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WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which noted that the premises are now being used in the open, presumably in accordance with legal requirements, and recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 as to extension of area, to permit the construction of the building as proposed for the use proposed as indicated on plans filed with this application, marked "Received July 6, 1955", 5 sheets, *on condition* that the building in all other respects shall comply with all laws, rules and regulations applicable thereto; that the open space at the rear shall be paved with concrete or asphalt; that there shall be erected on the rear line of this lot and continued along the rear line of lots 3 and 4, used in conjunction therewith, a suitable fence which shall be of closed construction, not less than 5 ft. 6 in. in height; that there shall be no business entrance to 81st street; that such portable fire fighting appliances shall be installed as the fire commissioner shall direct; that the sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

573-55-BZ

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application July 13, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto wrecking (non automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Arthur Levine.

For Opposition: None.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.
THE VOTE TO GRANT, ON MARCH 13, 1956—

Affirmative: Chairman Murdock, Commissioner Kleiner and Deputy Chief Connolly..... 3

Negative: Commissioner Keating 1

ACTION OF BOARD ON MARCH 16, 1956—Laid over from March 16, 1956 to April 17, 1956, at 10 A.M. for further consideration after selection by Board of Estimate of school site; publication of Board's action of March 13, 1956 withheld; hearing previously closed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 9, 1955 after due notice by publication in the Bulletin; laid over for inspection and decision; hearing closed; date to be set, awaiting information as to action of Board of Education and the Board of Estimate as to proposed adjacent school; then set for January 17, 1956; then laid over to February 15, 1956, for information from the

Board of Education; then to March 13, 1956; then to March 16, 1956; then to April 17, 1956, for further consideration after selection by Board of Estimate of school site; publication of Board's action of March 13, 1956 withheld; then to May 15, 1956, to await the selection by the Board of Estimate of a school site; then laid over from May 15, 1956 to May 22, 1956, for further plan and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a local retail use, D area, class ½ height district; Clintonville street is in local retail and business use, D area, class ½ height districts; 154th street and 18th avenue are in local retail and residence use, D area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 24, 1955 acting on N.B. Applic. 2525-55, reads:

"1. The use of the premises as a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of auto accessories, parking of cars waiting to be serviced in a local retail use district is contrary to Article II, Sec. 4-c of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 145.888 ft. 38.96 ft. and 125.02 ft. frontage by 113.365 ft. in depth, irregular, presently vacant; that it is proposed to erect a one story gasoline service station, of class 3 construction, 45 ft. and 62 ft. 8 in. front, 29 ft. in depth, 13 ft. in height, in a local retail use district; that as of July 25, 1916 the subject premises was zoned as a business district and a one times height district and the present use and height designation became effective on July 7, 1953; that the area designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant states that the subject premises consists of a vacant, irregular, trapezoidal corner parcel, having a frontage of 145.485 ft. on Clintonville street, 38.96 ft. on 17th road and 125.02 ft. on 154th street; that the interior lot line dimension is 113.365 ft.; that Clintonville street is indicated at a width of 80 ft. on the final map; that the old road, about 50 ft. wide, is dedicated to public use according to an opinion of the corporation counsel dated April 25, 1946; that there is a proposed widening of about 20 ft. on the westerly side and about 10 ft. on the easterly side of the dedicated area, which is in private ownership, and there is no proceeding pending to acquire title to the proposed widening; that it is proposed to erect and maintain, for a term of 15 years, a gas station, lubritorium, minor repairs with hand tools only, non-automatic auto washing, office, sales and storage of auto accessories and parking of cars awaiting service; that no portion of the building will be located in the bed of the mapped street; and

WHEREAS, the applicant contends that the premises cannot be used or developed for a conforming use so as to yield a reasonable return on the investment for the following reasons: that the premises cannot be developed for residential use as it is directly opposite a large dry cleaning factory, nor can it be developed for local shops as there is insufficient support for such uses; that there is no residential support north and east of the premises since this area is devoted to the above mentioned dry cleaning factory and to an established and extensive garden nursery; that south and west of the premises the area of notification has a beer depot, 20 residences, two of which have neighborhood stores on the 1st floor, and vacant plots; that local needs are accommodated by the two existing stores but the shopping trend in the neighborhood is toward supermarkets and shopping centers in the general vicinity, but outside of the area of notification; that the plot is too small for the establishment of a supermarket or shopping center; that the plot is irregular and trapezoidal in shape and the contemplated street widening will further decrease the size of the plot and render it less adaptable for development for any purpose other than as herein proposed; that there is an economic demand for the use of the subject premises for a gas station, as it is located at the intersection of three streets in an area where no similar facilities exist for the conven-

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ience of the public in the immediate neighborhood; that a grant of this application would not adversely affect the neighborhood as the proposed use, designed as proposed, would materially enhance the appearance of the property and the immediate neighborhood and would result in the elimination of the potential threat to public safety which exists when a plot, such as this, is undeveloped and dangerously dark at night; that adjoining property owners will be adequately protected by the following conditions and safeguards; that the proposed building will be an attractive parkway type structure, of brick construction, with an asphalt shingled peaked roof; that the building will be set back to the southerly lot line with an unpierced rear wall; that adjoining properties, which have garages on the lot line common with the subject premises, will be buffered and protected by the erection of a 5 ft. 6 in. high brick and picket fence wall on the southerly lot line, extending from the unpierced rear wall of the proposed building to the street lines and by the maintenance of a landscaped shrubbery area, protected by a 6 in. by 6 in. concrete curb; that it is proposed to erect a 3 ft. 6 in. brick and picket fence wall on the 17th road frontage and to maintain a 5 ft. wide landscaped shrubbery area adjacent thereto; that there will be two parkway type pump islands constructed, each set back 15 ft. from the Clintonville street and 154th street frontages; that in the event of a street widening of Clintonville street, the proposed pumps can be readily relocated to adjust to the new conditions; that the balance of the plot will be concrete or tarvia paved and signs will be limited as shown on plans; that the location of the building at the southerly end of the plot will leave the plot unbuilt upon at and near the intersection of Clintonville street, 17th road and 154th street, thereby contributing to public safety by providing clear traffic visibility at the corner; that the limitation of the term of the gas station would serve as a protection to the neighborhood so that, in the event the character of the neighborhood should change, the proposed gas station use may be terminated; that a grant of this application would result in a substantial investment to improve the property, thereby increasing the assessed valuation and the real estate tax revenues for the City of New York; and

WHEREAS, the applicant states that the present owner has held title to the property since July 16, 1954 and that the assessed valuation of land is \$4,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e of the zoning resolution for a term of fifteen years to permit the premises as proposed to be occupied as a gasoline service station as shown on plans filed with this application marked, "Received July 13, 1955" (3 sheets) and "October 25, 1955" (one sheet) *on condition* that all buildings and uses on the premises shall be removed and the premises shall be levelled substantially to the grade of the abutting streets; that the premises shall be constructed and arranged substantially as indicated on such plans above cited; that the space mapped for the proposed widening of Clintonville street shall not be used as a part of the station except as a means of access thereto from the curb cuts to Clintonville street; that the accessory building shall be of the design and arrangement as indicated; that there shall be no cellar under the accessory building; that the pumps shall be of a low approved type, erected not nearer than fifteen feet to the existing building line of 154th street; that such pumps facing Clintonville street may be located so as to be not over fifteen feet from the present building line of Clintonville street but shall be removed so as to be not nearer than fifteen feet to the mapped line of Clintonville street when such widening takes place; that gasoline storage tanks shall be limited to ten (10) 550 gallon approved tanks; that on the southerly lot line there shall be erected a masonry wall, agreeing with

the brick work used on the accessory building, not less than 5 ft. 6 in. in height, except that such wall may be reduced to a height of not less than 4 ft. 6 in. within 5 ft. of the building line; that planting areas shall be maintained as shown to the north and south; that at the south building line there shall be constructed a similar wall to a total height of not less than 3 ft. 6 in.; that such planting areas shall be planted with suitable planting and protected with concrete curbing not less than six inches in width and six inches in height above grade; that the balance of the premises shall be paved with concrete or asphaltic pavement where not occupied by accessory building or pumps; that the proposed strip as mapped for the widening of Clintonville street shall be similarly paved and shall be used for no other use than for crossing for access to the gasoline service station; that the curbing and sidewalks abutting the premises shall be constructed and maintained to the satisfaction of the Borough President; that curb cuts shall be restricted to two curb cuts each 30 ft. in width to 154th street, and two of similar width to Clintonville street; that no portion of any curb cut shall be nearer than five feet to a lot line as prolonged; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7e, for a similar term, there may be minor repairs with hand tools only for adjustments maintained solely within the accessory building; that also under Section 7e there may be parking of cars for a similar term provided that such parking does not interfere with the servicing of the station; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the building line at 154th street of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, and permitting such sign to extend beyond the building line for a distance of not more than four feet; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

1044-55-A

APPLICANT—Paul Friedman, for Joseph G. Gentle, owner.

SUBJECT—Application December 27, 1955—filed pursuant to section 35, General City Law re part of premises located in bed of mapped street—Clintonville street.

PREMISES AFFECTED—17-32 to 17-46 (17-42 official) Clintonville street, 154-02 to 154-04 17th road, southwest corner, and 17-27 to 17-37 154th street, Block 4730, Lot 4, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Arthur Levine.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE TO GRANT, ON MARCH 13, 1956.

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Not Voting: Commissioner Keating 1

ACTION ON BOARD ON MARCH 16, 1956—Laid over on March 16, 1956 to April 17, 1956, at 10 A.M. for further consideration after selection by Board of Estimate of school site, publication of Board's action of March 13, 1956 withheld; hearing previously closed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated December 15, 1955, acting on N.B. App. 2525/55 reads:

"2. The erection of planting areas, fence and gasoline pumps in the bed of a mapped street is contrary to Article 35 of General City Law."

and

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WHEREAS, the applicant states the premises consist of a lot 145 ft. by 38 ft. by 125 ft. by 113 ft., located in a local retail use, D area, Class $\frac{1}{2}$ height district on which it is proposed to erect a one-story building, 13 ft. in height, Class 3 construction, 45 ft. and 62 ft. 8 in. front by 29 ft. in depth, and use and occupy the premises as a gasoline service station, lubricatorium, minor repairs with hand tools, auto washing, office, sale of accessories and parking of cars awaiting service, as more fully described in application for zoning variance under Cal. 573-55-BZ; and

WHEREAS, the applicant states that Clintonville street is indicated at a width of 80 feet on the final map; that the old road about 50 feet wide is dedicated to public use; that there is a proposed widening of about 20 feet on the westerly side and about 10 feet on easterly side of the dedicated area which is in private ownership; that there is no proceeding pending to acquire title to the proposed widening; and

WHEREAS, the applicant states the proposed building will be confined to the portion of the property which does not lie within the bed of the mapped street widening except for one pump island, portions of two brick fence walls and planting areas; and

WHEREAS, the applicant further states that in the event the City does acquire the property in condemnation for street purposes, it will be a simple matter to relocate the pump island and reduce the extent of the fence walls and planting areas so that no portions thereof will be in the bed of the mapped street; and

WHEREAS, the applicant states that no damages will be claimed against the city by reason of the condemnation of portion of the plot in the bed of the mapped street arising out of the establishment of the proposed use or by reason of compliance with any conditions which the Board may impose in connection with the regulation of the proposed use; and

WHEREAS, the applicant request that in view of the foregoing it is requested that this appeal be granted subject to such conditions as the Board may deem necessary; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the borough superintendent, acting on N.B. App. 2525/55, Objection No. 2, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, on condition that the requirements of the resolution adopted this day under Cal. No. 573-55-BZ shall be complied with.

576-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Automobile Club of New York, Inc., owner.

SUBJECT—Application July 14, 1955—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and retail use, E-1 and D area, district, the proposed parking of employees' and members' cars and business entrances within the residence portion of the plot; the proposed structure using more than the area permitted.

PREMISES AFFECTED—186-06 Hillside avenue and 88-01 to 88-09 186th street, southeast corner, Block 9934, Lot 20, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 24, 1956 after due notice by publication in the Bulletin; laid over to May 22, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 186th street are in residence and retail use, E-1 and D area, class $\frac{1}{2}$ height districts; Hillside avenue is in a retail use, D area, class $\frac{1}{2}$ height district; and

WHEREAS, the decision of the borough superintendent, dated July 12, 1955 acting on N.B. Applic. 2445-55, reads.

"1. Area of proposed structure exceeds that permitted by Sec. 14 of the Zoning Resolution. (Commercial occupancy is limited to percentage of retail use portion of plot only).

2. Proposed parking of Employees and Members cars and business entrance (curb cut) within the Residence portion of plot is contrary to Art. 11 Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 101.39 ft. frontage by 113.64 ft. in depth, now vacant; that it is proposed to erect a 2 story building of class 2 construction having a frontage of 86 ft. on Hillside avenue and a depth of 74 ft. on the 1st floor and a frontage of 86 ft. on Hillside avenue and a depth of 77 ft. on the 2nd floor; that it is also proposed to use the 1st floor of the building by the owner as a travel counseling bureau with the necessary waiting room, lounge, toilets and storage space; that it is further proposed to use the 2nd floor for offices; that it is also proposed to use the rear open area as a driveway and for the parking of employees' and members' cars; and

WHEREAS, the applicant states that part of the premises within 100 ft. of Hillside avenue is in a retail use district and a class D area district and the balance of the site is in a class E-1 area district and a residence use district; that as of July 25, 1916 the entire site was in a class C area district and a class 1 height district and received its present area and height designations on June 30, 1952; that as of July 25, 1916 that part of the premises within 100 ft. of Hillside avenue was in a business use district and received its present use designation on January 21, 1947; and

WHEREAS, the applicant contends that as aforementioned the rear of the site projects slightly into the residence zone; that the building will be constructed entirely in the retail district and the uses proposed are legal uses in said district; that the open area at the rear of the site will be used as a driveway and for the parking of employees' cars partly in a retail and partly in a residence use district; that the parking of cars in the retail part of the lot is a legal use and it is proposed under this application to extend said parking a small distance into the residence district for an area amounting to only 586 sq. ft.; that part of the site within the retail use district and class D area district has an area of 9941.55 sq. ft.; that the proposed building has an area of 6485.5 sq. ft. on the 2nd floor and 6364 sq. ft. on the 1st floor and as the allowable coverage in the retail part of the site is 6217.85 sq. ft., the building on the 2nd floor exceeds the allowable by 267.65 sq. ft. and only 146.15 sq. ft. on the 1st floor; that if the entire site could be used for computing the allowable coverage, both the 9941.55 sq. ft. in the retail district and the 586 sq. ft. in the residence district, there would be an allowable coverage of 6481.55 sq. ft. and the allowable coverage would then only be exceeded by only 4 sq. ft. by the building, and then only on the 2nd floor; that as the use and area district lines cut through the rear of the site with the major portion in the retail and D zones, it has produced a hardship on the owner in view of the fact that the excessive area is mainly at the 2nd floor due to the building having been designed with an overhang which was designed purely as an architectural feature and will improve the appearance of the entire community to such an extent that the slight excessive coverage of the building will more than compensate; and

WHEREAS, the applicant states that the present owner has held title to the property since October 9, 1953 and that the assessed valuation of land is \$18,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which noted that the

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proposed building is substantially in compliance with the requirements and that no portion of it is to be erected within the residence use district, and recommends that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the extension of use of the building as proposed and on the unbuilt upon portion of the plot parking of employees' and members' cars, as shown and indicated on plans marked "Received July 14, 1955", 7 sheets, and "April 9, 1956", 1 sheet, *on condition* that the plot shall be for the use proposed and no other; that there may be a curb cut on 186th street, not exceeding 15 feet in width; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

618-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Hyman Herringman, owner.

SUBJECT—Application July 22, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles, with proposed show windows and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—3902-3924 Avenue U, south side, from Ryder street to Kimball street, 2201-2211 Ryder street and 2202-2212 Kimball street, Block 8556, Lot 37, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: P. R. Manetta.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 17, 1956 after due notice by publication in the Bulletin; laid over to May 15, 1956, for inspection and decision; hearing closed; then to May 22, 1956, at the request of applicant; and for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a retail use, D area, class 1 height district; Avenue U, Ryder street and Kimball street are in retail and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated July 20, 1955 acting on N.B. Applic. 1290-55, reads:

"1. The proposed gasoline service station, lubritorium, auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles in a Retail Use District is contrary to Art. II Section 4-A of the Zoning Resolution.

2. The proposed show windows and signs facing on a street within 75'-0" of a residential use district is contrary to Art. II Section 7-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 100 ft. in depth, now vacant; that it is proposed to secure a variance for a period of 15 years in order to erect a modern gasoline service station consisting of twelve 550 gallon gasoline tanks and 6 dispensing pumps; that the contemplated accessory building will be one story in height, of class 3 construction, having a frontage of 45 ft., a depth of 28 ft. 4 in. and contain the

conjunctive uses of lubritorium, car washing, minor auto repairs, storage room, office and sales; that a portion of the open area will be reserved for the parking and storage of motor vehicles; and

WHEREAS, the applicant states that as of July 25, 1916 the premises were in an unrestricted use; that on July 29, 1940 the premises were changed to a business use district and received its present use designation on July 27, 1954; and

WHEREAS, the applicant contends that Avenue U is a main auto lane leading east and west across Brooklyn and as such is entirely in keeping at this point; that although the site is in a retail district the erection of stores would not be feasible as the possible home development upon which stores would depend ends at the southerly end of block 8556, within which the site is situated, and blocks 8555 and 8557; that Marine park at the end of said block precludes any further home erection; that the entire shopping for this area is done in the vicinity of Avenue U west of Gerritsen avenue and at Avenue U and Coleman street, and there are more than sufficient stores in said areas for public requirements; that within the affected area there are many non-conforming uses as follows: block 8537, lot 1—gas station; block 8555, lots 37 and 43—gas station; block 8557, lot 39—gas station; block 8558, lot 36—gas station; block 8540, lot 5—garage; that with the site occurring in between non-conforming uses directly to the west and east, it would not be feasible to develop the site otherwise than as proposed; that it would be a hardship to deprive the owner of the site the same privileges now enjoyed by present gas stations in the affected area; that the signs on the accessory building and the show window occur a distance of 69 ft. back of the building line of Ryder street and 24 ft. from the building line of Kimball street, so that the residential aspect of these streets cannot possibly be affected; and

WHEREAS, the applicant states that the present owner has held title to the property since April 21, 1949 and that the assessed valuation of land is \$16,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f and A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f and A for a term of 15 years to permit the premises to be occupied as a gasoline service station and accessory uses substantially as proposed and as indicated on plans filed with this application marked "Received July 22, 1955" (one sheet), "October 13, 1955" (2 sheets) and "April 11, 1956" (one sheet) *on condition* that all building and uses that may exist on the premises shall be removed and the premises shall be levelled substantially to the grade of Avenue U; that the premises shall be constructed and arranged substantially as indicated on revised plans marked "Received October 13, 1955" (2 sheets) and "April 11, 1956" (One sheet) except that the accessory building shall be redesigned and plans submitted to the Board for further consideration; that there shall be no cellar under the building; that toilet rooms shall be arranged so as not to be contiguous; that the space behind the accessory building shall be landscaped as proposed; that heating may be by means of an approved suspended heater; that the building shall be faced with face brick; that pumps shall be of a low approved type erected not nearer than 15 ft. to the street building line of Avenue U; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that the balance of the premises where not occupied by the accessory building and pumps shall be paved with concrete or asphaltic pavement; that along the lot line to the rear there shall be constructed a masonry wall not less than 5 ft. 6 in. in height; that a similar wall shall be erected along the westerly lot line to Avenue U, and similarly along the easterly lot line, such walls may be reduced to a height of not less than 4 ft. 6 in. within 10 ft. of the street building line; that curb cuts shall

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be restricted to curb cuts as shown to Avenue U consisting of three curb cuts not over 30 ft. in width each, with no portion of any curb cut nearer than 5 ft. to a side lot line as extended; there shall be no curb cuts on Kimball street; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line toward the west of a post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend at right angle to Avenue U beyond the building line for a distance of not more than 4 ft.; that at the intersection of Ryder street and Avenue U and Kimball avenue and Avenue U, at each location, there shall be erected a block of concrete extending not less than 5 ft. from the intersection along either street and not less than 12 in. in height; that such fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that under Section 7i for a similar term there may be minor repairing with hand tools only for adjustment maintained solely within the accessory building; that there may be one curb cut within the first 25 ft. from the intersection of Avenue U and Ryder street; that such curb cuts as hereinbefore permitted are permitted under Section 7A of the Zoning Resolution; that under section 7h there may be parking and storage of motor vehicles; that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

734-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 19, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in retail use district proposed use of premises for high speed auto laundry, office, waiting area and simonizing, with ground signs closer to residence use district than is permitted.

PREMISES AFFECTED—14-59 150th place, east side, 44.66 ft. north of Cross Island parkway and 14-54 Clintonville street, Block 4697, Lot 8, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Edward F. Hosingier.

For Opposition: Walker V. Bouquet.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 3, 1956 after due notice by publication in the Bulletin; laid over for further consideration after hearing to be held on April 10, 1956, on similar application under Cal. 752-55-BZ, affecting property in the vicinity; hearing to be continued; then to May 1, 1956, for inspection and decision; hearing closed; then to May 15, 1956, for information as to acquisition of Lot 25 in Block 4717 and whether revision of plans is contemplated, and for decision; then laid over to May 22, 1956, for decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 150th place are in a retail use, D area, class 1½ height district; Clintonville street is in retail and business use, D area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated September 9, 1955, acting on N.B. Applic. 3388-55, reads:

"1. Proposed use of premises located in a retail district as a high speed auto laundry, office, waiting area

and drying area for motor vehicles, and simonizing, is contrary to Sec. 4A and Sec. 4-52 of zoning resolution.

2. Ground signs are contrary to Sec. 4A and Sec. 4-49 of zoning resolution. Note signs not further considered. Note separate application required."

and

WHEREAS, the applicant states that the premises consist of a plot, 28 ft. frontage by 297.70 ft. in depth, now vacant; that it is proposed to secure a variance for a term of 15 years in order to develop the site with a modern high speed auto laundry, one story in height, of class 3 construction, having a frontage of 28 ft. and a depth of 100 ft.; that this building will be used as an office and for the high speed washing and simonizing of motor vehicles, the open area to the east will be used for cars waiting to be washed and the vacant area to the west will be used for the drying of cars; that a 5 ft. 6 in. high woven wire fence will be erected on all lot lines where the building does not occur; and

WHEREAS, the applicant states that the use district maps show that the premises are in a retail use district, class D area district and class ½ height district; that as of July 25, 1916 the premises were in an unrestricted use district, class D area district and class 1 height district; that as of March 3, 1940 the site was placed in a residence use district and on December 4, 1952 the present use designation became effective; that on March 3, 1940 the site was placed in a class E area district and on December 4, 1952 the present area and height designations became effective; and

WHEREAS, the applicant contends that inasmuch as proper and sufficient area has been reserved for cars waiting to be washed and dried, the area cannot be affected; that the entire area north of Cross Island parkway is either in a business or retail district, so that the proposal cannot affect these properties and the dwellings in the area will not be adversely affected inasmuch as the dwellings are in a retail and business district; that Clintonville street is a heavily trafficked auto lane and as such the proposal is entirely in keeping at this point; that the premises directly across the street on Clintonville street in block 4717, lot 16 is owned by the same owner as the site, so that said property will not be affected; that in addition lot 16 is developed with a shopping center which also has created the need for the proposed auto laundry, which is as much a necessity in this modern age as any local shop or store; that the premises to the north, comprising the major portion of block 4697 containing the site in question, is owned by the same owner as the site, so that said property cannot be adversely affected; that the property directly across the street on 150th street in Block 4680, lot 3 is developed with a gas station, which is a non-conforming use in the retail district, and in the same block as the site, block 4697, lot 15 is also developed with a gas station; that these uses within the affected area definitely make the proposal in keeping as the area does not have a strictly retail use aspect; that the proposed ground signs are required for proper advertising of the proposal and inasmuch as each sign is only 100 sq. ft. in area, the area will not be affected; and

WHEREAS, the applicant states that the present owner has held title to the property since February 18, 1955 and that the assessed valuation of land is \$22,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and consideration has been given to the proposed building for car washing and the committee recommended that the application should be granted under certain conditions;

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7e for a term of fifteen years to permit the proposed building as an automatic auto laundry substantially as proposed and as indicated on plans filed with this application marked "Re-

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ceived September 19, 1955, (2 sheets) and "April 2, 1956" (one sheet) *on condition* that the building shall be located at the distance from 150th place and Clintonville street as shown; that the building shall be faced with face brick and that there shall be no windows in the building facing south; that windows facing north may be permitted and such windows shall be of steel frame sash; that the entrance and exit space for reservoir shall be paved with concrete or asphaltic pavement; that curb cuts may be located opposite entrance and exit where shown, not over 24 ft. and 28 ft. in width; that retaining walls as may be necessary toward the south shall be constructed by this owner for protection to the adjoining premises; that signs shall be restricted to such signs as are permitted within the district in which the premises are located; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that sidewalks and curbing in front of the premises shall be reconstructed or repaired to the satisfaction of the Borough President; and that all permits shall be obtained, including of certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

811-55-BZ

APPLICANT—Ingram S. Carner, for Milton Waldman, owner.

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district, the erection and maintenance of a 2 car garage located within 15 ft. of the street line.

PREMISES AFFECTED—157-68 20th avenue, southwest corner of 160th street, Block 4750, Lot 41, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner and Milton M. Waldman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 17, 1956 after due notice by publication in the Bulletin; laid over to May 15, 1956, for inspection and decision; hearing closed; then to May 22, 1956, for applicant to file plan of the immediate area and for decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, F area, class ½ height district; Francis Lewis boulevard, 160th street and 20th avenue are in residence and local retail use, F area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated October 10, 1955 acting on N.B. Applic. 3643-55, reads:

"1. A garage located within 15'-0" of the street line is contrary to the Zoning Resolution—Art. IV Sect. 16(a)."

and

WHEREAS, the applicant states that the premises consist of a plot, 65 ft. frontage by 95.02 ft. in depth, irregular, on which is located a one family residence and parking space; that it is proposed to erect and maintain a 2 car garage within 15 ft. of the street line; and

WHEREAS, the applicant states that the premises has a frontage of 65 ft. on 20th avenue, a frontage of 47.12 ft. on 160th street, the rear line is irregular 75.58 ft. and 6.54 ft. and the westerly lot line is 95.02 ft.; that the property referred to is presently zoned as a residence district, class ½ height district and an F area district; that as of July 25, 1916 the portion of the property which is within 100 ft. of Willets Point boulevard was zoned business and the remainder was zoned residence; that the business portion was changed to local retail on July 17, 1952 and then changed

to its present residence designation on July 7, 1953; that as of July 25, 1916 the property was zoned as a one times height district and a D area district and was changed on July 7, 1953 to its present class ½ height district and an F area designation; that no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant further states that the property is presently improved with a 1 story, 1 family residence erected under N.B. 743-51, for which certificate of occupancy No. Q75917 was issued on September 18, 1951; that at that time and until July 7, 1953 the property was partly in a business and residence use and then local retail and residence use and D area district, and it was then permitted to erect a 2 car accessory garage to the premises; that the owners of the premises are both physicians and are man and wife residing on the premises; that they depend upon proper protection of their automobiles to serve their patients and it is imperative that they be able to properly garage their cars; and

WHEREAS, the applicant contends that as shown on plot plans filed with this application, the plot is quite irregular and it is both impractical and almost impossible to install a 2 car garage at the rear of the present building; that the arrangement as shown on plans marked proposed conditions is a logical solution and would not adversely affect any of the adjoining property owners, as this corner faces heavily trafficked Francis Lewis boulevard to the east, along with the small traffic square of Willets Point boulevard; and

WHEREAS, the applicant states that the present owner has held title to the property since October 5, 1951; that the assessed valuation of land is \$1,700 and of the building \$6,800 making a total of \$8,500; that the building was erected in 1950; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, the matter having been laid over for further consideration and for plans that the Board requested to be filed by the applicant showing the true conditions of the premises and the adjoining premises; the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 to permit the location of the two-car garage accessory to the dwelling on the premises substantially as proposed and as indicated on plans filed with this application marked "Received October 18, 1955" (3 sheets) "May 21, 1956" (3 sheets) *on condition* that the building shall conform in all other respects to all laws, rules and regulations applicable to the construction and occupancy; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

813-55-BZ

APPLICANT—Paul Friedman, for Jack Lurio, owner (Lindell's Corner Food Shop, Inc., lessee).

SUBJECT—Application October 18, 1955—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use, D area district, the extension of an existing commercial building into the residence district portion of the plot, using more than the area permitted.

PREMISES AFFECTED—1521-1523 Avenue U, northwest corner of East 16th street, Block 7320, Lot 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Levine.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application April 24, 1956 after due notice by publication in the Bulletin; laid over to May 22, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 16th street are in retail and residence use, D area, class 1 height districts; Avenue U is in retail and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 19, 1955 acting on Alt. Applic. 3159-55, reads:

"1. Proposed extension to a commercial bldg. which will extend into a residential district, is contrary to Art. 2 Sect. 3 of the Zone Resolutions.

2. The existing bldg. & new extension will exceed area for a "D" district & is contrary to Art. 4 Sect. 14c of the Zone Resolutions."

and

WHEREAS, the applicant states that the premises consist of a plot, 45 ft. 2 in. frontage by 154 ft. in depth, developed with a one story and cellar building, 45 ft. 2 in. front by 100 ft. in depth and 37 ft. 2 in. rear, located entirely in the retail use district portion of the plot, for which certificate of occupancy No. 115744 was issued on November 12, 1956 for use as restaurant and stores; that it is proposed to build an extension to the existing building, 25 ft. 6 in. by 44 ft., to be used as a dining room in connection with existing restaurant, using more than the permitted area; and

WHEREAS, the applicant states that the subject premises is presently zoned as a class 1 height district and a D area district; that the portion of the property within 100 ft. of Avenue U is presently zoned as a retail district and the remainder is zoned as a residence district; that the height and area designations and the residence portion have not been changed since July 25, 1916; that as of July 25, 1916 the portion within 100 ft. of Avenue U was zoned business and was changed to retail on April 8, 1954; that no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that there is a need for additional space to accommodate the patrons of the existing restaurant at the premises whose present facilities are inadequate; that the present restaurant is approximately 20 ft. by 100 ft., or 2,000 sq. ft. in area; that the proposed extension, 44 ft. by 25 ft. 6 in. will provide an additional 1122 sq. ft. of floor space and increase the present facilities by more than 50%; that the present restaurant, adjoining the Avenue U station of the B.M.T. line is in the heart of the highly developed Avenue U shopping center; that the vacant land in the residence use district portion of the plot abutting the existing building cannot be developed practically for residence purposes because the lot depth of 40 ft. 2 in. is too shallow for practical use for dwelling purposes; that in addition the rear of the lot abuts the embankment of the Brighton line of the B.M.T., so that the 1st floor level has inadequate rear light and ventilation, while the 2nd story level is in full view of the B.M.T. passenger platform; that the portion of the subject premises in the residence use district portion of the plot differs from the other premises north of the plot along East 16th street in that the other premises are more remote from the retail use district and are not affected by the B.M.T. passenger platform which is partially enclosed and which enclosure ends approximately at the northerly lot line of the subject premises; that the proposed extension would be only one story (12 ft.) in height, would have no show windows or other openings, signs, entrances or exits for patrons (except for an emergency exit) on East 16th street and would be designed in harmony with the existing structure; that the entire unbuilt upon portion of the plot, approximately 1068 sq. ft.,

would be seeded and landscaped, except where cement walks would be maintained, and would provide a buffer between the proposed building and the adjoining premises; that adjoining premises to the north will be benefited by the proposed building as it is only one story in height and will provide a 10 ft. yard between the two premises; that if a conforming use residence were to be built it would have to be two stories in height due to the shallow lot depth and could be built flush to the north side lot line, thus interfering with the light and ventilation of the adjoining building; that the properties further north of the subject premises along East 16th street are sufficiently remote from the subject premises so as not to be affected thereby; that the properties on the easterly side of East 16th street in the residence use district would not be affected as they are remote from the subject premises and in addition adjoin existing store premises along East 16th street, part of which are in a residence use district and for which the Board granted a use variance on March 21, 1931 under Cal. No. 157-30-BZ; that the amount of excess coverage is only 940 sq. ft. or 14.59% more than the permissible area of coverage, computed as follows: total area of plot—6426 sq. ft.; proposed area of coverage—5224 sq. ft. or 81.26%; permissible area of coverage—70% of 5000—3500; 55% of 1426—784; 4284 sq. ft. or 66.67%; excess area—940 sq. ft. or 14.59%; that the proposed one story extension would not adversely affect nearby properties; and

WHEREAS, the applicant states that the present owner has held title to the property since August 26, 1954; that the assessed valuation of land is \$49,000 and of the building \$19,000 making a total of \$68,000; that the building was erected in 1946; and

WHEREAS, the premises and surrounding area where inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the zoning resolution and that the application be and it is hereby *granted* under Section 7c as to use and Section 21 as to area, to permit a one story extension of the existing building for the same use, substantially as proposed and indicated on plans filed with this application, marked "Received October 18, 1955", 5 sheets, and "April 16, 1956", 1 sheet, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that no sign shall be erected within the extension proposed in the residential zone; that along the rear lot line of the extended premises there shall be erected a woven wire fence of the chain link type with material attached thereto to provide a closed fence; that along the street building lines of Avenue U and East 16th street there shall be a similar fence, which shall have a gate in it on East 16th street, which shall normally be kept closed; that the unbuilt upon area shall be maintained with grass and shrubbery; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

861-55-BZ

APPLICANT—Charles M. Spindler, for Elizabeth Lipsnitz, owner.

SUBJECT—Application October 28, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs, with hand tools only.

PREMISES AFFECTED—39-47 Neptune avenue, north side, 95.50 ft. west of East 13th street, Block 7486, Lot 48, Borough of Brooklyn.

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APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Conolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 24, 1956 after due notice by publication in the Bulletin; laid over to May 22nd, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Neptune avenue and East 13th street are in a business use, A area, class 1 height district; Homcrest avenue is in a residence use, A area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 24, 1955 acting on N.B. Applic. 2564-55, reads:

"1. Proposed gasoline service station, auto washing, lubrication, office, accessory sales, minor repair with hand tools only, in a business use district is contrary to Article II, PP. 4a, subsection 29 & 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 96.56 ft. frontage by 102.56 ft. in depth, irregular, on which is located a lumber shed; that it is proposed to develop the site with a modern gasoline service station; that the proposed building will have a face brick facade, pumps will be set 15 ft. back from the building line and fences will be provided along both interior lot lines; that minor repairing will consist of minor repairs with hand tools only and will be confined to the interior of the accessory building; and

WHEREAS, the applicant states that the site consists of a triangular interior lot with a frontage of 96.56 ft. on Neptune avenue, which is at present developed with a one story frame lumber storage building 52 ft. 2 in. by 48 ft. 2 in. in size, which will be demolished if this application is granted; that the site was originally part of lot 43, the adjoining lot to the east, which is still under the same ownership as the site; and

WHEREAS, the applicant further states that the entire westerly lot line of the site adjoins the earth railroad embankment of the BMT Brighton line and there is a railroad bridge for this line across Neptune avenue just west of the site; that adjoining the site to the east (block 7486, lot 43) is a plot under the same ownership as the site; that the easterly portion of lot 43 is a used car lot occupied in conjunction with the auto sales agency and repair shop on the next block to the east (block 7487, lot 22); that East 13th street, separating these two plots, is a mapped street not physically opened; that the westerly portion of lot 43, immediately abutting the subject site is developed with a one story building occupied by a lumber company for the storage and sale of mill work and similar products; that the affected area is replete with non-conforming uses, principally automotive in character; that within the affected area there are 3 gas stations and 5 motor vehicle repair shops in conjunction with auto sales agencies; that the above mentioned uses occupy more than three-quarters of all the frontage within the affected area; and

WHEREAS, the applicant contends that since the site is located between the lumber company building on lot 43 and the high earth railroad embankment, and since both of these lots extend beyond the rear of the site, the present proposal cannot adversely affect surrounding property; that the proposed modern building with a face brick facade will be a distinct improvement over the dilapidated vacant frame building now occupying the site; and

WHEREAS, the applicant states that the entire site was located in an unrestricted zone until October 10, 1930 on which date the portion of the site within 100 ft. of Neptune

avenue was changed to a business use district, and a small triangle beyond this point was changed to a residence use district; that this residence use designation was later changed to business on February 7, 1949; that the height and area designations have remained unchanged since 1916; that in view of the above, it is requested that this application be granted for a temporary term of 15 years; and

WHEREAS, the applicant states that the present owner has held title to the property since March 19, 1948; that the assessed valuation of land is \$26,500 and of the building \$5,500 making a total of \$32,000; that the building was erected in 1936; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7f, for a term of fifteen years, to permit the premises to be occupied as proposed as a gasoline service station and accessory uses, as shown on plans filed with this application, marked "Received October 28, 1955", 4 sheets, and "April 3, 1956", 1 sheet, on condition that all buildings and uses shall be removed from the site and the premises arranged and constructed substantially as shown on such plans; that the accessory building shall have no cellar and shall be faced with face brick on the front side to the south and the side to the west and shall be arranged and designed as shown on such plans; that pumps shall be of a low approved type, erected not nearer than 15 ft. to the street building line; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that along the westerly lot line there shall be maintained continuously a woven wire fence of the chain link type erected on a masonry base to a total height of 5 ft. 6 inches; that along the easterly lot line there shall be erected a similar fence of similar height on such portions of the easterly lot line as are not occupied by proposed accessory building and buildings existing on the adjoining plot; that in the event the adjoining building is removed, the fence on the lot line shall be constructed to the street building line of Neptune avenue; that where not occupied by buildings and pumps, the premises shall be paved with concrete or asphalt; that the sidewalk and paving abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that curb cuts shall be restricted to two 30 ft. cuts, located where shown, with no portion of any curb cut nearer than 5 feet to a side lot line as prolonged; that signs shall be restricted to permanent signs attached to the facade of the accessory building on the southerly side only and to the illuminated globes of the pumps, excluding all temporary signs and roof signs, but permitting the erection within the building line of one post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, which sign may extend over the building line for not more than 4 feet; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; and that under section 7i there may be motor vehicle repairing maintained only within the accessory building with hand tools only for adjustments; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

871-55-BZ

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (United Cerebral Palsy of Queens, Inc., contract vendee).

SUBJECT—Application November 4, 1955—re (decision of the borough superintendent) under sections 7e and 21 of zoning resolution, to permit in a residence use, E area district, the erection and maintenance of a building for therapy, vocational rehabilitation (to include instruction

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on machines, recreation, administration), the building to exceed permissible coverage.

PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: I. F. Kardos, M. T. Reilly, Michael Lucetti, John Malfetano and Mildred Morris.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 20, 1956, after due notice by publication in the Bulletin; laid over to April 24, 1956, for inspection and for any additional new statements by objectors; also for applicant to submit arguments in substantiation of section 21 of the Zoning Resolution, practical difficulty and unnecessary hardship; then to May 22, 1956, for inspection and decision; applicant to file revised plans as to coverage, and for inspection of work done by persons at present quarters on Jamaica avenue; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 164th street and Goethals avenue are in a residence use, E area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 21, 1955 acting on N.B. Applic. 4499-55, reads:

"1. The use of the premises located in a Residence Use District for therapy, vocational rehabilitation, recreation, administration (vocational rehabilitation will include instruction on machines) is contrary to Art. II Sec. 3 of Z.R.

2. The percentage of area occupied at curb level exceeds permissible coverage and is contrary to Art. IV Sec. 15(c) of Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 140 ft. frontage by 131.76 ft. in depth, presently vacant; that it is proposed to erect and maintain a building of class 3 construction, 97 ft. front, 73 ft. deep, 3 stories in height, using more than the area permitted, without the required 10 ft. setback from the street line; and

WHEREAS, the applicant states that as of July 25, 1916 the portion of the property within 100 ft. of 164th street was zoned as a business district and was changed to its present residence designation on September 18, 1947; that the remainder of the property has been zoned residence since July 25, 1916; that as of July 25, 1916 the property was zoned as a D area district; that on June 1, 1934 the portion of the property more than 100 ft. from 164th street was changed to an E area district and on February 7, 1949 the portion of the property within 100 ft. of 164th street was changed to an E area district; that the height designation has no been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant further states that this building is to be occupied by the victims of cerebral palsy; that the interior of the building on the 1st floor will consist of administration offices, physical therapy rooms, recreation room and workshop; that it was at first thought that the construction of such a building on a residential piece of property would be classified in the same manner as a hospital; that, however, the said building, will contain a workshop in which cerebral palsy victims will be taught to use various tools and also to manipulate their hands in a conveyor type of operation in which they will actually participate in packing products, etc.; and

WHEREAS, the applicant contends that there will be display cases in front of the building displaying the wares produced in the workshop by the victims and a retail counter situated in the lobby in the event visitors may desire to pur-

chase the products produced; that on the north side of the building there will be a social terrace and a large planting area; that on the extreme northerly end of the property, there will be located a driveway leading to the parking of motor vehicles, which will take place in the rear of the property; that the property is situated opposite Queens General hospital; that there has been a great need for a building of this type in Queens county and after consideration of many sites, this site is most centrally located; and

WHEREAS, the applicant states that the present owner has held title to the property since January 4, 1937 and that the assessed valuation of land is \$9,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and inspection has also been made of the present building in operation in Jamaica; and

WHEREAS, revised plans have been examined by the borough superintendent under N.B. App. 4499/55, on May 22, 1956, and under such examination the plan as now proposed showing a building reduced in size, has been determined to be in compliance with the area requirements of the zone affected; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of twenty years, to permit as to objection 1 the use proposed, in accordance with plans filed with this application, marked "Received November 4, 1955", 1 sheet, "December 28, 1955" 3 sheets, and revised plan showing a building reduced in size, marked "Received May 17, 1956", 1 sheet, *on condition* that the building in all other respects shall comply with all laws, rules and regulations applicable thereto; that in all other respects the building and occupancy shall comply with the requirements of the zone in which it is located; that this variance is substantially for the use proposed and for no other use; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution; and withdrawn as to Objection 2 to comply.

61-56-A

APPLICANT—Burke, Green and Groh, for Albert and Sadie Greenberg, owners (United Cerebral Palsy of Queens, Inc., contract vendee).

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—stairways.

PREMISES AFFECTED—82-25 164th street, east side, 100 ft. south of Goethals avenue, Block 7038, Lot 20, Jamaica, Borough of Queens.

ACTION OF BOARD—Appeal withdrawn, to comply.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

984-55-BZ

APPLICANT—Gabriel Nathan, for Julius Singer and Harold Gavin, owners (Samuel F. Berner, lessee).

SUBJECT—Application December 14, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the use of premises as a children's day camp, day school, accessory two car garage and playroom.

PREMISES AFFECTED—125-147 (137) Beach 8th street, west side, 113.55 ft. south of Seagirt avenue, Block 143, Lot 13, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan.

For Opposition: None.

ACTION OF BOARD—Application denied.

MINUTES

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert,
Commissioner Keating and Deputy Chief Connolly.. 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 17, 1956 after due notice by publication in the Bulletin; laid over to May 22nd, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Beach 8th street and Seagirt avenue are in a residence use, E area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 8, 1955 acting on Alt. Applic. 2808-55, reads:

"2. The use of a childrens day camp, day school & accessory 2 car garage & play room, in a res. use district, is contrary to Art. 2, Sec. 3 of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 245.18 ft. frontage by 104.75 ft. and 115 ft. in depth, on which is located a one family dwelling; that it is proposed to use the property as a day camp and day school for about 180 children for the summer season only; that the property is ideally located for this purpose; that it is away from heavy traffic, which makes it safe for children and it is directly on the beach in a section which is distant from heavily populated public beach areas; and

WHEREAS, the applicant states that the use district was changed from business to residence December 28, 1939 and the area district was changed from D to E January 11, 1954; and

WHEREAS, the applicant further states that this property consists of a plot of land 104 ft. by 245 ft., irregular, on the west side of Beach 8th street and extending to the beach; that it is improved with a two-story and basement brick dwelling of non-fireproof construction and a two-car brick garage with a masonry stucco attached extension for caretaker's quarters; that it is also adjacent to a resort hotel under the same ownership and is surrounded by summer cottages and rooming houses and therefore cannot be objectionable to the neighborhood; that the residence building was erected under N.B. 10858-21; that the garage was erected under N.B. 3114-36 and the caretaker's quarters were added under Alt. 1158-46; that no plans are available for Alt. 1158-46 but the docket book indicates this to be an extension for dwelling purposes and shows the work signed off as completed; and

WHEREAS, the applicant contends that this day camp is to be in operation only in the daytime during the summer season; that the grounds are spacious and the children will be outdoors on the grounds or on the beach practically all the time of their daily attendance, except during inclement weather; that the residence building has 4 exits on the 1st floor, all leading directly to the ground; that the 2nd floor has a 3 ft. 3 in. wide stairway leading to the 1st floor foyer and 4 exit doors leading to an open roof deck from which it is proposed to erect a 4 ft. wide open iron stairway leading directly to the ground; that the children will be under strict supervision at all times, the lessee being a day camp operator of many years experience; and

WHEREAS, the applicant states that the present owner has held title to the property since October 11, 1955; that the assessed valuation of land is \$12,500 and of the building \$15,500 making a total of \$28,000 and that the building was erected in 1921; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 2808/55, Objection No. 2, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

985-55-A

APPLICANT—Gabriel Nathan, for Julius Singer and Harold Garvin, owners (Samuel F. Berner, lessee).

SUBJECT—Application December 14, 1955—Appeal from a decision of the borough superintendent—re frame building—school use, re stairs, etc.

PREMISES AFFECTED—125-147 (137) Beach 8th street, west side, 113.55 ft. south of Seagirt avenue, Block 143, Lot 13, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan.

ACTION OF BOARD—Appeal withdrawn. In view of the denial by the Board of Cal. No. 984-55-BZ, heard in conjunction with this appeal, the applicant desired to withdraw this appeal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

222-56-BZ

APPLICANT—Riverdale Station Parking, Inc., for New York Central Railroad Co., owner.

SUBJECT—Application March 23, 1956—(decision of the borough superintendent) under sections 21 and 7h of the zoning resolution, to permit in a residence use district, proposed parking lot for more than 5 cars.

PREMISES AFFECTED—East side of New York Central Railroad Right-of-Way, 392 ft. north of West 254th street and 300 ft. west of Palisade avenue, Block 3-27, part of Lot 100, Riverdale, Borough of The Bronx.

APPEARANCES—

For Applicant: Albert E. Wheeler and Richard J. McAnany.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 22, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, West 254th street and Palisade avenue are in a residence use, G area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 15, 1956 acting on Alt. Applic. 255-56, reads:

"3. Proposed parking lot for motor vehicles in a Residence use district is contrary to Art. 2, Sec. 3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot as follows: area 1, 20 ft. by 100 ft.; area 2, 60 ft. by 250 ft.; that the premises are now vacant; that it is proposed to use said premises for the parking of more than five motor vehicles; and

WHEREAS, the applicant contends that there are no fully improved or avenues within ½ mile of the station and with the greatly increased population due to multiple dwellings in the vicinity, the parking of cars on the narrow suburban roads and in the deep gutters creates a dangerous condition for drivers of passing cars, for pedestrians, where there are no sidewalks, and for fire apparatus in case of fire; that the parking lot will be primarily for railroad passengers; that it is to be built on railroad property, adjacent to the tracks and have an attendant, and is below the grade of adjacent property and fully obscured from the view of all residences; and

WHEREAS, the applicant states that the present owner has held title to the property since August 21, 1947; that the assessed valuation of land is \$4,420 and of the building \$400 making a total of \$4,820; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises to be occupied for the parking of motor vehicles, as proposed and as indicated on plans filed with this application, marked "Received March 23, 1956", 2 sheets, *on condition* that the parking areas proposed, namely #1 and #2, shall be surfaced with clean gravel or steam cinders treated with a binder and properly rolled; that suitable fences shall be maintained along such parking areas to the east side and to include as a means of exit to Palisade avenue the space where shown; that such space shall not be used for parking but solely for entrance and exit; that such fences and walls as now exist may be continued; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within six months from the date of this resolution.
Adjourned: 3:05 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, MAY 22, 1956, 2 P. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

985-40-SM—Vol. III

APPLICANT—National Gypsum Company, owner. (Sheldon H. Cady, agent).

SUBJECT—Application reopened November 15, 1955—re Amendment to resolution as to additional thickness of acoustical tile—re Travacoustic and Acousti Metal System (fireproof ceiling finish); previously approved.

APPEARANCES—

For Applicant: Richard Francis Keefe.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Keating and Deputy Chief Connolly..... 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 985-40—SM Vol. III

Subject: Amendment to resolution as to additional thickness of acoustical tile.

National Gypsum Company, Buffalo, New York requested by filing and application dated October 24, 1955 with the Board of Standards and Appeals that the resolution adopted October 22, 1940 and amended at various times through May 18, 1954 under Cal. 985-40-SM Vol. I and II be amended so as to include the material known as Travacoustic and acoustical tile, in $\frac{3}{4}$ inch thickness the application was reopened by a vote of the Board November 15, 1955 under Cal. No. 985-40-SM Vol. III.

Description

The material, Travacoustic and acoustical tile, was approved by the Board in thickness of $\frac{11}{16}$ inch, $\frac{13}{16}$ ", $\frac{7}{8}$ " and 1". The requested size is the same size except that the thickness is $\frac{3}{4}$ ". There has been no change in composition edge treatment or size, only change being in thickness.

Recommendation

The Committee on Test recommends that the resolution adopted October 22, 1940 and amended at various times through May 18, 1954 under Cal. No. 985-40-SM Vol. I and II be amended so as to include Travacoustic, and acoustical tile in $\frac{3}{4}$ " thickness on condition that the requirements

of the resolution adopted October 22, 1940 under Cal. No. 985-40-SM Vol. I be complied with.

(Sgd.) HARRIS H. MURDOCK,

Chairman,

JOHN A. DARTS,
Assistant Engineer.

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of October 22, 1940 through May 18, 1954 in accordance with the above report.

647-48-SA—Vol. II

APPLICANT—Automatic Burner Corp., owner. (E. F. Groves, agent).

SUBJECT—Application reopened January 24, 1956—re Amendment to resolution as to additional trade name—re ABC Oil Burner, Model 53 and Cities Service Oil Burner, Model CS53; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 647-48-SA Vol. II

SUBJECT: Amendment to resolution as to additional trade name.

Automatic Burner Corp., Chicago, Illinois requested by letter dated December 21, 1955 that the resolution adopted May 3, 1949 and amended at various times through November 22, 1955 under Cal. No. 647-48-SA Vol. I and II be amended so as to permit the ABC Oil Burner Models 53, 66 and 69 to be marketed by National US Radiator Corp., of Johnstown, Pa., under the trade name of National U. S. Oil Burner, Model 53, 66 and 69. The application was reopened by a vote of the Board January 24, 1956.

Description

The model 53 was approved by the Board May 3, 1949 and the models 66 and 69 were approved by the Board November 22, 1955 under Cal. No. 647-48-SA Vol. I and II.

Recommendation

The Committee on Test recommends that the resolution adopted May 3, 1949 and amended through November 22, 1955 be amended so as to permit the approved ABC Oil Burner Models 53, 66 and 69 to be marketed by the National U. S. Radiator Corp., Johnstown, Pa., under the trade name of National Oil Burner, Models 53, 66 and 69 on condition that the requirements of the resolution adopted May 3, 1949 under Cal. No. 647-48-SA Vol. I be complied with. The Committee on Test further recommends that the Model 66 may be marketed by the Crane Co. under the trade name of Crane Line Burners, Models 6110, 6112 and 6211.

(Sgd.) HARRIS H. MURDOCK,

Chairman,

JOHN A. DARTS,
Assistant Engineer.

GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of May 3, 1949 through November 22, 1955 in accordance with the above report.

MINUTES

283-50-SA—Vol. II

APPLICANT—Automatic Burner Corp., owner. (E. F. Groves, agent.)

SUBJECT—Application reopened January 24, 1956—re Amendment to resolution as to additional trade names—re ABC Oil Burner, Models 62 and 64; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 283-50-SA Vol. II

SUBJECT: Amendment to resolution as to additional trade names.

Automatic Burner Corp., Chicago, Illinois requested by letter dated December 21, 1955 that the resolution adopted October 17, 1950 and amended at various times through November 22, 1955 under Cal. No. 283-50-SA Vol. I and II be amended so as to permit the ABC Oil Burner, Models 54, 62 and 64 to be marketed by the National U.S. Radiator Corp., Johnstown, Pa., under the trade name National Oil Burner, Models 54, 62 and 64. The application was reopened by a vote of the Board January 24, 1956.

Description

The model 54 was approved by the Board October 17, 1952 and the model 62 and 64 were approved by the Board November 22, 1955 under Cal. No. 283-50-SA Vol. I and II.

Recommendation

The Committee on Test recommends that the resolution adopted October 17, 1952 and amended through November 22, 1955 be amended so as to permit the approved ABC Oil Burner, Models 54, 62 and 64 to be marketed by National U.S. Radiator Corp., Johnstown, Pa. under the trade name of National Oil Burner, Models 54, 62 and 64 on condition that the requirements of the resolution adopted October 17, 1952 under Cal. No. 283-50-SA Vol. I be complied with. The Committee further recommends Model 62 may be marketed by the Crane Co. under the trade name of Crane Line Burner, Model 6010.

(Sgd.) HARRIS H. MURDOCK,

Chairman,

JOHN A. DARTS,

Assistant Engineer.

GEORGE F. SKLENARIK,

Assistant Engineer,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of October 17, 1950 through November 22, 1955 in accordance with the above report.

364-52-SM

APPLICANT—Laue Bros. Inc., for Joanna Western Mills Company, owner.

SUBJECT—Application reopened March 15, 1955—re Amendment to resolution as to additional material known as Vin-L-Fab—re Joanna Vinylized Wall Fabric; previously approved.

APPEARANCES—

For Applicant: Maurice J. Hayes.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 364-52-SM

Subject: Amendment to resolution as to additional material known as Vin-L-Fab.

Lane Brothers, Inc., New York requested that the resolution adopted December 23, 1952 be amended to include the material known as Vin-L-Fab. The application was reopened by a vote of the Board March 15, 1955.

Purpose

The material is a veneering material when placed upon an incombustible backing.

Description

The Material is the same as the material approved December 23, 1952 under Cal. No. 364-52-SM except as to color and texture.

Recommendation

The Committee on Test recommends that the resolution adopted December 23, 1952 under Cal. No. 364-52-SM be amended so as to include the material known as Vin-L-Fab on condition that the requirements of the resolution adopted under Cal. No. 364-52-SM be complied with.

The Committee further recommends that these materials shall not be used in public halls of multiple dwellings as prohibited under Section 101, 142, 146, 148 and 149 of the Multiple Dwelling Law.

(Sgd.) HARRIS H. MURDOCK,

Chairman,

JOHN A. DARTS,

Assistant Engineer.

GEORGE F. SKLENARIK,

Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 23, 1952 in accordance with the above report.

396-52-SA

APPLICANT—Carrier Corporation, owner. (Fayette S. Dunn, agent).

SUBJECT—Application March 25, 1952—Carrier 5FHJ Refrigeration Compressors and Condensers, Models 5F20, 5F30, 5F40, 5F41, 5F60, 5H60, 5H40, 5H41, 5H61, 5H80, 5H81, 5J40, 5J41, 5J43, 5J60, J61 and 5J63.

APPEARANCES—

For Applicant: William L. Gill.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 396-52-SA

Subject: Carrier 5FHJ Refrigeration Compressors and Condensers, Models 5F20, 5F30, 5F40, 5F41, 5F60, 5H40, 5H41, 5H60, 5H61, 5H80, 5H81, 5J40, 5J41, 5J43, 5J60, 5J61 and 5J63.

The Carrier Corporation, New York filed March 25, 1952 an application with the Board of Standards and Appeals for approval of a series of refrigeration compressors and condensers as listed above under the provisions of Article 18, Chapter 19, Administrative Code.

MINUTES

Purpose

These are compressors and condensers for use with F-12, Carrene-7, F-22 and ammonia refrigerants.

Description

The 5F series compressors are a group of compressors with interchangeable parts. They are designed for 3 to 20 horsepower applications.

The 5H series compressors are a group of compressors with interchangeable parts and are designed for 20 to 60 horsepower applications. The 5H-40, 5H-60 and 5H-80 models are available in the 60 to 125 horsepower range mounted as dual compressors on a steel base with interconnected crank cases.

The 5J series are a group of compressors with interchangeable parts designed for 40 to 60 horsepower application. They may also be operated in a duplex unit by coupling the two compressors to a single motor.

The crank case on all units is integrally cast and the cylinder block is made of special alloy iron. Automotive type four-ring pistons of alloy iron especially treated to prevent wear during the break in period are used in all the above compressors which are made with 2, 3, 4, and 6 cylinders corresponding to the 20, 30, 40 and 60 models respectively.

Crankshafts on all units are made of special alloy steel with hardened, ground and polished bearing surfaces.

All compressors have forced feed lubrication systems. Oil pumps on all units are manually reversible allowing compressor rotation in either direction. An oil bull's-eye provides indication of crankcase oil level.

The F, J and H condensers or condenser receivers for use with the above compressors are water cooled shell and tube or shell and coil types sized for the various compressor capacities.

The condenser receivers may be installed on the under side of the same steel base supporting compressor and motor or may be installed remotely if belt driven compressor is used.

Inspection and Test

The complete data and reports of the Underwriters Laboratories relative to this application were examined at the offices of the Board by Asst. Engr. G. F. Sklenarik, Committee on Test.

Recommendation

On the basis of the data submitted and the report of the Underwriters' Laboratories of November 26, 1948 for application No. 47C1998 accepting this series of compressors and condenser receivers as conforming to their Standard for Air Conditioning and Commercial Refrigerating Equipment, the Committee on Test recommends approval of Carrier 5FHJ Refrigeration Compressors and Condensers models 5F20, 5F30, 5F40, 5F41, 5F60, 5H40, 5H41, 5H60, 5H61, 5H80, 5H81, 5J40, 5J41, 5J43, 5J60, 5J61 and 5J63 for use in the City of New York provided that they shall be installed in accordance with the requirements of Article 18, Chapter 19 Administrative Code and the Electrical Code of the City of New York; and further provided that the appliances bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 396-52-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer.

GEORGE F. SKLENARIK,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

546-55-SA

APPLICANT—Erich Loeb, for Samuel Stamping and Enameling Co., owner.

SUBJECT—Application June 27, 1955—Suburban Gas Counter Top Unit Ranges Models G-27-PW, G-27-PC, G-27-S and G-27-C, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 546-55-SA

Subject: Suburban Gas Counter Top Unit Ranges, Models G-27-PW, G-27-PC, G-27-S and G-27-C.

E. Loeb for Samuel Stamping and Enameling Company, Chattanooga, Tenn., filed June 27, 1955 an application with the Board of Standards and Appeals for approval of the Suburban Gas Counter Top Unit Ranges, Models G-27-PW, G-27-PC, G-27-S and G-27-C under the provisions of C26-695.0 Administrative Building Code and for use under Section 64 of the Multiple Dwelling Law.

Purpose

The appliances are gas fired ovens used for cooking purposes.

Description

The ranges are designed as a recessed counter installation. The units have four top burners and automatic flash tube top lighters. The various suffixes refer to finish only. The regular burners are rated at 9,000 BTU each and the giant burners at 12,000 BTU each.

Inspection and Test

The appliance was examined by Asst. Engr. J. A. Darts and it was noted that the appliance have been approved by the American Gas Association under Certificate No. 1-1012.001.

Recommendation

As the wording of Section 64 as amended by Int. 1142 of the Multiple Dwelling Law reads as follows in part: "All automatically controlled gas appliances shall be equipped with a device which shall shut-off automatically the gas supply when the pilot light of other constantly burning flame in such appliance is extinguished" and as the American Standard for the Installation of Gas Piping and Gas Appliances in Buildings approved by ASA and sponsored by the AGA 1954 gives the following definitions:

1. Appliance—automatically controlled, appliances equipped with an automatic pilot and other automatic devices which

(a) accomplish complete turn-on and shut-off of the gas to the main burner or burners.

(b) graduate the gas supply to the burner or burners, but do not affect complete shut-off of the gas.

2. Automatic Ignition—automatic ignition shall be interpreted as means which provide for ignition of the gas at a burner when the gas burner valve controlling the gas to that burner is turned on and will effect re-ignition if the flames on the burner have been extinguished by means other than closing the gas burner valve.

3. Thermostat—an automatic device actuated by temperature changes; designed to control the gas supply to a burner or burners in order to maintain temperatures between predetermined limits; the Committee on Test recommends as follows: Models G-27-PW, G-27-PC, G-27-S and G-27-C shall be constructed with an approved device which shall shut-off automatically the gas supply when the pilot light or other constantly burning flame is extinguished as the above models are considered to be automatically controlled gas appliances under the definitions as herein set forth and the requirements of Section 64 of the Multiple Dwelling Law, all installations may be in accordance with the requirements of C26-695.0.2a Administrative Building Code as these models have been approved by a recognized testing laboratory and further these ranges may be used under the provisions of Section 64 of the Multiple Dwelling Law.

MINUTES

The Committee further recommends that all appliances bear a label permanently affixed reading as follows: "Approved by the Board of Standards And Appeals for use in New York City under Cal. No. 546-55-SA" and in addition thereto shall also designate the model and the additional wording "Equipped with automatic Shut-off" and further each range shall have attached thereto a decal or plate showing the location of the automatic shut-off.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer.
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

687-55-SA

APPLICANT—Harold Massey, for Dwyer Products Corp., owner. (Murphy Bed and Kitchen Co., Agent).

SUBJECT—Application July 29, 1955—Dwyer Kitchen Unit, Model G-39 (incorporating 2 Burner Hot Plate), approval of.

APPEARANCES—

For Applicant: William K. Murphy.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 687-55-SA

Subject: Dwyer Kitchen Unit, Model G39 (incorporating 2 Burner Hot Plate and Refrigerator).

Mr. Harold Massey for Dwyer Products Corp., Michigan City, Indiana, filed July 29, 1955 an application with the Board of Standards and Appeals for approval of the Dwyer Kitchen Unit, Model G39 under the provisions of Sections C19-96.0 and C26-695.0 Administrative Code and for use under Section 64 of the Multiple Dwelling Law.

Purpose

A domestic type gas range, sink and refrigerator combination.

Description

The G39 model is a domestic type compact kitchen unit consisting of a two burner gas range and sink with an undersink storage cabinet and a four cubic foot refrigerator adjoining.

The unit is of all steel welded construction with the top-side and front finished in porcelain.

Complete fibreglas insulation is provided for the refrigerator. Refrigeration is provided by means of a hermetic system made up of a Tecumseh sealed compressor, air cooled condenser, capillary tube refrigerant control and an evaporator. It is charged with less than 1 pound of F-12 refrigerant.

Excessive pressure within the system as might be caused by a fire around the unit, would be relieved by means of a neoprene bushing installed at the compressor motor terminals. The gas range is provided with a pilot light for ignition.

Inspection and Test

All data submitted by the applicant was examined at the offices of the Board by Asst. Engr. G. F. Sklenarik, Committee on Test.

Whereas, it was noted that the method of pressure relief provided for the refrigerating system was not in literal com-

pliance with Section C19-104.C Administrative Code, it meets the intent of that section and has been found acceptable by the Underwriters Laboratories as evidenced by their report SA-802 issued August 11, 1954.

Model G-39 is approved by the AGA.

Recommendation

As the wording of Section 64 as amended by Int. 1142 of the Multiple Dwelling Law reads in part as follows: "All automatically controlled gas appliances shall be equipped with a device which shall shut-off automatically the gas supply when the pilot light or other constantly burning flame in such appliance is extinguished" and as the American Standard for Installation of the Gas Piping and Gas Appliances in Buildings, approved by ASA and sponsored by the AGA 1954 gives the following definitions:-

1. Appliances automatically controlled—appliances equipped with an automatic pilot and other automatic devices which

(a) accomplish complete turn-off and shut-off of the gas to the main burner or burners.

(b) graduate the gas supply to the burner or burners but do not effect complete shut-off of the gas.

2. Automatic ignition—automatic ignition shall be interpreted as means which provide for ignition of the gas at a burner when the gas burner valve controlling the gas to that burner is turned on and will effect reignition if the flames on the burner have been extinguished by means other than closing the gas burner valve.

3. Thermostat—an automatic device actuated by temperature changes designed to control the gas supply to a burner or burners in order to maintain temperatures between predetermined limits; the Committee on Test recommends as follows:

Model G39 shall be constructed with an approved device which shall shut-off automatically the gas supply when the pilot light or other constantly burning flame is extinguished as this model is considered to be an automatically controlled gas appliance under the definitions as herein set forth and the requirements of Section 64 of the Multiple Dwelling Law; all installations may be in accordance with the requirements of Sections C19-96.0 and C26-695.0.2.a Administrative Code as this model has been approved by a recognized testing laboratory and further this range may be used under the provisions of Section 64, Multiple Dwelling Law.

The Committee further recommends that each appliance bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 687-55-SA" and in addition thereto shall also designate the model.

The Committee further recommends that each appliance shall carry in addition to the wording required on the label described above, the wording: "Equipped with approved automatic shut-off" and that each range shall have attached thereto a decal or plate showing the location of the automatic shut-off.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer.
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

688-55-SA

APPLICANT—Harold Massey for Dwyer Products Corp., owner (Murphy Bed and Kitchen Co., Agent).

SUBJECT—Application July 29, 1955—Dwyer Table Top Gas Range incorporated in Kitchen Unit, Model G-48 with Suffix E or S, approval of.

MINUTES

APPEARANCES—

For Applicant: William K. Murphy.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.. 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 688-55-SA

Subject: Dwyer Table Top Gas Range and Refrigerator Incorporated in Kitchen Unit, Model G48 with Suffix E or S.

Mr. Harold Massey for Dwyer Products Corp., Michigan City, Indiana filed July 29, 1955 an application with the Board of Standards and Appeals for approval of the Dwyer Table Top Gas Range and Refrigerator Incorporated in a Kitchen Unit, Model G48 with Suffix E or S under the provisions of Sections C19-96.0 and C26-695.0 Administrative Code and for use under Section 64 of the Multiple Dwelling Law.

Purpose

A domestic type gas cooking range, sink and refrigerator combination.

Description

The G48 model is a domestic type compact kitchen unit consisting of a four burner gas range and sink, with an oven and broiler installed beneath the sink and a 4 cubic foot refrigerator installed beneath the range. The unit is of all steel welded construction with the top side and the front finished in porcelain.

Complete fibreglas insulation is provided for the refrigerator and for the oven-broiler.

The suffix "E" denotes a model with a top having the ends turned up 6 inches high and 1½ inches thick.

The suffix "S" denotes a standard model.

Refrigeration is provided by means of a hermetic system made up of a Tecumseh sealed compressor, air cooled condenser, capillary tube refrigerant control and an evaporator. It is charged with less than 1 pound of F-12 refrigerant.

Excessive pressure within the system, as might be caused by a fire around the unit, would be relieved by means of a neoprene bushing installed at the compressor motor terminals.

A pilot light is provided for the top burners and the oven burner is thermostatically controlled.

Inspection and Test

All data submitted by the applicant was examined at the offices of the Board by Asst. Engr. G. F. Sklenarik, Committee on Test.

Whereas, it was noted that the method of pressure relief provided for the refrigerating system was not in literal compliance with Section C19-104.C Administrative Code, it meets the intent of that section and has been found acceptable by the Underwriter's Laboratories as evidenced by their report SA-802 issued August 11, 1954.

The Model G48 (E or S) is approved by the AGA.

Recommendation

As the wording of Section 64 as amended by Int. 1142 of the Multiple Dwelling Law reads in part as follows: "All automatically controlled gas appliance shall be equipped with a device which shall shut-off automatically the gas supply when the pilot light or other constantly burning flame in such appliance is extinguished" and as the American Standard for Installation of the Gas Piping and Gas Appliances in Buildings, approved by ASA and sponsored by the AGA 1954 gives the following definitions:—

1. Appliances automatically controlled—appliances equipped with an automatic pilot and other automatic device which
 - (a) accomplish complete turn-on and shut-off of the gas to the main burner or burners.
 - (b) graduate the gas supply to the burner or burners but do not effect complete shut-off of the gas.

2. Automatic ignition—automatic ignition shall be interpreted as means which provide for ignition of the gas at a burner when the gas burner valve controlling the gas to that burner is turned on and will effect reignition if the flames on the burner have been extinguished by means other than closing the gas burner valve.

3. Thermostat—an automatic device actuated by temperature changes designed to control the gas supply to a burner or burners in order to maintain temperatures between predetermined limits; the Committee on Test recommends as follows:

Model G48 (E or S) shall be constructed with an approved device which shall shut-off automatically the gas supply when the pilot light or other constantly burning flame is extinguished as this model is considered to be an automatically controlled gas appliance under the definitions as herein set forth and the requirements of Section 64 of the Multiple Dwelling; all installations may be in accordance with the requirements of Sections C19-96.0 and C26-695.0.2.a Administrative Code as this model has been approved by a recognized testing laboratory and further this range may be used under the provisions of Section 64 of the Multiple Dwelling Law.

The Committee further recommends that each appliance bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 688-55-SA", and in addition thereto shall also designate the model.

The Committee further recommends that each appliance shall carry in addition to the wording required on the label described above; the wording "Equipped with approved automatic shut-off" and that each range shall have attached thereto a decal or plate showing the location of the automatic shut-off.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer.
George F. Sklenarik
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

689-55-SA

APPLICANT—Harold Massey, for Dwyer Products Corp., owner. (Murphy Bed and Kitchen Co., Agent).

SUBJECT—Application July 29, 1955—Dwyer Insulated Gas Range for incorporation in Kitchen Units, Model G-4821 with suffix E or S, approval of.

APPEARANCES—

For Applicant: William K. Murphy.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 689-55-SA

Subject: Dwyer Insulated Gas Range and Refrigerator for Incorporation in Kitchen Units, Model G4821 with Suffix E or S.

Mr. Harold Massey for Dwyer Products Corp., Michigan City, Indiana, filed July 29, 1955 an application with the Board of Standards and Appeals for approval of the Dwyer Insulated Gas Range and Refrigerator for Incorporation in Kitchen Units, Model G4821 with Suffix E or S under the provisions of Sections C19-96.0 and C26-695.0 Administrative Code and for use Under Section 64 of the Multiple Dwelling Law.

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Purpose

A domestic type gas cooking range, sink and refrigerator combination.

Description

The G4821 model is a domestic type compact kitchen unit consisting of a four burner gas range and sink with an undersink storage section and an oven, broiler and a 6 cubic foot refrigerator.

The unit is of all steel welded construction with the top side and the front finished in porcelain.

Complete fibreglas insulation is provided for the refrigerator and for the oven broiler.

The suffix "E" denotes a model with a top having the ends turned up 6 inches high and 1½ inches thick.

The suffix "S" denotes a standard model.

Refrigeration is provided by means of a hermetic system made up of a Tecumseh sealed compressor, air cooled condenser, capillary tube refrigerant control and an evaporator. It is charged with less than 1 pound of F-12 refrigerant.

Excessive pressure within the system, as might be caused by a fire around the unit, would be relieved by means of a neoprene bushing installed at the compressor motor terminals.

A pilot light is provided for the top burners and the oven is thermostatically controlled.

Inspection and Test

All data submitted by the applicant was examined at the offices of the Board by Asst. Engr. G. F. Sklenarik, Committee on Test.

Whereas, it was noted that the method of pressure relief provided for the refrigerating system was not in literal compliance with Section C19-104.C Administrative Code, it meets the intent of that section and has been found acceptable by the Underwriter's Laboratories as evidenced by their report SA-802 issued on August 11, 1954.

The model G4821 (E or S) is approved by the AGA.

Recommendation

As the wording of Section 64 as amended by Int. 1142 of the Multiple Dwelling Law reads in part as follows: "All automatically controlled gas appliances shall be equipped with a device which shall shut-off automatically the gas supply when the pilot light or other constantly burning flame in such appliance is extinguished" and as the American Standard for Installation of the Gas Piping and Gas Appliances in Buildings, approved by ASA and sponsored by the AGA 1954 gives the following definition:—

1. Appliances automatically controlled—appliances equipped with an automatic pilot and other automatic devices which

(a) accomplish complete turn-on and shut-off of the gas to the main burner or burners.

(b) graduate the gas supply to the burner or burners but do not effect complete shut-off of the gas.

2. Automatic ignition—automatic ignition shall be interpreted as means which provide for ignition of the gas at a burner when the gas burner valve controlling the gas to that burner is turned on and will effect reignition if the flames on the burner have been extinguished by means other than closing the gas burner valve.

3. Thermostat—an automatic device actuated by temperature changes designed to control the gas supply to a burner or burners in order to maintain temperatures between predetermined limits; the Committee on Test recommends as follows:

Model G4821 (E or S) shall be constructed with an approved device which shall shut-off automatically the gas supply when the pilot light or other constantly burning flame is extinguished as this model is considered to be an automatically controlled gas appliance under the definitions as herein set forth and the requirements of Section 64 of the Multiple Dwelling Law; all installations may be in accordance with the requirements of Sections C19-96.0 and C-26-695.0.2, a Administrative Code as this model has been approved by a recognized testing laboratory and further this

range may be used under the provisions of Section 64 Multiple Dwelling Law.

The Committee further recommends that each appliance bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 689-55-SA", and in addition thereto shall also designate the model.

The Committee further recommends that each appliance shall carry in addition to the wording required on the label described above, the wording "Equipped with an approved automatic shut-off" and that each range shall have attached a decal or plate showing the location of the automatic shut-off.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer.
GEORGE F. SKLENARIK,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

961-55-SA

APPLICANT—Bengal Range Division of John Wood Co., owner.

SUBJECT—Application November 23, 1955—Bengal Gas Ranges, Models AA, AB, AC, AD, AE, AG and BG, approval of.

APPEARANCES—

For Applicant: Andrew J. Wines and Theo. G. Hangey.
ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 961-55-SA

Subject: Bengal Gas Ranges, Models AA, AB, AC, AD, AE, AG and BG Series.

The Bengal Range Division of the John Wood Company, Royersford, Penn., owner-manufacturer filed November 23, 1955 an application with the Board of Standards and Appeals for approval of the above named series of gas ranges under the provisions of C26-695.0 Administrative Building Code and for use under Section 64 of the Multiple Dwelling Law.

Purpose

The appliances are domestic cooking ranges. The model AG and BG series are also equipped with a built in space heater.

Description

The ranges are made in three different sizes. The AE series is made in a 20 inch width, the AA, AD and AG series in a 30 inch width and the AB, AC and AG series in a 36 inch width. All models have four top burners, an oven and a broiler. In addition, the AG and BG series are provided with an extra burner unit with an input rating of 27,500 BTU per hour which is to be used as a room heater. The extra burner is controlled by a combination thermostat and gas valve with pilot light ignition for automatic operation. Three room temperature settings are provided; 60°F, 70°F or 80°F thermostatically controlled.

All of the ranges have pilot light ignition and automatic oven controls.

Inspection and Test

The appliances and details of construction as submitted by the applicant were examined by Asst. Engr. G. F. Sklenarik. All models submitted are AGA approved.

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Recommendation

As the wording of Section 64 as amended by Int. 1142 of the Multiple Dwelling Law reads in part as follows: "All automatically controlled gas appliances shall be equipped with a device which shall shut-off automatically the gas supply when the pilot light or other constantly burning flame in such appliance is extinguished" as the American Standard for the Installation of Gas Piping and Gas Appliances in Buildings approved by ASA and sponsored by the AGA gives the following definitions:—

1. Appliance, automatically controlled—appliances equipped with an automatic pilot and other automatic devices which

(a) accomplish complete turn-on and shut-off of the gas to the main burner or burners.

(b) graduate the gas supply to the burner or burners but do not affect complete shut-off of the gas.

2. Automatic ignition—automatic ignition shall be interpreted as means which provide for ignition of the gas at a burner when the gas burner valve controlling the gas to that burner is turned on and will effect reignition if the flames on the burner have been extinguished by means other than closing the gas burner valve.

3. Thermostat—an automatic device actuated by temperature changes, designed to control the gas supply to a burner or burners in order to maintain temperatures between predetermined limits.

The Committee on Test recommends as follows: Models AA, AB, AC, AD, AE, AG and BG Series shall be constructed with an approved device which shall automatically shut-off the gas supply when the pilot light or other constantly burning flame is extinguished as the above models are considered to be an automatically controlled gas appliance under definitions as herein set forth and the requirements of the Multiple Dwelling Law, all installations may be in accordance with the requirements of C26-695.0.2a Administrative Building Code as the above models have been approved by a recognized testing agency and further that these ranges may be used under the provisions of Section 64 of the Multiple Dwelling Law with the added proviso that the AG and BG series be vented by connection to flues or outlet pipes as required in C26-696.0 Administrative Building Code.

The Committee further recommends that all the appliances bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 961-55-SA" and in addition thereto shall also carry the model designation and the wording "Equipped with an approved automatic shut-off" and that each range shall have attached thereto a decal or plate showing the location of the automatic shut-off.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer.

GEORGE F. SKLENARIK,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

236-38-SM—Vol. II

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application for consideration—reopening as to test and report as to additional types of subpurlins—re USG Pyroform Incombustible Insulating and Acoustical Formboard (permanent formboard for poured gypsum roof deck); Pyrofill Roof Deck; previously approved.

APPEARANCES—

For Applicant: W. Bainbridge.

ACTION OF BOARD—Application reopened for test and report as to additional types of subpurlins.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,
Commissioner Keating and Deputy Chief Connolly.. 4
Negative: 0

1268-39-SM

APPLICANT—Picone Bros. Builders Supplies, Inc., owner. (William F. Fagan, agent).

SUBJECT—Application for consideration—reopening as for test and report as to additional sizes of blocks—re Picone Bros. Cinder Concrete Blocks; previously approved.

APPEARANCES—

For Applicant: William F. Fagan.

ACTION OF BOARD—Application reopened for test and report as to additional sizes of cinder blocks.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,
Commissioner Keating and Deputy Chief Connolly.. 4
Negative: 0

874-48-SM—Vol. I

APPLICANT—C. A. Reed Co., owner.

SUBJECT—C. A. Reed Co's. Mammoth Flameproof Streamers, approval of.

APPEARANCES—

For Applicant: Francis Schroeder.

ACTION OF BOARD—Application withdrawn as to Vol. I in view of new application under Cal. 874-48-SM—Vol. II.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

874-48-SM—Vol. II

APPLICANT—C. A. Reed Company, Inc., applicant.

SUBJECT—C. A. Reed Company, Inc., Reed's Silkyk and Velvetex Crepe Folds, Reed's Mammoth Flameproof Crepe Streamers (used for decorative purposes).

APPEARANCES—

For Applicant: Francis Schroeder.

ACTION OF BOARD—Application reopened as Vol. II, to consider a new application for approval of flameproof crepe paper. Application under Vol. I has been withdrawn this day.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

724-49-SA—Vol. II

APPLICANT—The Carlin Company, owners.

SUBJECT—Application for consideration—reopening as to test and report as to additional models and to listing under another trade name—re Carlin Burnswell and Capco Oil Burners, Models 400S-2, 400S-3, 600S-4, 1200 and 2000, Carlin Oil Burner, Model 400; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II for test and report as to additional models and other trade names.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly. 4
Negative: 0

485-55-SA

APPLICANT—Erie Meter Systems, Inc., owner.

SUBJECT—Application for consideration—reopening as to test and report as to additional model—re Erie Remote Control Electric Gasoline Dispensing Pumps, Models 742,

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745, 245, and 935 and Erie Remote Control Gasoline Pumps, Series 776; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report as to additional model.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

500-50-SA

APPLICANT—Bryant Heater Division of Affiliated Gas Equipment, Inc., owner

SUBJECT—Application reopened October 19, 1954—re amendment to resolution as to additional models; Models 75-329, 95-329, 125-329, 160-329, 195-329, and 225-329—re Crane Gas Fired Unit Heaters, Models CR50-327, CR75-327, CR100-327, CR125-327, CR200-327, CR225-327; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to May 29, 1956, at 2 P.M. for full vote of the Board.

956-50-A

APPLICANT—Degenhardt, Miller and Lindberg, for Felton Chemical Company, Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Appeal from a decision of the fire commissioner; previously granted on condition.

PREMISES AFFECTED—599-603 Johnson avenue, north side, 111 ft. 9 5/8 in. west of Scott avenue, Block 2989, Lot 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Eugene Miller.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 29, 1951, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 29, 1951, only so far as it refers to interior fire alarms and fire drills, so that as amended this portion of the resolution shall read:

"that requirement for interior fire alarms and fire drills may be omitted inasmuch as there is no requirement for them because of the existing sprinkler system."

137-54-A

APPLICANT—Fred C. Dahlem, for Benjamin Edelman, owner.

SUBJECT—Application February 17, 1954—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—654 Broadway, east side, 58 ft. south of Bond street, Block 529, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem,

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 1, 1953 and re-denied February 11, 1954, acting on Alt. App. 793/53, reads:

"3. Provide 2 lawful means of egress from each floor area including cellars; comply with all items of violation 3133-52.

Note: F. E. not acceptable on factory bldg more than 5 stories in height under Sec. 271 of Labor Law" and

WHEREAS, the applicant states the building is 6 stories, 97 ft. in height, 29 ft. front by 130 ft. in depth on 1st floor, 29 ft. front by 120 ft. in depth at typical floor, Class 3 construction, erected in 1882 in an unrestricted use, B area, Class 2 height district; used and occupied since 1895 as follows: Subcellar—storage, 0 persons; Cellar—storage of trunks, 2 persons; 1st floor—store, 2 persons; 2nd to 6th floor—factory, 3 persons on 2nd, 2 on the 3rd, 4 on the 4th, 5th floor—vacant; 6th floor—2 persons; proposed to be used and occupied: 1st floor—stores—2 persons; 2nd floor—manufacturing quilts, 2 persons; 3d floor—manufacturing lamps, 2 persons; 4th floor—manufacturing shirts, 4 persons; 5th floor—manufacturing handkerchiefs, 4 persons; 6th floor—manufacturing sportswear, 2 persons. The building is provided with an approved standpipe system and an interior fire alarm system with central station connection. There is one 4 ft. wide wooden stairs, enclosed with fire-retarded partitions, equipped with fireproof, self-closing doors leading from roof bulkhead direct to street and one fire escape at rear leading to roof by 45 degree stairs and to yard by counter-balanced stair which leads to Jones Alley which is open to Broadway; window and door openings on course of fire escape are fireproof, self-closing; and

WHEREAS, Violation 3133 was issued May 8, 1952, for violation of Section 271 of the Labor Law in that two legal means of egress had not been provided; that floor load signs had not been posted on all floors and exit signs not posted on fire escape on the 5th floor; and

WHEREAS, the applicant states the building was erected under N.B. 42-1882 and is used as stores on 1st floor and factory above; that exits consist of an interior 4 ft. wide stairway enclosed from 1st floor to roof with partitions of 3/4 in p.c. mortar on metal lath both sides, equipped with fireproof, self-closing doors at all openings; stairway leads to roof bulkhead; that there is a standpipe system in the stairhall and building is equipped with a central station fire alarm system on each story and exit signs and lights are provided at all exits; that the secondary means of egress consists of a 45 degree rear fire escape screened to a height of 5 feet with access thereto by self-closing fireproof windows and casement doors opening out; iron steps lead to casement doors from floor level; that egress from termination is by a counterbalanced stairway direct to Jones Alley which is open to Bond street; that fire escape runs to roof; and

WHEREAS, the applicant contends the occupancy is light; that the owner occupies the 1st floor store and cellar where trunks are stored until sold; that the building is maintained in good condition and it would be an extreme hardship to be required to cut an additional stairway through the building where the occupancy is so small and it is therefore requested that the Board accept the present exits as adequate; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 793/53, Objection No. 3 and that the appeal be and it hereby is granted, to permit the continuation of the existing means of exit as proposed and as indicated on plans filed with this appeal marked "Received February 17, 1954" (4 sheets) and "March 16, 1956" (one sheet) until the effective date of the recent amendment to the Labor Law under which the existing exits will presumably be approved; that the applicant shall resubmit to the Department of Buildings for its decision after amended law becomes effective and if not approved, the appeal may be reopened and re-

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considered in the event that the Labor Law amendments do not cover the question involved.

155-55-A

APPLICANT—Stanley H. Klein, for Gotham Enterprises, Inc., owner.

SUBJECT—Application February 25, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—45-10 83rd avenue, west side, 3:95 ft. south of 45th avenue, Block 1536, Lot 215, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Stanley H. Klein.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated February 15, 1955 on Alt. App. 297/54 reads:

"1. Provide two means of egress as per Sec. 270 Labor Law."

and

WHEREAS, the applicant states the building is one and two stories, 16 and 26 ft. in height, 180.66 ft. by 120 ft. irregular in area, of class 3 construction, erected in 1917, in an unrestricted use, B area, class one height district and used and occupied since 1952—1st floor—factory, 125 persons; 2nd floor—offices, 4 persons; the building is provided with one 3 ft. 6 in. wide, one 3 ft. 8 in. wide and one 3 ft. wide interior steel stairs, two of which are enclosed in cinder blocks partitions equipped with fireproof self-closing doors and one stairway is open; none of these stairs lead to roof, two are provided with ladder and scuttle to roof; two stairs lead to street and one does not; and

WHEREAS, Certificate of Occupancy No. Q80147 was issued March 6, 1952 against Alt. App. 1066/51 describing the building as a one story non-fireproof commercial building and permitting its use and occupancy as follows: 1st floor—on ground, factory, shipping office and sidewalk loading platform, 130 persons; 2nd floor—office, 4 persons; and

WHEREAS, violation No. 4045/53 was issued by the Borough Superintendent September 16, 1953, for occupying the premises contrary to certificate of occupancy divided into three separate factories with inadequate exits; and

WHEREAS, the owner was convicted and fined in Municipal Term, Magistrates' Court March 18, 1954 on a charge of violating the Administrative Code; and

WHEREAS, the applicant states that the building was originally erected in 1917; that under Alt. 1066/1951 the building was changed from ice manufacturing to a factory consisting of three different factories and offices which is the same as the present use; and

WHEREAS, the applicant states that the purpose of this appeal is to clear Violation No. 4045/53; and

WHEREAS, the applicant contends that when the alteration was originally approved in 1951 there were two exits from the large factory portion in central building, one of which went through an adjoining occupancy and the other consisted of a pass through door in the driveway overhead door; that at this point there is an additional exit alongside the driveway consisting of an in-swinging door opening on the fire passage for the second floor and leading directly to the street; that the violation was caused by the locking of the door leading to the adjoining occupancy; and

WHEREAS, the applicant requests that the Board approve a new additional means of egress from the central area of the building in addition to the previously approved and existing 3 ft. by 7 ft. pass through door in the driveway entrance door; and

WHEREAS, the applicant contends that the new proposed factory exit will be reached by a short flight of concrete steps leading to the sideyard through which there will be access to the factory building on the north side; these premises are completely separated from the adjoining building

by an unpierced masonry wall; that clear aisles will be maintained from the entrance door to the street; and

WHEREAS, the applicant states that the central building will no longer be used as a factory but will be used as a warehouse with no more than five employees at any time; that the previously approved exit door between the central warehouse area and the adjoining space marked "shipping" is now occupied by two different tenants and this door must be locked, it is therefore requested that this appeal be granted as the space required for a fire passage to meet the requirements of the Borough Superintendent can only be taken out of this driveway, which would cause loss of the driveway nullifying the use of this space and impose considerable difficulty and unnecessary hardship on the owner by rendering the central portion of the building almost worthless; and

WHEREAS, the applicant further contends that the proposed new exit is superior to the previously approved exit as it will take any occupant outside of the central area and give them access to the street through a portion of the building separated from the adjoining building.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 297/54, Objection No. One and that the appeal be and it hereby is *granted*, to permit the blocking up of the door as proposed between the shipping room and the warehouse portion as shown on plans filed with this appeal marked "Received May 3, 1956" (4 sheets) and to construct, with steps, an additional door to the side yard from which exit can be obtained through the space in the building to the street and to facilitate such exit the present store room shall have a door swinging in the direction of exit and the partition removed; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

156-55-A

APPLICANT—Sidney Daub, for Norberg Realty Co., Inc., owner.

SUBJECT—Application February 25, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—54 East 11th street, south side, 180 ft. 11 in. east of University place, Block 562, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated February 24, 1955 on BN App. 3905/54 reads:

"2. Revised. Provide two legal means of egress from the cellar, enclosed and leading directly to the street as required by Sect. 271 of the Labor Law."

and

WHEREAS, the applicant states the building is 11 stories, 145 ft. in height, 25 ft. by 94 ft. 5 in. in area, at first floor; 25 ft. by 89 ft. in area at typical floor, of fireproof construction, erected 1900, located in a residence use, B area, class 2 height district and used and occupied since 1900: cellar—storage of cloth and boiler room, 2 persons; 1st floor—salesroom of textiles, 5 persons; 2nd floor—manufacturing toothpowder, 5 persons; 3rd floor—manufacturing stuffed toys, 10 persons; 4th floor—manufacturing pocket books, 10 persons; 5th floor—manufacturing wood cabinets, 5 persons; 6th floor—manufacturing eyeglass metal frames, 10 persons; 7th floor—printing, 5 persons; 8th floor—printing on ribbon, 5 persons; 9th floor—manufacturing sportswear, 30 persons; 10 floor—manufacturing ladies hats, 15 persons; 11th floor—manufacturing ladies hats; 5 persons;

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no change in use or occupancy is now proposed; the building is equipped with an approved standpipe system and an approved one-source sprinkler system throughout, an approved interior fire alarm system; there is one 3 ft. wide fireproof stairs, fireproof enclosed, equipped with fireproof self-closing doors, and provided with ladder and scuttle to roof and one exterior stairs at the rear with egress from its lower termination at second floor level to fireproof passage, window and door openings on the course of the exterior stairs are fireproof self-closing; and

WHEREAS, violation No. 6338 was issued October 6, 1954 in that all floors are not provided with a legal second means of egress to the street as required by the Labor Law as fire escapes are not considered as a legal exit under Sec. 271 of the Labor Law as amended July 1, 1947 on buildings more than five stories in height; interior stairways is not fully enclosed on all floors in fireproof partitions, there being open grille work separating stairway and elevator shaft; steps to fire escape on 11th floor are defective; and

WHEREAS, the applicant states that exits from the cellar consist of a 3 ft. wide wood enclosed steel stairway at the east side extending to the first floor; that it is proposed to provide a fireproof enclosure for this stairway at the cellar and first floor and a direct connection to the public hall stairway thereby providing a direct exit to the street; that at the front of the cellar there is a pair of hatchway doors at the side walk with double rung 70° ladder leading up to same; that it is proposed to replace the large hatchway doors with 2 ft. by 3 ft. hinged metal trap door to be equipped with an spring actuated slip bolt arranged with pull chain within 4 ft. of the cellar floor and no locking device will be provided on either side of the door; that heating coils will be provided on the inside frame of the door to prevent freezing of the door; that there will be no manufacturing in the cellar or on the first story; that the building is provided with a one-source automatic sprinkler system supplied by a 10,000 gallon wood gravity tank on the roof and contains a 4 in. standpipe supplied by a 5,000 gallon wood gravity tank consisting of house and standpipe supply located above the roof with 3,500 gallon reserve for standpipe use; that there is also an automatic approved fire alarm signal system within the building; and

WHEREAS, the applicant requests the Board to accept the cellar exit with the proposed improvements as there will be no manufacturing in the cellar or on the first floor and as the building is small in area and of fireproof construction.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on BN App. 3905/54, Objection No. 2 and that the appeal be and it hereby is granted, to permit the exits from the cellar as proposed and as indicated on plans filed with this appeal marked "Received February 25, 1955" (7 sheets) on condition that there shall be no manufacturing in the cellar and that after the effective date of the recent amendment to the Labor Law, namely January 1, 1957, the owner shall resubmit this to the Department of Buildings as to compliance of exits from the cellar in accordance with such amendment.

144-56-A

APPLICANT—Joseph A. Marck, owner.

SUBJECT—Application February 29, 1956—filed pursuant to section 35, of the General City Law re premises in bed of mapped street—Union street.

PREMISES AFFECTED—36-40 Union street, west side, 50 ft. north of 37th avenue, Block 4977, Lot, 64, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph A. Marck.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated February 29, 1956 on Alt. App. 2372/55 reads:

"1. Secure approval of Board of Standards and Appeals for proposed work in bed of mapped street as required by Sec. 35 of General City Law."

and

WHEREAS, the applicant states the building is 2½ stories, 30 ft. in height, 20 ft. 3 in. front by 40 ft. 10 in. in depth, of class 4 construction, erected 1920, on a lot 51 ft. front by 85.93 ft. in a retail use, C area, class 1½ height district and used and occupied since 1920: Cellar—boiler room, no persons; 1st floor—dwelling, one family, 2 persons; for which no certificate of occupancy has been issued. The building is now proposed to be used and occupied: cellar—same; 1st floor—dwelling, one family; 2nd floor—dwelling, one family; the building is provided with two 3 ft. wide interior wood stairs, wood enclosed, equipped with wood doors which are not self-closing, stairhall does not lead to roof or to street; and

WHEREAS, the applicant states that it is proposed to convert the existing one family dwelling to a two family dwelling by replacing two old wood columns with new 3½ in. columns on new concrete footing at cellar level; that on the first floor it is proposed to construct concrete footings for 4 in. brick veneer at front of the existing building and on the north side of the existing building; that to build 4 in. brick veneer on the front of the building 2½ stories high and on the north side of the building for one story in height, install new bathrooms, replace wood windows with new aluminum windows, build brick step in front of building and concrete steps on the north side and to enclose the rear steps with 8 in. masonry; that on the second floor it is proposed to apply the brick veneer on the front of the building, construct new kitchen and replace old windows with new aluminum windows; and

WHEREAS, the mapped width of Union Street was changed from 60 ft. to 80 ft. February 17, 1953 by approval of Alt. Map 3517 by the Board of Estimate.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 2372/55, Objection No. One be and it hereby is modified under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is granted, to permit the portion of the building within the bed of the proposed widening to be altered substantially as proposed and as indicated on plans filed with this appeal marked "Received February 29, 1956" (one sheet) on condition that in the event of the widening being consummated, that the owner shall make no claim for liquidated damages except for the land and the value of the building as may be determined by the court.

180-56-A

APPLICANT—Burke, Green and Groh, for Erich and Maria Frixel, owners (Margaret S. Hrones, lessee).

SUBJECT—Application February 17, 1956—Appeal from a decision of the borough superintendent re use of frame building.

PREMISES AFFECTED—93-22 210th street, west side, 196.42 ft. south of 93rd avenue, Block 10550, Lot 52, Bellaire, Borough of Queens.

APPEARANCES—

For Applicant: John W. McClancy, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated January 27, 1956 on Alt. App. 309/55 reads:

"1. Frame building must be 3 ft. 0 in. minimum from lot line as per Sect 4.1.3 (1b) of the Building Code."

and

WHEREAS, the applicant states the building is 3 stories, 18 ft. 2½ in. front by 40 ft. 2½ in. in depth, of class 4 con-

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struction, erected 1925, on a lot 28 ft. front by 100 ft. in depth, now in a residence use, E-1 area, class one height district and used and occupied: cellar—storage, 1st floor—dwelling, 2nd floor—dwelling for which no certificate of occupancy has been issued; and

WHEREAS, the applicant states that the purpose of this appeal is to obtain a variance of the provisions of Section C26-248.0 (1) (b) of the Administrative Code; and

WHEREAS, the applicant states that it is proposed to change the use of the building from one to two families by installing a new kitchen at the rear of the second floor, a new bathroom at the front of the first floor and new stairs from first floor to grade at the right side of the building for the new entrance to the second floor apartment; and

WHEREAS, the applicant contends that the building has a 2 ft. 4½ in. side yard on the north side and a 7 ft. 5 in. side yard on the south side; that the adjoining building on the north has a 7 ft. 5 in. side yard facing the building in question so that there is clear space of 9 ft. 9½ in. between buildings; that the building is faced with brick veneer at the first floor and with asphalt siding and shingles above; and

WHEREAS, the applicant contends that the present owners purchased the building and converted the second floor into an apartment and then attempted to obtain a Certificate of Occupancy when they learned they were 7½ in. short of the required 3 ft. wide side yard for frame buildings; and

WHEREAS, the applicant requests that the Board permit the conversion to a two-family dwelling with less than the required 3 ft. side yard; and

WHEREAS, the applicant contends that 75% of the dwellings in this area are now two-family dwellings all on similar sized plots.

Resolved, that the decision of the Borough Superintendent, dated January 27, 1956, acting on Alt. App. 309/55, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the minimum width of side court from the lot line to the building shall not be less than 2 ft. 4½ in. as proposed with side yard of the adjoining house approximately 7 ft. 5 in. as indicated on plans filed with this appeal marked "Received May 21, 1956" (one sheet) and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

152-44-A—Vol. II

APPLICANT—William Tolliver, trustee, for Queens Lodge No. 1001, owner.

SUBJECT—Application for consideration—reopening as Vol. II as to extension of terms of variance which expired November 16, 1950—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—112-22 New York boulevard, west side, 130 ft. north of 112th road, Block 12183, Lot 35, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: William R. Tolliver.

ACTION OF BOARD—Appeal reopened as Vol. II, to consider extension of term which expired November 16, 1950, and for examination and date of hearing to be set.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

275-49-A

APPLICANT—Gerta Friedlander, for Lafayette Gardens Nursing Home, owner.

SUBJECT—Application for consideration—reopening as to amendment as to omission of partition—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—447 Clinton avenue, east side, 151 ft. north of Gates avenue and 438 Waverly avenue,

west side, 151 ft. north of Gates avenue, Block 1961, Lot 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Renato H. Sobotka.

ACTION OF BOARD—Appeal reopened to be examined and set for hearing.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

483-49-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Gregory Majzlin, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new decision as to extension of building—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—1480-1490 New York avenue, northwest corner of Farragut road, Block 4996, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to regular procedure to consider new decision re extension of building.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

565-54-A

APPLICANT—Leonard F. Rothkrug and Louis Lieberman, for Leon Siev, doing business as Siev's Nursing Home, owner.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—live load and construction.

PREMISES AFFECTED—1020 Ocean parkway, west side, 130 ft. south of Avenue J, Block 5495, Lot 904, Borough of Brooklyn.

APPEARANCES—

Fr Applicant: Leonard F. Rothkrug.

For Opposition: David Berman, Morris Rubin, Theresa Scandore, Helena Goia, Elvira DiFiglia, Harry Mackler, Mary Castellani, Philip Garozza, Jack Martin and Kathleen Sullivan.

ACTION OF BOARD—Laid over to May 29, 1956, at 2 P.M. at the request of applicant to furnish information as to liveload on the top floor.

821-54-A

APPLICANT—Consolidated Cork Corp., lessee, for Bush Terminal Buildings Co., owner.

SUBJECT—Application October 22, 1954—Appeal from an order of the fire commissioner—re smoking in factory.

PREMISES AFFECTED—4012 2nd avenue, block from 39th to 41st streets, Bush Building No. 20, Block 706, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: E. J. Sten.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Laid over to May 29, 1956, at 2 P.M. to permit inspection by a representative of the Fire Department at the request of the Board.

959-54-A

APPLICANT—Philip Freshman, for Terminal Fire Brokerage, Inc., owner.

SUBJECT—Application December 10, 1954—Appeal from a decision of the borough superintendent—re stairways and exits.

PREMISES AFFECTED—50 Court street, southwest corner of Joralemon street, Block 265, Lot 43, Borough of Brooklyn.

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APPEARANCES—

For Applicant: Philip Freshman.

ACTION OF BOARD—Laid over to June 5, 1956, at 2 P.M. at request of the applicant

861-54-A

APPLICANT—Arnold W. Lederer, for 444 Rockaway Avenue, Inc., owner.

SUBJECT—Application November 15, 1954—Appeal from a decision of the borough superintendent—re construction and egress.

PREMISES AFFECTED—444 Rockaway avenue, west side, 165 ft. 7 in. south of Pitkin avenue, Block 3521, Lot 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to June 12, 1956, at 2 P. M. at the request of the applicant's representative.

749-55-A

APPLICANT—Ferdinand Savignano, for Irving Silver, owner.

SUBJECT—Application September 22, 1955—Appeal from a decision of the borough superintendent—re review of borough superintendent's decision re change in use.

PREMISES AFFECTED—6709 5th avenue, east side, 63 ft. ½ in. south of 67th street, Block 5856, Lot 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Luca.

ACTION OF BOARD—Laid over to June 12, 1956, at 2 P.M. for further consideration and inspection.

750-55-A

APPLICANT—Ferdinand Savignano, for Irving Silver, owner.

SUBJECT—Application September 22, 1955—Appeal from a decision of the borough superintendent—re review of borough superintendent's decision re change in use.

PREMISES AFFECTED—6711 5th avenue, east side, 82 ft. ½ in. south of 67th street, Block 5856, Lot 19, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Luca.

ACTION OF BOARD—Laid over to June 12, 1956, at 2 P.M. for inspection and further consideration.

751-55-A

APPLICANT—Ferdinand Savignano, for Irving Silver, owner.

SUBJECT—Application September 22, 1955—Appeal from a decision of the borough superintendent—re review of borough superintendent's decision re change in use.

PREMISES AFFECTED—6713 5th avenue, east side, 101 ft. ½ in. south of 67th street, Block 5856, Lot 18, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Luca.

ACTION OF BOARD—Laid over to June 12, 1956, at 2 P.M. for inspection and further consideration.

12-56-A

APPLICANT—Herman Kron, for Aconitt Realty Corp., owner.

SUBJECT—Application January 11, 1956—Appeal from a decision of the borough superintendent, re non-fireproof construction, live load, egress, etc.

PREMISES AFFECTED—38 West 53rd street, south side, 345 ft. east of Avenue of The Americas (6th), Block 1268, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

ACTION OF BOARD—Laid over to May 29, 1956, at 2 P.M. for applicant to obtain and file a decision of the Department of Buildings under Section 61, of the Multi-

ple Dwelling Law as to stairs used in common for residential and business occupancy.

345-32-BZ—Vol. II

APPLICANT—George P. Ames, for Otto Striebel, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7e, 7h and 7i of the zoning resolution, permitting in a residence and local retail use district, the change in occupancy from dwelling, three-car accessory garage and storage of contractor's equipment in open yard (previously granted a gasoline service station on a lot 105 for a term of years and extended from time to time—expired 6/17/42) to motor vehicle repair shop, brake service, battery service, fender and body work, spraying and painting and office with open grease pits, all for a term of fifteen years and permitting the parking of customer's cars.

PREMISES AFFECTED—200-09 47th avenue, north side, 63 ft. west of 202nd street, Block 5559, Lots 101 and 105, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: George P. Ames.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on May 11, 1954, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 24, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 11, 1954 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 1093/52)

325-36-BZ

APPLICANT—New York City Omnibus Corporation, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting partly in a retail use partly in a residence use district, the conversion of occupancy of an existing building, to a garage for more than five motor vehicles, for a term of ten years.

PREMISES AFFECTED—806-814 Ninth avenue, 318-362 West 54th street, southeast corner and 321-329 West 53rd street, Block 1044, Lot 3, Borough of Manhattan.

APPEARANCES—

For Applicant: Francis Seaman.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 5, 1937, on certain conditions; and

WHEREAS, the term of variance was extended on September 24, 1946; and

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WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 5, 1937, as thereafter *amended* by resolutions adopted through September 24, 1946, only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h for a term of 15 years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained." (Alt. 3260/36, Alt. 1467/37).

280-41-BZ—Vol. III

APPLICANT—Paul Friedman, for Constel Realty Corporation, owner.

SUBJECT—Application for consideration—reopening as to amendment to reduce building in height to one story—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, for a term of fifteen years, the erection and maintenance of a storage garage for more than five motor vehicles and a motor vehicle repair shop (including welding, painting and spraying) and permitting the parking of motor vehicle on unbuilt upon portion of plot for customers and employees.

PREMISES AFFECTED—89 Furman avenue, west side, 99.5 ft. north of Bushwick avenue, Block 3462, Lots 26, 63 and 67, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Levine.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on January 4, 1955, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on December 20, 1955; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 4, 1955 by adding thereto:

"that in the event the owner desires to reduce the height of the building to one story such reduction may be permitted as indicated on revised plans marked "Received April 30, 1956" (4 sheets) on condition that in all other respects the resolution above cited shall be complied with where not inconsistent with the terms of this *amended* resolution, and that the gasoline pumps for the owners' use only may be located where shown toward the southerly door." (N.B. App. 1080/54, denied April 24, 1956)

706-41-BZ

APPLICANT—Viola Murtha, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—115-117 Beach 96th street, northwest corner of Shore Front parkway, Block 635, Lot 76, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Raymond V. Murtha.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 14, 1942, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on May 18, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 14, 1942, as thereafter *amended* by resolutions adopted through May 18, 1954, only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h for a term of two years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; that all permits, including a new certificate of occupancy shall be obtained." (Misc. 5827/41)

74-44-BZ

APPLICANT—William Shary, for Rose Lubin, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, for a term of years, the maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—375 South 1st street, north side, 63 ft. 4 in. east of Grand street extension and 206 Grand street extension, Block 2399, Lot 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: William S. Shary.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 9, 1944, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on May 25, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 9, 1944, as thereafter *amended* by resolutions adopted through May 25, 1954, only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

"... *granted* under Section 7, subdivision i for a term of five years from the date of this amended resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained." (Alt. App. 2573/39)

254-45-BZ—Vol. IV

APPLICANT—Ingram S. Carner, for Titus Motors, Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment as to accessory building—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7e and 7h of the zoning resolution, permitting in a residence and local retail use district, the sale, storage and display of new and used cars and permitting the erection of a gasoline service station, to be used in conjunction with an authorized auto

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dealer and permitting the existing uses of showroom, motor vehicle repairs and storage of five cars and bulky parts storage.

PREMISES AFFECTED—186-23 to 186-49 Merrick boulevard and 186-01 to 186-12 Ridgedale avenue, northwest corner, 186-02 to 186-16 Pineville lane and 125-12 125-32 Defoe street, Block 12718, Lot 1, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

ACTION OF BOARD—Application reopened, resolution amended and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. IV, on May 24, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and an extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 24, 1955, by adding thereto:

"that in the event the owner desires to make minor changes to the arrangement, including a reversal of the office from right-hand to left-hand and to combine into one pump island the four gasoline pumps previously permitted, that such changes may be made, as indicated on revised plans marked "Received May 4, 1956", (1 sheet), *on condition* that in all other respects the resolution above cited shall be complied with, and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 919/53).

339-47-BZ

APPLICANT—Harry Malter, for the Coca-Cola Bottling Company of New York, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7g of the zoning resolution, permitting in an unrestricted use district, the erection and maintenance of a building to be used as a garage for more than five motor vehicles with entrances and for the loading of trucks with entrances to garage within the prohibited distance of a park entrance.

PREMISES AFFECTED—608 1st avenue, east side, from East 34th street to East 35th street; 401-407 East 34th street and 400-406 East 35th street, Block 966, Lots 1-4 and 27-31 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Malter.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 15, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on May 17, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 15, 1947, as thereafter *amended* by resolutions adopted through May 17, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Build-

ings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 235/46)

934-48-BZ

APPLICANT—Lipkowitz, Plaut and Lewis, for Max Bauer, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re application (decision of the borough superintendent); previously granted on condition, under section 7e, 7f and 21 of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of a public garage for more than five motor vehicles using more than the permitted area.

PREMISES AFFECTED—8124-8202 18th avenue, west side, 180 ft. 7 in. south of 81st street, Block 6314, Lot 59, Borough of Brooklyn.

APPEARANCES—

For Applicant: Melvin Salberg.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 27, 1949, on certain conditions; and

WHEREAS, the resolution was amended on February 28, 1950; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on June 21, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 27, 1949 as thereafter *amended* by resolutions adopted through June 21, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 1003/48)

858-50-BZ

APPLICANT—Lama, Proskauer and Prober, for George Angelastro, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under sections 7h and 7e of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles and the sales and display of new and used cars.

PREMISES AFFECTED—980-996 Linden boulevard and 493-507 Remsen avenue, southeast corner, Block 4687, Lots 30, 31, 33 and 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Bromberg.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 5, 1951, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 5, 1951 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision c for a term of five years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution" (Alt. App. 4780/50, N.B. 1812/50)

864-51-BZ

APPLICANT—Max Horn, for Fenimore Rag Company, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the change in occupancy of second floor or existing building from storage of auto parts to junk storage and permitting a one story extension to existing building to be used for the storage of junk.

PREMISES AFFECTED—653-657 Parkside avenue, north side, 292 ft. 6 in. west of Nostrand avenue, Block 5050, Lots 66, 68 and 70, Borough of Brooklyn.

APPEARANCES—

For Applicant: M. Horn.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 2, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on May 3, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 2, 1953, only as to the time within which to obtain permits and complete work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 3461/51)

162-52-BZ

APPLICANT—Reginald S. Hardy, for Eugene A. Gallagher, Arthur A. Gallagher and Francis M. McGoldrick, owners.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the change in occupancy from public garage for more than five motor vehicles to truck transfer terminal.

PREMISES AFFECTED—190-202 Highland place, west side, 162 ft. south of Fulton street, Block 3958, Lot 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 9, 1953, on certain conditions; and

WHEREAS, the resolution was amended from time to time and last amended on October 11, 1955; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on October 11, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 9, 1953, as thereafter *amended* by resolutions adopted through October 11, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work is substantially completed, that all permits required including a certificate of occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 214/52)

400-54-BZ

APPLICANT—Leonard F. Rothkrug, for 29 Morrell Street Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of time to obtain a certificate of occupancy which expired October 10, 1955—re Application (decision of the borough superintendent); previously granted on condition, under section 19A(j) of the zoning resolution, permitting in an unrestricted use district a loading berth with an entrance less than the required height.

PREMISES AFFECTED—25-29 (29-31 displayed) Morrell street, west side, 51 ft. 9 in. south of Cook street, Block 3121, Lot 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 10, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and a certificate of occupancy.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 10, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has been completed and a certificate of occupancy applied for, that a certificate of occupancy and all permits required shall be obtained within six months from the date of this *amended* resolution." (Alt. App. 619/54 and objection thereunder date 5/2/56)

678-54-BZ

APPLICANT—Leonard F. Rothkrug, for Sterilized Home Linen Rental, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a business and unrestricted use district, the extension of existing diaper laundry, mangling, folding and packaging and the parking and loading and unloading, and permitting the folding and packaging of diapers, and office in the business use district portion of plot.

MINUTES

PREMISES AFFECTED—60-64 Hope street, south side, 100 ft. west of Marcy avenue and 339 Grand street, Block 2384, Lots 12, 13 and 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 24, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 24, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"That in view of the statement by the applicant that work is in progress, that all permits and a certificate of occupancy required shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 5525/53)

853-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Cono Liguori, owner.

SUBJECT—Application for consideration—reopening as to an extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and business use district, the maintenance of present use by permitting the change of use of building C from four truck garage to four truck and two pleasure car garage, and the use of existing gasoline pump and tank for owners use only and the change of use of public garage in building D to storage of baled waste paper, rags and scrap iron, and the change of use of building E from repair shop and garage to storage of baled waste paper and rags; building A and B to continued present legal uses of two family dwelling and store in building A and rag shop in building B.

PREMISES AFFECTED—3027-3037 Atlantic avenue, northwest corner of Essex street, Block 3956, Lots 21, 23, and 24, Borough of Brooklyn.

APPEARANCES—

For Application: Milton Bromberg.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 22, 1955, on certain conditions; and

WHEREAS, time to obtain and complete the work was extended on November 9, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 22, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings and work has been commenced, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 2699/54)

898-54-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Faraldo, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired April 11, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the use of said premises as a junk yard.

PREMISES AFFECTED—233-235 Skillman avenue, north side, 136 ft. 7 in. east of Woodpoint road, Block 2884, Lot 39, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 11, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 11, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has been substantially completed, that all permits and a certificate of occupancy required shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 1033/54)

899-54-BZ

APPLICANT—Leonard F. Rothkrug, for Thames Trading Company, Inc., owner. (Joseph Faraldo, lessee).

SUBJECT—Application for consideration—reopening as to amendment as to height and construction of fences—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the use of said premises as a junk yard.

PREMISES AFFECTED—239-251 Skillman avenue, north side, 150 ft. west of Kingsland avenue, Block 2884, Lot 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 11, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 11, 1955, by adding thereto:

"that the fences hereinbefore required may be metal fences of the construction and material indicated on revised plan marked "Received May 3, 1956", (1 sheet), provided that in all other respects the resolution above cited shall be complied with." (Alt. 1034/54)

Remaining Minutes of the Meeting of May 22, 1956, will appear in the issue of June 5, 1956.

MINUTES

SPECIAL MEETING

FRIDAY MORNING, MAY 25, 1956, 10:30 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

1-38-SR—Vol. II

SUBJECT—Proposed Amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, Covering the Specifications for Design, Fabrication and Inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors.

ACTION OF BOARD—Rules amended as last published in the Bulletin of April 24, 1956, only as to amendments to Rules 5.4.1 and 5.4.2 and no others. Other rules as to which amendments were proposed which have not yet been amended, are reprinted as previously adopted.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative: Commissioner Kleinert 1

Adjourned: 11:50 A.M.

JOSEPH J. DOYLE, Chief Clerk.

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on May 8, 1956 and May 14, 1956, as they appeared in Bulletin No.20, Vol. 41, are hereby corrected to read as follows:

353-56-GR—Resolution A.

SUBJECT—General Resolution relating to Temporary Approval of Gas Ranges.

APPEARANCES—

Samuel L. Becker, Department of Buildings.

ACTION OF BOARD—General Resolution Adopted.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, subdivision 5 of Section 64 of the Multiple Dwelling Law, as amended by Chapter 682 of the Laws of 1955, effective May 1, 1955, reads:

"5. All appliances in use after June thirtieth, nineteen hundred fifty-five shall conform to the provisions of subdivision three and four of this section except that appliances now in use shall conform to such provisions not later than June thirtieth, nineteen hundred fifty six." and

WHEREAS, the Multiple Dwelling Law Committee of the Legislature is giving further study to the problem of gas stoves with a view of considering amendments.

Resolved, that the Board of Standards and Appeals of the City of New York hereby grants temporary approval for such existing installed gas ranges, having an automatic pilot light as bear the approval label of the American Gas Association.

WHEREAS, at a special meeting called by the Chairman on May 14, 1956, at 10 A.M., notice of which was waived by the members of the Board, the above resolution adopted by the Board on May 8, 1956, was amended to read as follows:

APPEARANCES—

Samuel L. Becker, Department of Buildings.

ACTION OF BOARD—General resolution reopened and amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 8, 1956, so that as amended it shall read:

"WHEREAS, subdivision 5 of Section 64 of the Multiple Dwelling Law, as amended by Chapter 682 of the Laws of 1955, effective May 1, 1955, reads:

'5. All appliances in use after June thirtieth, nineteen hundred fifty-five shall conform to the provisions of subdivision three and four of this section except that appliances now in use shall conform to such provisions not later than June thirtieth, nineteen hundred fifty-six.' and

WHEREAS, the Multiple Dwelling Law committee of the legislature is giving further study to the problem of gas stoves with a view of considering amendments.

Resolved, that the Board of Standards and Appeals of the City of New York hereby grants temporary approval for such existing installed gas ranges as bear the approval of the American Gas Association."

* Correction—Due to a typographical error, the calendar number in the first line was printed as 335-56-GR. Changing this to 353-56-GR is the only correction appearing herein.

*CORRECTION

The Minutes of the meetings of the Board of Standards and Appeals held on May 8, 1956 and May 14, 1956, as they appeared in Bulletin No.20, Vol. 41, are hereby corrected to read as follows:

353-56-GR—Resolution B.

SUBJECT—General Resolution relating to Temporary Approval of Gas Ranges.

APPEARANCES—

Samuel L. Becker, Department of Buildings.

ACTION OF BOARD—General Resolution Adopted.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, subdivision 3 of Section 64 of the Multiple Dwelling Law, as amended by Chapter 682 of the laws of 1955, effective May 1, 1955, reads:

"3 It shall be unlawful to place, use, or to maintain in a condition intended, arranged or designed for use, any gas-fired cooking appliance, laundry stove, heating stove, range or water heater or combination of such appliances in any room or space used for living or sleeping in any new or existing multiple dwelling unless such room or space has a window opening to the outer air or such gas appliance is vented to the outer air. All automatically controlled gas appliances shall be equipped with a device which shall shut off automatically the gas supply when the pilot light or other constantly burning flame in such appliance is extinguished. All gas appliances shall be connected directly to the gas supply by means of rigid piping or other approved connectors or connections of incombustible materials. All appliances and devices shall be approved by the local board of standards and appeals." and

WHEREAS, the Multiple Dwelling Law Committee of the Legislature is giving further study to the problem of gas stoves with a view of considering amendments.

Resolved, that the Board of Standards and Appeals of the City of New York grants temporary approval of those domestic gas ranges, having an automatic pilot light as bear the approval label of the American Gas Association.

WHEREAS, at a special meeting called by the Chairman on May 14, 1956, at 10 A.M., notice of which was waived by the members of the Board, the above resolution, adopted by the Board on May 8, 1956, was amended to read as follows:

MINUTES

APPEARANCES—

Samuel L. Becker, Department of Buildings.

ACTION OF BOARD—General Resolution reopened and amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 8, 1956, so that as amended it shall read:

"WHEREAS, subdivision 3 of Section 64 of the Multiple Dwelling Law, as amended by Chapter 682 of the laws of 1955, effective May 1, 1955, reads:

'3. It shall be unlawful to place, use, or to maintain in a condition intended, arranged or designed for use, any gas-fired cooking appliance, laundry stove, heating stove, range or water heater or combination of such appliances in any room or space used for living or sleeping in any new or existing multiple dwelling unless such room or space has a window opening to the outer air or such gas appliance is vented to the outer air. All automatically controlled gas appliances shall be equipped with a device which shall shut off automatically the gas supply when the pilot light or other constantly burning flame in such appliance is extinguished. All gas appliances shall be connected directly to the gas supply by means of rigid piping or other approved connectors or connections of incombustible materials. All appliances and devices shall be approved by the local board of standards and appeals.' and

WHEREAS, the Multiple Dwelling Law Committee of the legislature is giving further study to the problem of gas stoves with a view of considering amendments;

Resolved, that the Board of Standards and Appeals of the City of New York grants temporary approvals of those domestic gas ranges as bear the approval label of the American Gas Association.

*Correction—Due to a typographical error, the calendar number in the first line was printed as 335-56-GR. Changing this to 353-56-GR is the only correction appearing herein.

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on May 1, 1956, as they appeared in Bulletin No. 19, Vol. 41, are hereby corrected to read as follows:

846-26-BZ—Vol. II

APPLICANT—Joseph Schafran, for Grace Battaglino and Angela Mondello, owners.

SUBJECT—Application reopened May 24, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the extension of existing gasoline service station and the relocation of gasoline pumps, and to include lubitorium and motor vehicle repairs.

PREMISES AFFECTED—3156 Boston road, southwest corner of Burke avenue, Block 4579, Lot 35, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph Schafran.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on May 24, 1955 subject to regular procedure, to consider extension of area; and

WHEREAS, a public hearing was held on this application on March 20, 1956 after due notice by publication in the Bulletin; laid over to May 1, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Boston road are in a business use, C area, class 1 height district; Burke avenue is in local retail and business use, C area, class 1 height districts; Lurting avenue is in business, local retail and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 23, 1956 acting on Alt. Applic. 251-55, reads:

"1. Extension of brick building for gasoline service station and minor repairs with hand tools only in a business use district is contrary to Art. II Sect. 4 of the Z.R. & Bd. of S. & A. Cal. #846-26-BZ.

2. Relocation of gas pumps is contrary to Bd. of S. & A. Cal. #846-26-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 77.95 ft. frontage by 50.78 ft. in depth, irregular, on which is presently located a one story brick structure 17 ft. 4 in. by 16 ft. 8 in. in area, used as an office and stock room in conjunction with a gasoline and oil selling station, with lubrication and repair work done in the open; that it is proposed to extend the existing building to the property lines of Burke and Lurting avenues in order to provide cover for the lubrication and repair work and to remove same from public view; that it is also proposed to remove the peaked roof from the present structure and by suppressing the height of the building make said structure and the new extension conform to modern practices of design in architecture; and

WHEREAS, the applicant states that the premises consist of a triangle of land fronting 77.95 ft. on the west side of Boston road, 50.78 ft. on the south side of Burke avenue and located in a business use district, C area and 1 times height, district; and

WHEREAS, the applicant contends that the enclosure of the working areas of the station will enable the owners to provide proper service to their customers and the public in all sorts of weather and in all seasons of the year; and

WHEREAS, the applicant states that the present owner has held title to the property since September 30, 1952; that the assessed valuation of land is \$10,000 and of the building \$4,500 making a total of \$14,500; that the building was erected June 28, 1927; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 18, 1927, as thereafter amended by resolution approving plans, adopted March 15, 1927, by adding thereto:

"that in the event the owner desires to construct an extension to the existing accessory building, substantially as proposed, and as indicated on plans filed with this application marked, "Received April 29, 1955" (3 sheets) such extension may be permitted *on condition* that the building in all other respects shall comply with all laws, rules and regulations applicable thereto; that there may be a new curb cut to Burke Avenue not over 25 ft. in width, where shown; that the building extension now proposed shall be used for the purposes proposed as a lubitorium in connection with the gasoline service station; *that the northerly twin pumps may be relocated as shown, provided they are so relocated as to be approximately ten (10) feet from the building line*; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

*Correction—Reference to the relocation of the pumps, inserted in the resolution as indicated in italics.

MINUTES

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on June 14, 1955, as they appeared in Bulletin No. 25, Vol. 40, are hereby corrected to read as follows:

751-39-BZ—Vol. II

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application March 29, 1955 (decision of the borough superintendent), under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district the addition of motor vehicle repairs and the parking of motor vehicles awaiting service to existing gasoline service station, lubritorium, auto laundry and office (previously granted by the Board, extension of gasoline station into business use portion of plot.)

PREMISES AFFECTED—925 Hunts Point avenue, south side, from Southern boulevard to Bruckner boulevard, Block 2735, Lot 20, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 19, 1955 subject to regular procedure, to consider additional use; and

WHEREAS, a public hearing was held on this application on June 14, 1955 after due notice of publication in the bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the side and Hunts Point avenue are in business and unrestricted use, B area, class 1½ height districts; Southern boulevard is in a business use, B area, class 1½ height district; Bruckner boulevard is in an unrestricted use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 16, 1955 acting on Alt. Applic. 206-55, reads:

"1. The erection and maintainance of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop with hand tools only and the parking of motor vehicles awaiting service partly in a business use district and partly in an unrestricted use district is contrary to Art. 2 Sec. 4A (15) (29) (46) of the Zoning Resolution. The additional uses of minor auto repairing with hand tools only and the parking of motor vehicles awaiting service is contrary to resolution Bd. of S&A, Cal. #751-39-BZ, which only permitted a gasoline service station, lubritorium and auto laundry."

and

WHEREAS, the applicant states that the premises consist of a plot, 205.16 ft. and 62.09 ft. frontage by 106.8 ft. in depth, on which is located a gasoline service station for which certificate of occupancy No. 2182-41 has been filed; that it is proposed to add the use of motor vehicle repairs and the parking of motor vehicles awaiting service; and

WHEREAS, the applicant further states that the rear of the plot is 200 ft. wide; that on July 25, 1916 Southern boulevard was zoned business use for a depth of 100 ft. and Bruckner boulevard was zoned unrestricted use for a depth of 100 ft. and therefore the subject plot is located one-half in the business use district and one-half as a conforming use; that in 1916 the class height was 1½, B area, and there have been no zoning changes since that time; that the site does not contravene sections 21A and 7A of the zoning resolution; that proposed and existing conditions are shown on one plan filed with this application inasmuch as same has no cost and no work is contemplated; that the present owner purchased this gas station on November 10, 1938; that the station has been in continuous operation and annual permits have been

obtained from the fire department; that the present station as permitted by the Board under Cal. No. 751-39-BZ was erected under N.B. Applic. 446-39 and certificate of occupancy 2182 was issued March 31, 1941; that fire department permit No. 234696 is now in force and this permit expires in May, 1955; and

WHEREAS, the applicant states that the present owner has held title to the property since November 10, 1938; that the assessed valuation of land is \$92,000 and of the building \$13,000 making a total of \$105,000; that the building was erected in 1940; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 10, 1939 by adding thereto:

"that there may also be parking *and storage* of motor vehicles and minor repairing with hand tools only, within the accessory building; as proposed and as shown on revised plans filed with this application, Volume II, marked 'Received, March 29, 1955' (3 sheets) and 'June 3, 1955' (one sheet), *on condition* that in all other respects the resolution above cited shall be complied with; and that all permits shall be obtained and all work completed within six months from the date of this resolution, and a revised Certificate of Occupancy shall be obtained."

* Correction—In reference to that portion of the resolution relating to the parking of motor vehicles, the words "*and storage*" inserted, as indicated in italics.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on July 12, 1955, as they appeared in Bulletin No. 29, Vol. 40, are hereby corrected to read as follows:

917-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., Inc., owner.

SUBJECT—Application December 6, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a residence and retail use district, the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs and store and the parking and storage of motor vehicles with a curb cut partially in the residence use portion of plot.

PREMISES AFFECTED—2371-2379 Southern boulevard and 774-778 East 187th street, southwest corner, Block 3114, Lot 62, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 17, 1955, after due notice by publication in the Bulletin; and laid over to June 7, 1955, for inspection and decision; hearing closed; then to June 14, 1955, as to possible change in zoning from business to retail; then to July 12, 1955, for applicant to submit decision of the borough superintendent and for two publications in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Southern boulevard are in residence and retail use, B area and Class 1¼ height districts; East 187th street is in retail use, B area and Class 1¼ height districts; and

MINUTES

WHEREAS, the decision of the borough superintendent, dated December 3, 1954 and amended on July 7, 1955, acting on N.B. Applic. 921-54 reads:

"1. In a residence and retail use district the proposed Gasoline Service station, lubritorium, car washing, minor auto repairs, store, utility room, parking and storage of motor vehicles is contrary to Sections 3 and 4 of the Zoning Res.

2. The use of a curb cut located partly in a residence use district in conjunction with a gasoline service station is contrary to Sec. 3 of the Zon. Res."

and

WHEREAS, the applicant states the premises consist of a plot 126.49 ft. front by 95.20 ft. in depth, irregular, on which is located a gasoline service station consisting of five 550 gallon approved type buried gasoline tanks, four approved type gasoline pumps and four metal buildings one story in height used as follows:

Building A—10'-8" x 14'-8" used as office

" B—24'-0" x 26'-0" used as lubritorium and minor auto repairs

" C—Two 2-car garage

" D—Ten 1-car garages

that the Fire Department records show under Alt. #1508/22 a permit was issued to install two 550 gallon gasoline tanks on a plot 100 ft. by 120 ft.; that in 1925 Alt. #1508/22 was amended to add four 550 gallon gas tanks and Fire Dept. permit #118198 issued for four 550 gallon tanks on March 19, 1925; that under Alt. #2356/27 three 550 gallon tanks were added; that the Department of Housing and Buildings records show that in 1922 under Alt. #3342/22 permit was granted to erect a 1-story stucco building 14 ft. by 14 ft. and Certificate #2253 was issued on November 3, 1924 for use as gasoline service station; that in 1937 under N.B. 520/37 permit was granted to erect a one-story metal building 24 ft. by 26 ft. and Certificate of Occupancy #541/37 was issued on December 16, 1937 for use of Gasoline Station and Grease Pits on a plot having a frontage of 126.49 ft. on Southern boulevard and 95.70 ft. on East 187th street; and the existing metal garages were erected under N.B. 136/28 and Certificate of Occupancy #86/30 issued Jan. 23, 1930; and

WHEREAS, the applicant states the use district maps show the premises to be in Class B area district and a Class 1½ height district; that part of the premises within 100 ft. of East 187th street is in a *retail* use district and the balance in a residence use district; and that it is proposed to demolish all existing structures and rebuild the new legal existing gasoline service station; that the proposed accessory building will be one story, Class 3 construction with a frontage of 44 ft. and a depth of 27 ft. 8 in. and contain the conjunctive use to a gasoline station, lubritorium, minor auto repairs, car washing, store, men and women's toilets and a utility room; that it is also proposed to add five 550 gallon approved type gasoline tanks, making a total of ten tanks and to relocate the gasoline pumps to 15 ft. behind the building line, rearrange the curb cuts so as to have two 30 ft. wide cuts on East 187th street and two on Southern boulevard, one 30 ft. in width and one 33 ft. in width; that the entire plot will be concrete paved and a 5 ft. 6 in. high woven wire fence erected on that part of the southerly and westerly lot lines not adjoined by buildings; that the open portion of site will be used for parking and storage of motor vehicles; and

WHEREAS, the applicant contends Southern boulevard is a main auto lane and as such the proposal is entirely in keeping at this point as is proven by the continuous operation of the present service station since its inception in 1922; that the removal of present buildings and their replacement by a new modern building will improve the appearance of the entire community; that the setting of proposed building 10 ft. from the southerly lot line will provide more light and ventilation for the adjoining six-story apartment, than if set directly on the lot line, which would be permissible; and therefore in view of the foregoing and as the proposed rebuilt gasoline service station will render a more efficient

service to the community and as the public safety and general welfare will be improved, it is respectfully requested that this application be granted; and

WHEREAS, applicant states the present owner has held title to the property since January 17, 1932; that the assessed valuation of land is \$4,000, and of the buildings, \$8,000, making a total of \$12,000; and that the buildings were erected in 1922; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c, i and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the reconstruction, rearrangement and extension of the lawfully existing gasoline station, substantially as proposed and indicated on plans filed with this application, marked "Received December 6, 1954," 5 sheets, *on condition* that all buildings and uses shall be removed from the premises and the premises arranged as indicated on such plans; that there shall be no cellar in the accessory building, which shall be faced with face brick and shall be in accordance with the requirements of the Building Code and arranged as shown, except that the toilet rooms shall not have contiguous doors; that pumps shall be of an approved low type, erected where shown, not nearer than 15 feet to a street building line; that entrances to the premises shall be limited to the four shown on such plans, each not over 30 feet in width with no part of any curb cut nearer than 5 feet to a lot as prolonged; that the number of gasoline storage tanks shall not exceed ten approved 550 gallon tanks; that the premises where not occupied by accessory building and pumps shall be paved with concrete or asphaltic pavement; that the sidewalk and curbing surrounding the site shall be restored or reconstructed to the satisfaction of the borough president; that there shall be erected on the southerly lot line a masonry wall not less than 5 ft. 6 in. in height; that along the westerly lot line from the building on adjoining lot 61 to the rear there shall be erected a similar wall; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that signs shall be restricted to a permanent sign attached to the accessory building, excluding all temporary signs and roof signs, but permitting the erection within the building line at the intersection of a post standard for supporting a sign, advertising only the brand of gasoline on sale, which sign may be illuminated and extend beyond the building line for a distance of not over 4 feet; that under section 7i there may be repairing of motor vehicles with hand tools only, maintained solely within the accessory building; and under section 7c, there may be parking of cars, provided such cars are so parked as not to interfere with the servicing of the station; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

* Correction—The use districts involved in this application corrected to read "residence and *retail*" in substitution of "residence and business."

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on December 20, 1955, as they appeared in Bulletin No. 1, Vol. 41, are hereby corrected to read as follows:

917-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment as to rearrangement of accessory building and pumps—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in a resi-

MINUTES

dence and *retail* use district, the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs and store and the parking and storage of motor vehicles with a curb cut partially in the residence use portion of plot.

PREMISES AFFECTED—2371-2379 Southern boulevard and 774-778 East 187th street, southwest corner, Block 3114, Lot 62, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 12, 1955, certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 12, 1955, by adding thereto:

"that the building may be changed in location along the westerly lot line 26 ft. north of the southerly lot line and the arrangement of pump islands may be rearranged as now proposed on revised drawings, marked "Received November 28, 1955", 1 sheet, *on condition* that in all other respects where not inconsistent with this amendment, the resolution above cited shall be complied with." (N.B. 921/54)

* Correction—The word "business" changed to "*retail*" as indicated in italics in the subject matter.

*CORRECTION

The Minutes of the meeting of the Board of Standards and Appeals held on February 21, 1956, as they appeared in Bulletin No. 19, Vol. 41, are hereby corrected to read as follows:

141-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Willonia Amusement, Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment as to change of use—re Application (decision

of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and business use district, the change in occupancy from motion picture theatre (previously granted by the Board under Cal. No. 937-19-BZ), to dress manufacturing offices and storage on 1st floor and offices on 2nd floor.

PREMISES AFFECTED—530-540 Livonia avenue and 481-495 Williams avenue, Southeast corner, Block 3819, Lot 17, Borough of Brooklyn.

APPEARANCES—

For Applicant: James Vassalotti.

For Administration: Samuel L. Becker, Dep't. of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1955 certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 19, 1955, by adding thereto:

"that in the event the owner desires to change the occupancy of this building from that permitted as a factory to storage of scenery used in connection with Television shows, as acted on by the Borough Superintendent under Alt. App 4700/54, dated January 23, 1956, and as shown on revised plans marked "Received January 31, 1956", (2 sheets), such change may be permitted, *on condition* that all wood used on the premises shall be fireproofed in accordance with requirements therefor and all paint used shall be the waterpaint type only and all cloth used shall be flameproofed to the satisfaction of the fire commissioner; that in all other respects the requirements of the resolution above cited shall be complied with and such fire-fighting equipment shall be maintained as the Fire Commissioner shall direct; *that the use may be as proposed, namely, boiler room, manufacturing and storage of scenery, loading and unloading, with the second floor to remain vacant—that no use other than herein permitted, shall be substituted.*"

* Correction—Resolution corrected as indicated in italics and inserted at the end of the resolution.

RULES

RULES FOR ARC AND GAS WELDING AND OXYGEN CUTTING, COVERING THE SPECIFICATIONS FOR DESIGN, FABRICATION AND INSPECTION OF ARC AND GAS WELDED STRUCTURES AND THE QUALIFICATIONS OF WELDERS AND SUPERVISORS

(CAL. NO. 1-38-SR—VOL. II)

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS FEBRUARY 25, 1938.

EFFECTIVE MARCH 21, 1938. AMENDED MAY 17, 1940, EFFECTIVE JUNE 10, 1940; SEPTEMBER 17, 1954, EFFECTIVE OCTOBER 18, 1954 AND MAY 25, 1956, EFFECTIVE JUNE 25, 1956.

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, of the Charter

of the City of New York and C26-514.0 of the Administrative Code (8.6.2.2).

Rule 1. Application for Permits.

1.2 The commencement of any structural welding work is forbidden until an application for a permit to perform such work is filed with and approved by the Borough Superintendent. The Borough Superintendent shall be notified in writing at least 48 hours

RULES

prior to the date when the structural welding work is to commence.

Rule 5. Qualification Test for Welders.

5.4 QUALIFICATION REQUIREMENTS

5.4.1—For qualification to make groove welds in material up to and including $\frac{3}{4}$ inch thick, the welder shall be required to make a test weld in material $\frac{3}{8}$ inch thick as shown in Figure 1(a). (Figure 1(b) may be used for oxyacetylene welding). A welder who has been qualified to make groove welds in all positions (horizontal, vertical and overhead) under this Rule 5.4.1. shall also be qualified to make fillet welds in all positions without further qualification tests. All primary stressed joints of any type shall be welded by welders who have been qualified under this Rule 5.4.1.

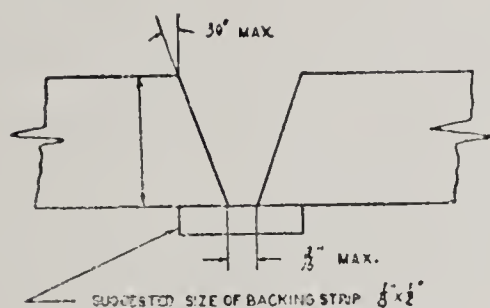


Fig. 1(a)—Butt Joint for Plate $\frac{3}{8}$ In. Thick.

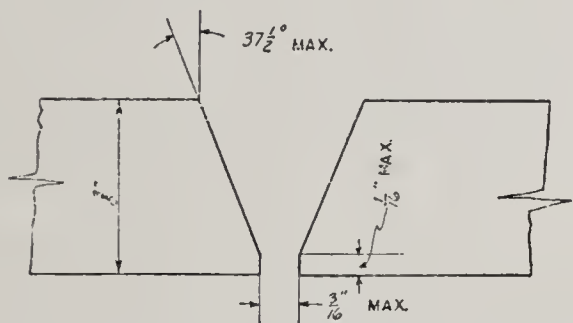


Fig. 1(b)—Alternate Butt Joint for Plate $\frac{3}{8}$ In. Thick (May be Used for the Oxyacetylene Process Only)

For qualification to make groove welds in material over $\frac{3}{4}$ inch thick, the welder shall be required to make a test weld in material 1 inch thick as shown in Figure 2(a). (Fig. 2(b) may be used for oxyacetylene welding.)

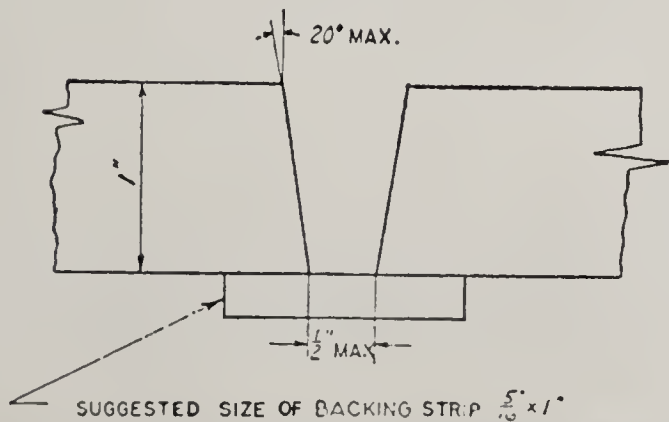


Fig. 2(a)—Butt Joint for Plate 1 in. Thick.

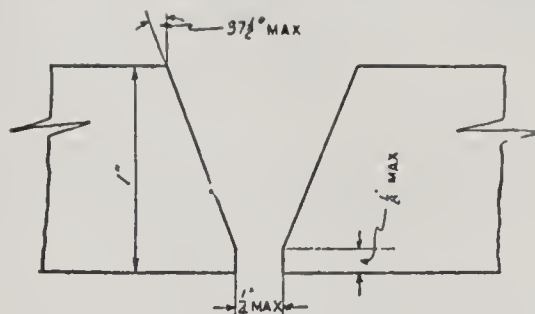


Fig. 2(b)—Alternate Butt Joint for Plate 1 In. Thick (May be Used for the Oxyacetylene Process Only)

If a test weld is made in the one inch thickness, no test need be made in the $\frac{3}{8}$ inch thickness. The prescribed test weld shall be made in the horizontal, vertical and overhead positions by all welders except those welders who are to be permitted to make groove welds only in the flat position in the shop; such welders shall be required to make a test weld in the flat position only.

5.4.2—For qualification to make fillet welds, a test weld as shown in Figure 3 shall be made in the vertical and overhead positions by each welder except those welders who are to be permitted to make fillet welds only in the flat and horizontal positions in the shop; such welders shall be required to make a test weld in the horizontal position only. A welder who has been qualified under this Rule 5.4.2. shall be qualified to make fillet welds only.

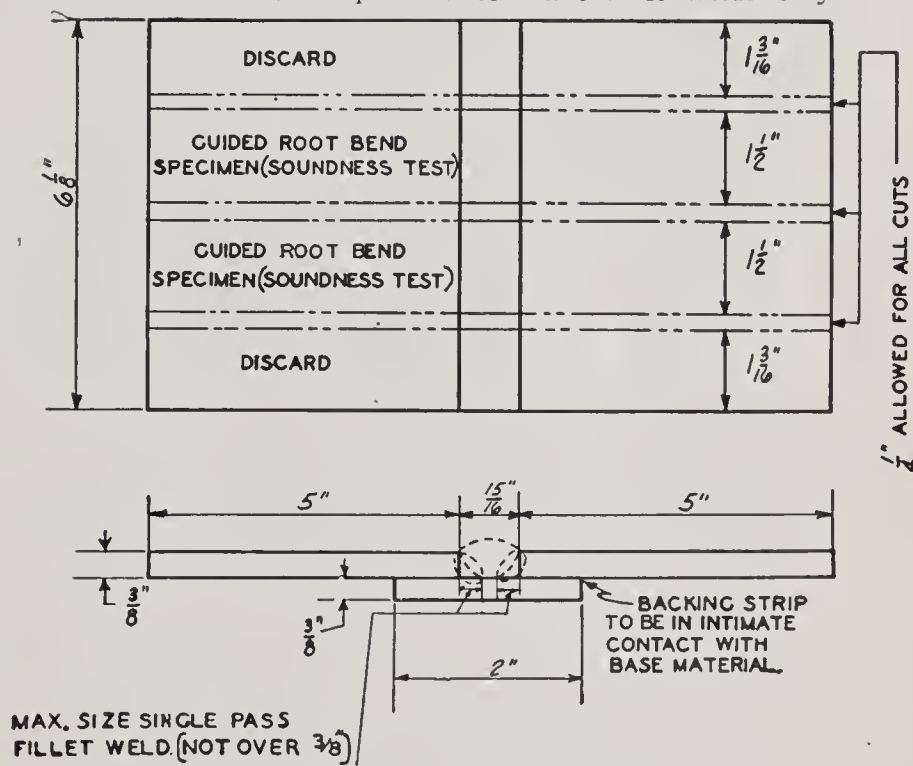


Fig. 3—Test Weld for Soundness Tests.

Rule 9. Supervision and Inspection.

9.1 Any welding to be done on a structure or any part thereof shall be performed under the supervision of a representative of a standard testing agency or an inspection agency responsible to the owner or licensed architect or licensed engineer. Such agency shall be acceptable to the Borough Superintendent.

Rule 11. Metal Chimneys, Tanks, Stairs and Fire-Escapes.

11.1 Stairs and fire-escapes shall be considered as light structural steel and where shop welded, shall have attached thereto a tag or label, affixed by the standard Testing Agency, to the effect that these Rules have been complied with.

RULES

PROPOSED AMENDMENTS TO THE RULES FOR ERECTION, ALTERATION, REPAIR, EXCAVATION FOR AND DEMOLITION OF BUILDINGS

Adopted by The Board of Standards and Appeals,
October 26, 1943, Effective December 13, 1943.
Amended Oct. 14, 1955, Effective Nov. 10, 1955.
(Cal. No. 784-41-SR)

NOTICE IS HEREBY GIVEN that a Meeting for decision only (hearing closed) will be held by the Board of Standards and Appeals on Friday, June 1, 1956, at 2 P.M. in Room 1013 Municipal Building, Manhattan, on the following Proposed Amendments to the Rules for Erection, Alteration, Repair, Excavation for and Demolition of Buildings.

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, (3) and (4) of The New York City Charter; Sections C26-189.0, C26-191.0, C26-504.0(a), and C26-689.0 of the Administrative Code.

Proposed Amendments:

It is proposed to amend the Rules above cited by substituting a new Rule 7.8.1 for the present Rule 7.8.1. The present Rule 7.8.1 was based on the wording of a proposed Local Law, Introductory 439, introduced July 12, 1955 and still pending. The wording of Rule 7.8.1 herein submitted for public hearing follows the wording of proposed Local Law Introductory 498, print 604, now pending in the Council.

Note: New matter in italics; old matter in brackets [] to be omitted.

[7.8.1. Design of Forms:

7.8.1.1. Forms shall conform to the shape, lines and dimensions as called for on the plans.

7.8.1.2 All form work supported by shores and used for the construction of walls, floors, beams and girders shall be designed by a Registered Architect or a Licensed Professional Engineer, who shall furnish the Borough Superintendent with a complete set of design drawings and, before concrete is poured, file an affidavit with the Borough Superintendent that the form work was built in accordance with such plans.

7.8.1.3 It shall be unlawful for anyone to pour concrete in any portion of such form work before such portion has been duly inspected and certified to the Borough Superintendent by the designing Architect or Engineer who designed the form work as required in Rule 7.8.1.2.

7.8.1.4 Forms shall be substantial and sufficiently tight to prevent leakage of mortar; and shall be properly braced or tied together so as to maintain position and shape and insure safety to workmen and passerby.

7.8.1.5 Temporary openings shall be provided where necessary, to facilitate cleaning and inspection immediately before depositing concrete.

7.8.1.6 Whenever in the opinion of the Borough Superintendent the scope of the work is of a minor nature and does not require strict compliance with these rules, he may waive the requirements hereof in an individual case under such conditions as he may prescribe or may require an alternate method.]

7.8.1 Design and Construction of Forms. *The design and construction of forms shall conform to the following requirements:*

7.8.1.1 *Forms shall conform to the shape, lines, and dimensions of the member as called for on the plans. Forms shall be substantial and sufficiently tight to prevent leakage of mortar; and shall be properly braced or tied together so as to maintain position and shape and insure safety to workmen and passerby. Temporary openings shall be provided where necessary to facilitate cleaning and inspection immediately before depositing concrete.*

7.8.1.2 *Where the height of the shores exceeds ten feet, adequate diagonal bracing shall be provided in both longitudinal and transverse directions. In addition, adequate diagonal braces shall be provided at the ends of the framework. Diagonal bracing shall extend from the top to bottom of shores.*

7.8.1.3. *The unbraced length of wood shores supporting forms shall not exceed fifty times the least dimension. Metal shores or frames shall be approved by the Board of Standards and Appeals and shall be installed in accordance with the approval of the board. Shores shall be adequately secured at the top and shall be properly wedged at top or bottom, if required.*

7.8.1.4 *Where shores rest upon the ground, adequate mud sills, or other bases, shall be provided to support the shores adequately.*

7.8.1.5 *Qualified workmen shall be detailed constantly during the placing of concrete to insure that there is no movement of shores, braces or other supports. The name of the foreman in charge of the formwork shall be posted in the field office of the contractor.*

7.8.1.6 *The individual, firm or corporation who does the concrete work shall be responsible for the adequate design and construction of all forms used in the construction of the building. Wherever the shore height exceeds fourteen feet, or the load on the forms exceeds one hundred fifty pounds per square foot, or power buggies are used, or two stage shores are used, the individual, firm or corporation who does the concrete work shall certify to the department that the form design has been checked and approved as adequate by a licensed professional engineer who has had at least five years of experience as a structural engineer, and that the forms have been constructed in conformance with the design which was checked and approved by the said engineer.*

RULES

PROPOSED AMENDMENTS TO THE RULES RELATIVE TO SUBMERGED INLETS AND PROTECTIVE METHODS TO BE APPLIED TO PREVENT CONTAMINATION OF WATER SUPPLY

Adopted by the Board of Standards and Appeals February 3, 1939, effective in accordance with Section 666,

Paragraph 2, of the New York City Charter, February 27, 1939, as amended December 4, 1942, effective Decem-

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ber 28, 1942, as amended September 10, 1946, effective October 7, 1946 and as amended on February 10, 1948, effective March 8, 1948.

(Cal. No. 835-38-SR)

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2 of the New York City Charter pertaining to Sections C-26-1268.0,c,4 and C26-1277.0h. of the Administrative Building Code.

NOTICE IS HEREBY GIVEN that a Meeting for decision only (hearing closed) will be held by the Board of Standards and Appeals on Friday, June 1, 1956 at 2 P.M. in Room 1013 Municipal Building, Manhattan, on the following Proposed Amendments to the Rules Relative to Submerged Inlets and Protective Methods to be Applied to Prevent Contamination of Water Supply, as recommended by the Commissioners of the Department of Health and the Department of Water Supply, Gas and Electricity.

Note: It is proposed to amend Rule 1 as indicated. New matter appears in *Italics*; old matter to be deleted appears in brackets [].

Rule 1. Vacuum Breakers.

All vacuum breakers prescribed under these rules shall be set at least four inches above the flood level rim of fixtures or as otherwise specifically provided for in these rules. Each fixture with submerged inlets shall be independently controlled by an approved vacuum breaker or breakers the full size of supply pipe, as set forth in these rules. All hose coupling outlets and serrated tip outlets for hose connections are deemed to be submerged inlets, and shall be independently protected with an approved vacuum breaker. *Drain cocks for hot water and steam boilers and hose connections on fire fighting equipment are excepted. Every underground lawn and/or garden watering system shall be protected by an approved vacuum breaker placed at least 12 inches above the highest elevation of the sprinkling and/or spraying discharge point.*

Rule 2. Submerged Inlets.

Water supply inlets to fixtures shall be located at least one inch above the flood level rim of the fixture, except when submerged inlets are absolutely essential for the proper functioning of a fixture, or as otherwise provided for in these rules.

Water supply lines to water preheating apparatus utilizing waste water shall be equipped with an approved vacuum breaker located at least four feet above the highest elevation of the preheating apparatus or coil with a check valve between the vacuum breaker and the preheating apparatus. Any hot water boiler supplied through such preheating device and having an independent cold water supply line shall have the cold water supply line equipped with a vacuum breaker and check valve located at least four inches above the highest elevation of the boiler.

Rule 3. Flush-Valve Fixtures.

Flush-valve controlled fixtures, with submerged inlets supplied directly or indirectly from the City Water Supply System, shall be equipped with an approved vacuum breaker in the supply line not less than four inches above the flood level rim of the fixture.

Rule 4. Ballcocks.

All flush tanks operated by ballcocks shall have an approved vacuum breaker located not less than three-quarter inch above the overflow outlet of the flush tank.

Ballcocks controlling water supply to suction, roof or other intermediate tanks shall be located at least one inch above the flood level rim of the tank excepting that in roof tanks equipped with an overflow of a size at least one commercial diameter larger than the water supply pipe, the ballcock may be located two inches above the highest elevation of the overflow pipe. The overflow and emptying pipes of roof, suction and intermediate tanks shall not be directly connected to a drainage system, notwithstanding the permissive provisions of Section C26-1273.0,d of the Administrative Building Code for connection to a leader.

Rule 5. Sterilizers.

Direct water supply connections to all sterilizers are prohibited, except such equipment as is approved by the Board. When approved sterilizers are used, the waste piping from sterilizers shall not connect directly with any drainage system.

Rule 6. Aspirators—Water Siphons.

Direct water supply connections to aspirators, water siphons or similar apparatus is prohibited except when approved by the Board. The waste pipe for this type of apparatus shall not connect directly with any drainage system.

Rule 7. Bidets—Bed Pan Washers.

Direct water supply connections to a bidet is prohibited. Water supply connection to bed pan washers or similar apparatus shall be equipped with an approved vacuum breaker and check valve, the latter located between the fixture and the vacuum breaker. Water supply to bed pan washers equipped with an approved flush valve shall be governed by Rule 3.

Bed pan washers may be equipped with steam connections only when such equipment has been approved by the Board.

Rule 8. Sump or Well Pumps.

Direct water supply connections for priming purposes to sump, well or similar type pumps when permitted by the Department of Water Supply, Gas and Electricity shall be connected to the inlet side of the pump and be equipped with an approved vacuum breaker and check valve, the check valve to be located between the pump and the vacuum breaker.

Rule 9. Condensers.

Direct water connections to refrigeration unit for cooling purposes shall be equipped with an approved check valve to prevent possible back flow of ammonia or other refrigerant from defective condenser coils or jackets, except in such installations where the water supply piping is entirely outside of the piping or tank containing the refrigerant and two independent wall thicknesses of metal separate the refrigerant from the city water supply. Refrigeration units containing more than twenty pounds of refrigerant shall be provided with an additional safeguard in the form of an approved relief valve installed at the outlet side of the check valve, such relief valve being set at five pounds above the maximum water pressure at the point of installation. Direct water connection is prohibited under Section C26-1223.0 Administrative Building Code.

Rule 10. Mortuary, Dissection, Operating and Embalming Tables or Equipment.

Mortuary, dissection, operating and embalming tables or equipment shall have no direct water supply connec-

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tion. Hose used with such equipment shall terminate at least 12 inches at any point from the table or attachments.

Rule 11. Dishwashing and Laundry Machines

Direct water supply to dishwashing and laundry machines shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker, and the fixture. The vacuum breaker shall be located at least 4" above the highest elevation of the machine.

Rule 12. Chemical Solution Tanks or Apparatus

Direct water supply connections, when permitted by the Department of Water Supply, Gas and Electricity, to any tank or apparatus containing any chemical shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker and

the tank or apparatus. *All hose, piping or portable equipment when used for the application of chemicals or other solutions shall be equipped with an approved vacuum breaker.*

Rule 13. Steam Tables.

Steam tables used exclusively for the warming of food stuffs and provided with a water supply inlet elevation at least one inch above the overflow outlet, the area of which is at least four times that of the water supply piping, shall be equipped with an approved horizontal swing check valve in the water supply piping.

Where elevation of the water supply piping inlet is less than one inch above the overflow outlet, or when the area of the overflow outlet is less than four times that of water supply piping, the water supply piping shall be equipped with an approved vacuum breaker located at least four inches above the maximum overflow level of the fixture.

NOTICE

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

52.05
NEW

BULLETIN OF THE BOARD OF STANDARDS AND APPEALS CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

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No. 23

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Docket.

Rules Directory.

Notice of Hearing Calendar.

Remaining Minutes of Regular Meeting, Tuesday After-
noon, May 22, 1956, Affecting Calendar Numbers 976-
54-BZ, 290-55-BZ, 461-37-BZ—Vol. IV and 259-55-BZ.

Minutes of Regular Meeting, Tuesday Morning, May
29, 1956, Affecting Calendar Numbers 303-26-BZ—
Vol. III, 52-48-A—Vol. II, 514-40-BZ—Vol. III, 127-
46-BZ—Vol. II, 146-52-BZ—Vol. II, 233-54-BZ—Vol.
II, 467-54-BZ, 711-54-BZ, 712-54-A, 855-52-A, 942-54-
BZ, 60-55-BZ, 232-55-BZ—Vol. II, 233-55-BZ—Vol. II,
279-55-BZ, 423-55-BZ, 507-55-BZ, 583-55-BZ, 674-55-
BZ, 755-55-BZ, 849-55-BZ, 867-55-BZ, 882-55-BZ, 934-
55-BZ, 20-56-BZ, 347-56-BZ, 235-55-BZ, 658-41-BZ—
Vol. II, 73-46-BZ—Vol. II, 441-51-BZ—Vol. III, 929-
53-BZ, 582-54-BZ—Vol. II, 73-55-BZ, 187-55-BZ, 188-
55-A and 850-55-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, May
29, 1956, Affecting Calendar Numbers 500-50-SA, 362-
44-SM—Vol. II, 363-44-SM, 364-44-SM—Vol. II, 742-
44-SM, 742-44-SM, 331-45-SA, 488-46-SA, 160-49-SM—
Vol. II, 707-49-SM, 110-50-SM, 542-55-SA, 707-55-SM,
1055-40-SA—Vol. II, 708-52-SM, 408-52-A, 96-55-A,
244-55-A—Vol. II, 422-55-A, 431-55-A, 661-55-A, 680-
55-A, 681-55-A, 1014-55-A, 198-54-A, 565-54-A, 821-
54-A, 132-55-A, 12-56-A, 89-56-A, 85-36-BZ—Vol. III,
18-37-BZ—Vol. III, 1012-39-BZ—Vol. II, 775-51-BZ,
and 273-43-BZ—Vol. II.

Remaining Minutes of the Meeting of May 29, 1956, will
appear in the issue of June 12, 1956.

Special Meeting, Friday Afternoon, June 1, 1956, Affect-
ing Calendar Numbers 835-38-SR and 784-41-SR.

PETITION AND ORDER OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS

Copy of Petition and Order of Certiorari was served on the Board
on May 28, 1956, by Regan & Barrett, attorneys for Park Avenue-
Fifty-Ninth Street Corp., owner, seeking a review of the Board's de-
termination on May 8, 1956, denying two appeals from decisions of
the Borough Superintendent, affecting Premises 487-495 Park Avenue,
100-108 East 59th Street, southeast corner, Borough of Manhattan—
Cal. No. 164-55-A—re Revocation of Permit issued under Alt. Appli-
cation 1642-52; and Cal. No. 816-55-A—re change in use.

PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION 10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engi-
neers, pertaining to the work of the board, will be seen only
between the hours of ten in the morning and one in the
afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

Special Meeting, Monday Morning, June 4, 1956, Affect-
ing Calendar Numbers 835-38-SR and 784-41-SR.

Amendments to the Rules for Erection, Alteration, Re-
pair, Excavation for and Demolition of Buildings.

Amendments to the Rules Relative to Submerged Inlets
and Protective Methods to be Applied to Prevent Con-
tamination of Water Supply.

CALENDAR

DOCKET

New Cases filed up to May 29, 1956

Cal. No. Dept. Premises Affected

356-56-A—B.M.—424 5th avenue, northwest corner of West 38th street, Block 840, Lot 42, Borough of Manhattan, Elevator Application 389-55—re request to revoke elevator application.

357-56-A—B.B.—8646 21st avenue, west side, 200 ft. north of Benson avenue, Block 6377, Lot 66, Borough of Brooklyn, Alt. 4089-55—re frame building for public occupancy.

358-56-A—F.D.—96-50 222nd street, west side, 37.74 ft. north of 97th avenue, Block 10791, Lot 14, Queens Village, Borough of Queens, Decision re Order No. 12385-5—re storage of XYLENE.

359-56-BZ—B.M.—470-476 Riverside drive, east side, 621-635 West 119th street, 61-79 Claremont avenue and 620-634 West 120th street, Block 1991, Lot 1, Borough of Manhattan, N.B. 43-56—re area coverage; height of proposed building.

360-56-BZ—B.B.—357-359 Shepherd avenue, east side, 85 ft. north of Glenmore avenue, Block 3989, Lots 1 and 2, Borough of Brooklyn, Alt. 814-56—re storage and sale of auto parts,—business use district.

361-56-BZ—B.B.—1334-1346 Ocean avenue, west side, 262 ft. 6 in. south of Avenue H, and 865-877 East 19th street, Block 6703, Lot 30, Borough of Brooklyn, N.B. 574-56—re storage garage for less than 150 cars; setback; area coverage.

362-56-BZ—B.B.—2231-2243 West 8th street and 638-648 Sheepshead Bay road, southeast corner, Block 7279, Lot 1, Borough of Brooklyn, Alt. 1054-56—re change in use from storage of machinery models to gasoline service station, lubritorium, car washing, parking of cars, etc.—business use district.

363-56-BZ—B.Q.—228-12 to 228-20 (228-16 official) Linden boulevard and 117-02 to 117-10 229th street, southwest corner, Block 12745, Lot 6, Springfield, Borough of Queens, N.B. 755-56—re gasoline service station, lubritorium, storage of auto accessories, etc.; ground sign; rear lot line; show windows.

364-56-A—B.M.—Welfare Island, south side, opposite East 51st street, Block 1383, Lot 9, Borough of Manhattan, Alt. 219-56—re non-fireproof construction; hospital; exits.

365-56-A—B.M.—Welfare Island, south side, opposite East 51st street, Block 1383, Lot 9, Borough of Manhattan, Alt. 218-56—re non-fireproof construction; exits.

366-56-SM—Placewel-W additives for concrete and mortar, manufactured by Johns-Manville Corp., Material.

367-56-SA—Industrial Paint Bake Oven, Model O-56-1607 (gas-fired), manufactured by Industrial Washing Machine Corp., Appliance.

368-56-SM—Vitricon-faced Concrete Block, manufactured by The Concrete Corp., Material.

369-56-BZ—B.B.—2701-2707 West 6th street, east side, 260 ft. north of Neptune avenue, Block 7250, Lot 22, Borough of Brooklyn, N.B. 650-56—re automatic automobile laundry—residence and retail use district.

370-56-A—B.Q.—95-40 to 95-48 Queens boulevard, south side, 130 ft. west of 63rd drive, Block 3080, Lot 31, Rego Park, Borough of Queens, N.B. 2200-55—re egress.

371-56-SA—Monarch Hi-Lo Washer, Model HL, manufactured by Monarch Laundry Machinery Corp., Appliance.

372-56-SM—Glasiron Porcelain Enamel Shingles, manufactured by Wolverine Porcelain Enameling Co., Material.

373-56-SA—Curtis Refrigerating Machine, Models AL, AR, AH, WL, WR, WH, CL, CR, CH, EL, ER, EH, SCL, SCR, SCH, TTA, UUA, manufactured by Curtis Manufacturing Co., Appliance.

374-56-BZ—B.M.—55 East 115th street, north side, 84 ft. east of Madison avenue, Block 1621, Lot 24, Borough of Manhattan, Alt. 1134-54—re store—residence use district.

375-56-A—B.Q.—147-06 Ash avenue, south side, 100 ft. east of 149th street, Block 5378, Lot 26, Flushing, Borough of Queens, Alt. 658-56—re frame building for public use.

376-56-BZ—B.Q.—109-78 to 109-86 (109-80 official) Francis Lewis boulevard, northwest corner of 110th avenue, Block 10945, Lot 118, Whitestone, Borough of Queens, N.B. 1385-56—re gasoline service station, lubritorium, parking of cars waiting to be serviced, etc.

377-56-BZ—B.Q.—156-05 Rockaway boulevard, southeast corner of South Conduit avenue, Block 13267, Lot 24, South Jamaica, Borough of Queens, N.B. 566-56—re gasoline service station, accessory sales, car wash, parking and storage, etc.; curb cuts.

378-56-A—B.M.—218-238 East 20th street, south side and 227-235 East 19th street, 166 ft. west of 2nd avenue, Block 900, Lots 18, 47 and 48, Borough of Manhattan, Alt. 542-56—re height of building (fire tower required); exterior walls.

379-56-A—B.M.—11-13 Catherine street and 17-23 East Broadway, northeast corner, Block 280, Lot 49, Borough of Manhattan, Alt. 464-56—re egress.

380-56-BZ—B.M.—247-249 Lexington avenue, east side, 85 ft. north of East 34th street, Block 890, Lots 23 and 66, Borough of Manhattan, Alt. 522-56—re parking and storage of more than 5 motor vehicles—business and residence use district.

Restored to Docket

364-44-SM—Vol. II—Gold Medal Tubelox Hoist Tower Runways (to provide bridging runways between a building and material tower), manufactured by The Patent Scaffolding Co. Inc., Material.

362-44-SM—Vol. II—Trouble Saver Sectional Hoist Tower (medium duty material hoist tower on trouble saver scaffold), manufactured by the The Patent Scaffolding Co. Inc., Material.

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363-44-SM—Vol. II—Gold Medal Tubelox Hoist Tower Runways and Scaffolding (to provide bridging runways between a building and material tower), manufactured by The Patent Scaffolding Co. Inc., Material.

160-49-SM—Vol. II—Long-Flex Gas Stove Connector (reopened for report as to trade name), manufactured by Flexible Connector Company of America, Material.

331-45-SA—Fostoria Even Ray System (Infra Red Heating Equipment); (reopened for report as to amendment relating to new type of infra red lamp), manufactured by The Fostoria Pressed Steel Corp., Appliance.

110-50-SM—United States Gypsum Company Asbestos Cement Siding Shingles (reopened for report as to additional sizes), manufactured by United States Gypsum Company, Material.

707-49-SM—Flex Gas Connector (reopened for report as to additional size range connector), manufactured by Techniflex Corp., Material.

542-55-SA—Waterman Gas Ranges, Models 21-D-1, 21-D-2, 3653-3 and 3653-6, (reopened for report as to additional model), manufactured by Henry Waterman and Brother, Corp., Appliance.

488-46-SA—Bryant Gas-Fired Steam or Water Boiler, Model 443 (reopened for report as to change of exterior design), manufactured by Bryant, Division of Carrier Corp., Appliance.

168-55-BZ—B.B.—2601-2629 Emmons avenue, north side, from East 26th to East 27th streets, Block 7499, Lots 40 and 80, Borough of Brooklyn, Alt. 2855-54—re consider rehearing under section 7c of the zoning resolution—parking of motor vehicles of patrons of existing kiddie playland, etc.

816-53-BZ—Vol. II—B.Q.—218-25 Hempstead avenue, north side, 182.25 ft. east of 218th street, Block 10766, Lot 53, Queens Village, Borough of Queens, Amendment to N.B. 3042-53—re extension of area of lot for parking of more than 5 motor vehicles for patrons and employees (no fee to be charged); outdoor display and sale of more than 5 motor vehicles—local retail and residence use district.

13-53-BZ—Vol. II—B.Q.—79-17 41st avenue, north side, from 79th to 80th streets, Block 1490, Lot 18, Jackson Heights, Borough of Queens, Alt. 717-56—re parking lot—residence use district.

215-34-BZ—Vol. II—B.Q.—118-02 to 118-12 Merrick boulevard, southwest corner of 118th street, Block 12371, Lot 324, St. Albans, Borough of Queens, N.B. 1163-56—re gasoline service station, lubritorium, car washing (non automatic) parking more than 5 cars waiting to be serviced, etc.—local retail use district.

987-54-BZ—B.B.—2711 Harway avenue, north side, 77 ft. 4 in. east of 27th avenue, Block 6900, Lot 5, Borough of Brooklyn, Alt. 1538-54—reopened for consideration as to extension of time to complete—change in occupancy on first

floor from store to manufacturing of clothing and accessory use of cellar floor.

742-44-SM—Porete Manufacturing Company's Porex Slabs, size 80 in. x 20 in. x 1¾ in. (withdrawn as to reopening of 7/20/54 to consider use of porete as floor slabs and reopened for report as a plaster base), manufactured by Porete Manufacturing Co., Material.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Oct.	19, 1954.
Carbon Dioxide Liquefier, Rules	Mar.	18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April	12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April	24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept.	15, 1955.
Concrete Rules (Hydrated Lime)	Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules	Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb.	1, 1955.
Exit Rules (Revolving Doors)	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar.	11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb.	22, 1955.
Fire Alarm Rules (Interior)	Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar.	4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of	May	26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	April	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	April	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan.	21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	April	7, 1925—Vol. 10, No. 14
Hatchway Protection	June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules	May	25, 1954.
Opening Protective Assemblies, Rules for Inspection of	May	27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	April	15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar.	22, 1955.
Sprinkler, Rules	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept.	3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—\$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

CALENDAR

JUNE 5, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning June 5, 1956 at 10 o'clock in Room 1013, Municipal Building, Mannattan, on the following matters.

784-55-BZ

APPLICANT—Goldwater and Flynn, for Housing Enterprises Inc., owner.

SUBJECT—Application October 4, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor motor vehicle repairs, washing, parking and storage of motor vehicles.

PREMISES AFFECTED—30-11 Francis Lewis boulevard, east side, from 30th avenue to 32nd avenue, Block 6021, Lot 1, Bayside, Borough of Queens.

Laid over from May 1, 1956 to June 5, 1956, for inspection and decision; hearing closed.

1005-55-BZ

APPLICANT—Albert Melniker, for Gertrude Le Blanc, owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, car washing, lubritorium, sale of accessories, minor motor vehicle repairs, with hand tools only, parking for more than 5 motor vehicles, for a term of 15 years.

PREMISES AFFECTED—237 Jewett avenue and 899 Post avenue, northwest corner,, Block 1027, Lot 1, West Brighton, Borough of Richmond.

Laid over from May 1, 1956, to June 5, 1956, for applicant to arrive at an agreement with the Borough President as to the procedure relative to the street widening and road paving and to file copy with the Board.

662-55-BZ

APPLICANT—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the extension of a non-conforming use (residence and stores).

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

Laid over from April 10, 1956, to May 8, 1956, at 10 A.M. for inspection and decision; hearing closed; then to June 5, 1956, for inspection and decision.

663-55-A

APPLICANT—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—Appeal from a decision of the borough superintendent—re frame building business use.

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

814-55-BZ

APPLICANT—Fred C. Dahlem, for Estate of Newbold Morris, Bank of New York, trustee, owner (Martin Gollubier, lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of use of parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—1034-1040 College avenue, east side 100 ft. north of East 165th street, Block 2433, Lots 1 and 6, Borough of The Bronx.

Laid over from April 10, 1956, to May 8, 1956, for inspection and decision; hearing closed; then to June 5, 1956, for inspection and decision.

930-55-BZ

APPLICANT—Fred C. Dahlem, for Valentine Galcik, owner.

SUBJECT—Application November 21, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7c and 2l of the zoning resolution, to permit in a retail use, D area district, the use of a building for motor vehicle repairs and garage for more than 5 motor vehicles and extension of subject building to occupy 100% of the area of the lot.

PREMISES AFFECTED—424-426 East 10th street, south side, 306 ft. west of avenue D, Block 379, Lot 21, Borough of Manhattan.

Laid over from April 10, 1956, to May 8, 1956, for inspection and decision; hearing closed; then to June 5, 1956, for inspection and decision.

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 2l of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

Laid over from May 3, 1955 to June 7, 1955, to permit the applicant to obtain a decision from the Building Department as to structural conditions to comply with the Labor Law and to permit the filing of a companion administrative appeal to be heard with the zoning application on the laid over date; laid over, date to be set for hearing when companion "A" appeal has been examined and set for hearing; the "A" and "BZ" cases to be heard on the same date; then set for hearing January 10, 1956; then February 15, 1956, for inspection and decision; hearing closed; then to February 28, 1956, for applicant to file revised plan; then laid over to March 20, 1956, for further inspection and decision; then to April 3, 1956, for applicant to furnish consent of adjoining owner for use of property as means of egress from foot of fire escape; then to April 24, 1956, at request of the applicant, to obtain a consent of the adjoining owner for exit across his property; then to May 8, 1956, for applicant to file consent of adjoining owner for exit; then to June 5, 1956, at request of the applicant, to file consent of adjoining owner.

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

815-52-BZ—Vol. II

APPLICANT—Reuben Rappaport, for City Bank Farmers Trust Co. and Florence D'Olier, Trustees under will of Thomas Diamond, owners (N. R. M. Garage Corp., lessee).

SUBJECT—Application reopened January 10, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and business use district, the proposed combining of both buildings for garage and parking of more than 5 motor vehicles, and the proposal to extend use of garage wherein gasoline and oil is sold.

PREMISES AFFECTED—248-250 West 80th street and

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2231-2239 Broadway, southwest corner, Block 1227, part of Lots 54 and 59, Borough of Manhattan.

Laid over from May 8, 1956, to June 5, 1956, for inspection and decision; hearing closed.

23-56-A

APPLICANT—Reuben Rappaport, for City Bank Farmers Trust Co. and Florence D'Olier, Trustees under the will of Thomas Diamond, owners (N. R. M. Garage Corp., lessee).

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—non-fireproof construction and exits.

PREMISES AFFECTED—248-250 West 80th street and 2231-2239 Broadway, southwest corner, Block 1227, part of Lots 54 and 59, Borough of Manhattan.

450-55-BZ

APPLICANT—Leonard F. Rothkrug, for Thomas Nasasi, owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district occupancy of a class 4, single family residence by 2 families.

PREMISES AFFECTED—157-22 Powell Cove boulevard, south side, 180 ft. east of 157th street, Block 4554, Lot 50, Beechhurst, Borough of Queens.

Laid over from May 8, 1956, to June 5, 1956, for inspection and decision; hearing closed; applicant to file report as to houses in area having more than one family.

584-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Charlotte W. Sanders, owner.

SUBJECT—Application July 15, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed demolition, reconstruction and extension of an existing gas station, office and sales, storage, lubricatorium, car washing and minor auto repairs.

PREMISES AFFECTED—699 Morris avenue and 266 East 155th street, southwest corner and 3012-3016 Park avenue, Block 2442, Lot 65, Borough of The Bronx.

Laid over from May 8, 1956, to June 5, 1956, for inspection and decision; hearing closed.

738-55-BZ

APPLICANT—Patrick D. Concagh, for 333 West 46th Street Corp., owner.

SUBJECT—Application September 21, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—333-337 West 46th street, north side, 378 ft. west of 8th avenue, Block 1037, Lots 16, 116 and 117, Borough of Manhattan.

Laid over from May 5, 1956 to June 5, 1956, for inspection and decision; hearing closed.

991-55-BZ

APPLICANT—Charles M. Spindler, for Claire-A1 Realty Corp., owner.

SUBJECT—Application November 15, 1955—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district, the proposed extension in area and reconstruction of an existing gasoline service station, and use of premises for a gasoline service station, office and sale of auto accessories, lubrication, washing, minor repairs (with hand tools only), parking and storage of motor vehicles, with proposed curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—236-244 Dyckman street, southwest corner of Seaman avenue, Block 2246, Lots 61, 63 and 65, Borough of Manhattan.

Laid over from May 8, 1956, to May 15, 1956, at re-

quest of objector, applicant concurring; then to June 5, 1956, for inspection and decision; hearing closed.

582-55-BZ

APPLICANT—Reginald S. Hardy, for U. K. Realty Corp., owner.

SUBJECT—Application July 14, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non-automatic), minor auto repairs (hand tools only) and parking of motor vehicles awaiting service, with show windows, signs and curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—1881-1889 Utica avenue, east side, from Flatlands avenue to Avenue K, Block 7798, Lots 6, 8 and 9, Borough of Brooklyn.

Laid over from May 15, 1956, to June 5, 1956, for inspection and decision; hearing closed.

788-55-BZ

APPLICANT—Charles M. Spindler, for John and Margaret Rose, owners.

SUBJECT—Application October 5, 1955—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, proposed motor vehicle repair shop and parking and storage of more than 5 motor vehicles, for a term of 15 years.

PREMISES AFFECTED—150-47 12th road, north side, 100.50 ft. west of Clintonville street, Block 4517, Lot 41, Whitestone, Borough of Queens.

Laid over from May 15, 1956, to June 5, 1956, for inspection and decision; hearing closed.

977-55-BZ

APPLICANT—Robert Gottlieb, for E. Devlin, Inc., owner (Walter B. Cooke, Inc., lessee).

SUBJECT—Application December 9, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business and residence use, B area district, the erection of an extension to be used in conjunction with the existing funeral parlor, on the residence portion of the plot, using more than the area permitted.

PREMISES AFFECTED—1 West 190th street and 2501 Jerome avenue, northwest corner, Block 3201, Lot 56, Borough of The Bronx.

Laid over from May 15, 1956, to June 5, 1956, for inspection and decision; hearing closed; applicant to file additional plan showing additional exit from the 2nd floor.

437-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company and Katie Bakal, owners.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed demolition and reconstruction of the existing gas station, stores, motor vehicle repair shop and offices; change of occupancy to gasoline service station, parking and storage of motor vehicles, lubricatorium, minor auto repairs, utility room, stores and car washing.

PREMISES AFFECTED—1387 Boston road and 680-686 East 170th street, southwest corner, Block 2937, Lots 14 and 17, Borough of The Bronx.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed; then to June 5, 1956, for inspection and decision.

755-55-BZ

APPLICANT—Leonard F. Rothkrug, for 66-17 Grand Avenue Corp., owner (Times Square Corp., lessee).

SUBJECT—Application September 23, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a retail and residence use

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district, the proposed patrons and employees parking of more than 5 motor vehicles.

PREMISES AFFECTED—66-19 Grand avenue, north side, 85.44 ft. east of Hamilton place and 66-02 Perry avenue, southeast corner of 66th street, Block 2724, Lots 8 and 69, Maspeth, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for inspection and decision; hearing closed; then to June 5, 1956, at the request of the applicant to file revised plan as requested by the Board.

232-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Freya Heintze, (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and local retail use, D and G-1 area, district, the erection and maintenance of a supermarket, with required loading berth on the residence portion of the plot and the parking of more than 5 cars (patrons); proposed area of building is in excess of area permitted, with a side yard of less than 5 ft. in that portion of the lot in the G-1 area district.

PREMISES AFFECTED—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972, Lot 50, Laurelton, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for inspection if necessary and decision, hearing closed; then to June 5, 1956, for further consideration and decision.

233-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Carmine L. Calabro, owner (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h, 7A and 7c of the zoning resolution, to permit in a retail and residence use district, the proposed parking lot for supermarket's patron use, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—133-25 233rd street, east side, 97.25 ft. north of Merrick boulevard, Block 12973, lots 6 and 9, Laurelton, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for inspection if necessary and decision; hearing closed; then to June 5, 1956, for further consideration and decision.

20-56-BZ

APPLICANT—Frederick A. Ketcher, for Springhill Realty Corp., owner (Pembroke Corp., lessee).

SUBJECT—Application January 17, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district an electric ground sign.

PREMISES AFFECTED—219-11 Hillside avenue, north side, from Springfield boulevard to 219th street, Block 10689, Lot 16, Springfield Gardens, Borough of Queens.

Laid over from May 29, 1956 to June 5, 1956, for inspection if necessary and decision; hearing closed.

30-48-BZ—Vol. II

APPLICANT—Adolph Friedel, for Moe Friedel, owner.

SUBJECT—Application reopened May 8, 1956 for consideration of extension of term of variance expired February 24, 1956—re (decision of the borough superintendent) previously granted on condition, under sections 7c, 7i, 7A and 7h of the zoning resolution, permitting in a residence and business use district, the reconstruction and extension of existing gasoline service station to include boiler room, lubritorium, auto laundry, motor vehicle repair shop, sale of accessories and office and also the parking and storage of more than five motor vehicles and with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—1701-1725 Bedford avenue and 109-131 Sullivan place, northeast corner, Block 1304, Lot 1, Borough of Brooklyn.

297-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sylvia Griff, owner.

SUBJECT—Application reopened May 8, 1956 for consideration as to extension of time to complete expired October 26, 1955—re (decision of the borough superintendent) previously granted on condition, under sections 21, 7c and 19A, permitting in the business use portion of plot located in a residence and business use, D area district, the demolition of existing frame structure on lot 23, and the erection of a new one-story extension, using more than the area permitted; and permitting an opening from proposed extension to existing frame structure to construct one large store; and permitting a horizontal exit door between two structures; and permitting an entrance to a proposed loading area, both located in the residence use portion of plot, with the loading area less than 33 feet in depth, and less than 14 feet in height.

PREMISES AFFECTED—65-61 to 65-65 Grand avenue and 56-64 to 56-72 Hamilton place, northwest corner, Block 2719, Lots 21, 22 and 23, Maspeth, Borough of Queens.

469-52-BZ Vol. III

APPLICANT—Alex Danin, for Cord-Meyer Development Co., owner (Bay Terrace Cooperatives Sections 3, 4 and 5 Inc., lessee).

SUBJECT—Application reopened May 24, 1955 as Vol. III—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the substitution of two story garden simplex apartments for each two duplex single family units, within the same building envelope.

PREMISES AFFECTED—212-14 to 212-52 16th avenue, southeast corner of 212th street, Block 5118, Lot 30; 15-15 to 15-41 and 15-47 to 15-63 212th street and 212-19 to 212-49 16th avenue, northeast corner, Block 5857, Lot 110; 15-18 to 15-42; 15-70 to 15-86 and 16-18 to 16-34 212th street, northwest corner 18th avenue, Block 5863, Lot 60; 16-21 to 16-37 212th street, southeast corner of 16th avenue, Block 5918, Lot 30; 16-41 to 16-65 and 16-71 to 16-87 212th street, southeast corner 18th avenue, Block 5918, Lot 40; 209-37 to 209-77 and 211-07 to 211-49 18th avenue, northwest corner 212th street, Block 5863, Lot 110; 18-47 to 18-59 and 18-73 to 18-95 211th street; 211-03 to 211-23; 211-27 to 211-55; 211-67 to 211-91; 211-95 to 211-99 23rd avenue; 211-02 to 211-12; 211-39 to 211-41 and 211-36 20th avenue; 18-04 to 18-28; 18-34; 20-08 to 20-24; 20-28 212th street; and 18-15 to 18-41; 211-10 to 211-34; 211-38 to 211-50; 211-54 18th avenue, southwest corner, Block 5872, Lot 2, Bayside, Borough of Queens, N.B. 7453, 7455, 7456, 7458, 7459, 7461, 7464 and 7467-52; N.B. 1466, 1467, 1470, 1473, 1474, 1476, 1477, 1478, 1479, 1480, 1482, 1483, 1484, 1485, 1489, 1490, 1491-53.

816-54-BZ Vol. II

APPLICANT—Burke, Green and Groh, for Eli Brody, owner.

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F-1 area district, the proposed erection of a one story and cellar building of class 3 construction, to be used for doctors' offices, with less than the required rear yard.

PREMISES AFFECTED—21-35 Bell boulevard, east side, 241.21 ft. north of 24th avenue, Block 5958, Lot 57, Bayside, Borough of Queens.

103-54-BZ Vol. II

APPLICANT—Siegal and Green, for L. S. C. Realty Corp., owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection of an outdoor amusement center, also the maintenance of an illuminated business sign.

PREMISES AFFECTED—1950 Bruckner boulevard, southside, 364.8 ft. west of Pugsley avenue, Block 3677, Lots 58 and 61, Borough of The Bronx.

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778-54-BZ Vol. II

APPLICANT—Charles M. Spindler, for Tally-Ho Realty Corp., owner.

SUBJECT—Application reopened January 31, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs, and the construction of the building on the street line without the required setback.

PREMISES AFFECTED—1320-1342 Remsen avenue, west side, 263 ft. 10 $\frac{3}{4}$ in. north of Avenue K, Block 8041, Lot 56, Borough of Brooklyn.

529-55-BZ

APPLICANT—Henry C. Brucker, for Alfred W. and Amelia Ziegler, owner.

SUBJECT—Application June 29, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an E area district the erection of a two story one family dwelling with side yard of less width than required by section 18b of the zoning resolution.

PREMISES AFFECTED—78-30 82nd street, west side, 277.15 ft. south 78th avenue, Block 3832, Lot 57, Glendale, Borough of Queens.

656-55-BZ

APPLICANT—Hurley, Kearney, Lane and Mattison, for St. Charles Hospital, owner.

SUBJECT—Application August 9, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles for physicians and personnel of St. Charles Hospital.

PREMISES AFFECTED—295 Hicks street, east side, 198 ft. north of State street, Block 261, Lot 9, Borough of Brooklyn.

679-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Pauline and William Hinderstein, owners.

SUBJECT—Application August 30, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the proposed erection of a structure for storage, stores, loading and unloading, parking of patrons cars (no fee to be charged).

PREMISES AFFECTED—13-55 to 13-63 Beach Channel drive and 2201-2217 Birdsall avenue, southwest corner, Block 158, Lot 14, Far Rockaway, Borough of Queens.

763-55-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Ellen Licata, owner.

SUBJECT—Application September 27, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district 1 times height district an extension of a one family residence for a play room, bath room, porch and 2 car accessory garage.

PREMISES AFFECTED—142-07 Hoover avenue, northside, 100 ft. west of Daniels street, Block 9721, Lot 251, Jamaica, Borough of Queens.

764-55-BZ

APPLICANT—Burke, Green and Groh, for Joseph and Marie Danisi, owners.

SUBJECT—Application September 27, 1955—re (decision of the borough superintendent) under sections 7e of the zoning resolution, to permit in a residence use district, the proposed use of existing building, for office, distributing, and storage building for beverages; more than one building on the plot.

PREMISES AFFECTED—120-42 Springfield boulevard, west side, 91.04 ft. north of 121st avenue, Block 12694, Lot 56, St. Albans, Borough of Queens.

793-55-BZ

APPLICANT—Gabriel Nathan, for James, Sarah and Louis Cappell, owners.

SUBJECT—Application October 6, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed use of vacant land for parking lot for more than 5 motor vehicles and boats.

PREMISES AFFECTED—60-02 to 60-12 Beach Channel drive and 401-421 Beach 60th street, northwest corner, Block 430, Lots 130 and 140, Arverne, Borough of Queens.

794-55-A

APPLICANT—Gabriel Nathan, for James, Sarah and Louis Cappell, owners.

SUBJECT—Application October 6, 1955—filed pursuant to section 35, General City Law re premises located in bed of mapped street—proposed widening of Beach 60th street.

PREMISES AFFECTED—60-02 to 60-12 Beach Channel drive and 401-421 Beach 60th street, northwest corner, Block 430, Lots 130 and 140, Arverne, Borough of Queens.

893-55-BZ

APPLICANT—M. Martin Elkind, for 640 East 13th Street Corp., owner.

SUBJECT—Application November 10, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking for more than 5 motor vehicles.

PREMISES AFFECTED—529 East 11th street, north side, 285.6 ft. west of Avenue B, Block 405, Lot 58, Borough of Manhattan.

43-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer Berfond, owner.

SUBJECT—Application January 24, 1956—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a business, local retail and residence use district the erection of 2 buildings of class 1 and class 3 construction to be used for storage, boiler room, compressor room, refrigerator, store, loading and unloading, mens' and womens' toilets, restroom, air conditioning equipment, and parking of patrons cars, no fee to be charged.

PREMISES AFFECTED—2127-2183 Coyle street and 3045-3067 Avenue V, northeast corner and 2128-2184 Bragg street, Block 7368, Lots 17, 19, 22, 25, 27, 29, 31, 36, 46, 53 and 61, Borough of Brooklyn.

116-56-BZ

APPLICANT—Abraham N. Horwitz, for Harry Mortimer, owner.

SUBJECT—Application February 20, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the construction and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs (using hand tools only), office and sales of auto accessories for a term of 15 years.

PREMISES AFFECTED—2451-2459 Westchester avenue and 1400-1408 Rowland street, northeast corner, Block 3974, Lot 1, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JUNE 5, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 5, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

708-52-SM

APPLICANT—Bethlehem Steel Company, Inc., owner.

SUBJECT—Application July 29, 1952—Bethlehem Steel Company, High Strength Bolts.

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895-51-SA

APPLICANT—L. J. Mueller Furnace, owner (Clewell Equipment Company, agent).

SUBJECT—Application December 17, 1951—Mueller Climate Control Oil Fired Air Conditioners, Models 50, 201, 202, 209, 211, 212, 214, 215, 216, 218, 219 and 253.

565-55-SA

APPLICANT—Leonard F. Rothkrug, for Sentry Norden Oil Heating Co., Inc., owner.

SUBJECT—Application June 21, 1955—Water Lining and Integral Fuel Oil Heater (preheater).

642-55-SA

APPLICANT—Worcester Taper Pin Company, manufacturer.

SUBJECT—Application July 21, 1955—Browning Liquid Fuel Cutting Torch, Model U-15A.

367-54-SA

APPLICANT—Johnson Heater Corporation, owner.

SUBJECT—Application May 4, 1954—Johnson Forced Warm Air Heaters, Oil Fired, Models JA.75, JA1, JA1.5, JA2, JA2.5, JA3, JA4, JA5, JA6, JA7, JA1.2, JA10, JA12, JA20, JA25, JA30, JA35, JA40, JA50, HB75, HB1, HB2, HB3, HB4, HB5, JAS1, JAS1E, JAS1.5, JAS2, JAS2E, JAS3, JAS3E, JAS4, JAS5.

877-55-SM

APPLICANT—Beacon Manufacturing Company, manufacturer.

SUBJECT—Application October 26, 1955—Beacon Closet Bowl Wax Gasket, Model 101 and 102.

603-55-SA

APPLICANT—Air Conditioning Engineering Company, owner. (Bernie Leventhal, Inc., agent).

SUBJECT—Application July 8, 1955—Perfectair Oil Fired Suspended Horizontal Forced Warm Air Furnaces and Floor Mounted Models H75, H90, H100, F150, F245, F385, F585, F815, S75, S90, S110, S115, S230, S345, S420 and S520.

459-45-SM

APPLICANT—Truscon Steel Company, owner.

SUBJECT—Application July 9, 1945—Truscon Steel Double Hung Series 138 and 145 Windows.

605-54-SA

APPLICANT—Despatch Oven Company, owner.

SUBJECT—Application July 21, 1954—Commander Bake Oven 12, 18, 24, 32, 36 and 40 (electrically heated).

487-55-SM

APPLICANT—Nazareth Cement Company, owner.

SUBJECT—Application May 25, 1955—Nazareth Air Entraining Portland Cement, Types IA and IIA and Nazco Type IIIA.

1105-48-SA

APPLICANT—Automatic Burner Corporation, owner.

SUBJECT—Application for consideration—reopened January 24, 1956 as to amendment to resolution as to additional trade names—re ABC Oil Burner Model 52A; previously approved.

430-49-SA

APPLICANT—Square Manufacturing Company, owner.

SUBJECT—Application for consideration—reopened April 10, 1956 as to amendment to resolution as to additional model drink dispenser—re Square Manufacturing Co. Carbonated Beverage Dispenser, Model 5008; previously approved.

774-52-SA

APPLICANT—Automatic Products Company, owner.

SUBJECT—Application for consideration—reopened April

10, 1956 as to amendment to resolution as to additional model—re Sodashoppe-6 Drink (dispenser soft-drinks); previously approved.

116-52-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application for consideration—reopened September 27, 1955 as to amendment to resolution as to proportions of Structo-Lite Premixed Plaster—re Red Top Structo Lite Plaster; previously approved.

252-45-SA

APPLICANT—Metropolitan Refining Company, Inc., owner.

SUBJECT—Application for consideration—reopened February 7, 1956 as to amendment to resolution as to additional name—re Metropolitan Feeder (water treatment appliance); previously approved.

1464-39-GR

APPLICANT—George S. Rider Company

SUBJECT—Application for consideration and report as to additional inspection agency (George S. Rider Co., Cleveland).

1464-39-GR

APPLICANT—Perry-Carrington Engr. Company.

SUBJECT—reopening and amending as to additional inspection agency (Perry-Carrington Engr. Company).

993-54-A

APPLICANT—Elias K. Herzog, for Postgal Realty Corp., owner.

SUBJECT—Application December 27, 1954—re Appeal from a decision of the borough superintendent—cellar egress.

PREMISES AFFECTED—345-351 West 35th street, north side, 266 ft. 4 in. east of 9th avenue, Block 759, Lot 14, Borough of Manhattan.

941-54-A

APPLICANT—DeRose and Cavalieri, for Libby Walker Levine, owner.

SUBJECT—Application December 10, 1954—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—4033-4039 3rd avenue, west side, 100 ft. 11 5/8 in. north of East 174th street, Block 2922, Lot 54, Borough of The Bronx.

959-54-A

APPLICANT—Philip Freshman, for Terminal Fire Brokerage, Inc., owner.

SUBJECT—Application December 10, 1954—Appeal from a decision of the borough superintendent—re stairways and exits.

PREMISES AFFECTED—50 Court street, southwest corner of Joralemon street, Block 265, Lot 43, Borough of Brooklyn.

132-55-A

APPLICANT—Leonard F. Rothkrug, for Max Forman, owner (Gibraltar Fabrics, lessee).

SUBJECT—Application February 16, 1955—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—2236-2238 Pitkin avenue, south side, 75 ft. west of Hendrix street, Block 4010, Lots 21 and 23, Borough of Brooklyn.

821-54-A

APPLICANT—Consolidated Cork Corp., lessee, for Bush Terminal Buildings Co., owner.

SUBJECT—Application October 22, 1954—Appeal from an order of the fire commissioner—re smoking in factory.

PREMISES AFFECTED—4012 2nd avenue, block from 39th to 41st streets, Bush Building No. 20, Block 706, Lot 1, Borough of Brooklyn.

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853-55-A

APPLICANT—Sideny Daub, for Abe Messinger, owner (Kasbar Quilting Co., lessee).

SUBJECT—Application October 26, 1955—Appeal from a decision of the borough superintendent—re opening in fire wall.

PREMISES AFFECTED—1213-1239 East 14th street, east side, 100 ft. south of Avenue L, Block 6734A, Lot 86, Borough of Brooklyn.

603-38-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Leibo Realty Corp., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—construction and exits.

PREMISES AFFECTED—547-571 Watkins street and 233-243 Lott avenue, northeast corner, Block 3618, Lots 1 and 3, Borough of Brooklyn.

720-55-A

APPLICANT—Samuel Rosenblum, for 130 5th Avenue Co., owner.

SUBJECT—Application September 6, 1955—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—130-132 5th avenue, northwest corner of West 18th street, Block 820, Lot 38, Borough of Manhattan.

356-56-A

APPLICANT—Interboro Elevator Company, Inc., for Burton Corp., owner (Lord and Taylor, lessee).

SUBJECT—Application April 19, 1956—re Appeal from a decision of the borough superintendent—revocation of elevator application 389-55.

PREMISES AFFECTED—424 5th avenue, northwest corner of West 38th street, Block 840, Lot 42, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 12, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 12, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

621-54-BZ

APPLICANT—Leonard F. Rothkrug, for Soljak Realty Corp., owner (M. H. Murray Supply Corp., lessee).

SUBJECT—Application July 29, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from public garage to the storage and sale of plumbing supplies.

PREMISES AFFECTED—1565-1567 Bergen street, north side, 225 ft. west of Utica avenue, Block 1348, Lot 62, Borough of Brooklyn.

Laid over from May 8, 1956, to June 12, 1956, for applicant to correct his papers and for inspection and decision; hearing closed.

688-45-BZ

APPLICANT—Carl H. Salminen, for Emil Kupprat, owner.

SUBJECT—Application reopened April 10, 1956 for consideration as to extension of term of variance, expired March 26, 1956—re (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the change of occupancy from office and marble storage to permit cutting, polishing and lettering of stones and monuments in addition to office and marble storage.

PREMISES AFFECTED—162-34 Pidgeon Meadow road, west side, 289.54 ft. south of 46th avenue, Block 5461, Lot 40, Flushing, Borough of Queens.

Laid over from May 15, 1956 to June 12, 1956, at the request of applicant to obtain new decision from the borough superintendent.

5-33-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Thomas and Louis Filomio, owners.

SUBJECT—Application reopened October 25, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7e and 7h, of the zoning resolution to permit in a business, retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, sales and storage room, for auto accessories and minor repairs, and parking and storage for more than 5 cars.

PREMISES AFFECTED—3480-3498 Baychester avenue and 3800-3812 Boston road, southeast corner, Block 5257, Lot 1, Borough of The Bronx.

Laid over from May 15, 1956, to June 12, 1956, for inspection and decision; hearing closed.

611-54-BZ

APPLICANT—George J. Rusciano, for Pietro Catino, owner.

SUBJECT—Application July 20, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district for a term of ten years, the maintenance of existing frame garages (formerly stables) to be used for more than three motor vehicles.

PREMISES AFFECTED—3222 Olinville avenue, east side, 170.69 ft. north of Burke avenue, Block 4595, Lot 8, Borough of The Bronx.

Laid over from May 15, 1956, to June 12, 1956, for inspection and decision; hearing closed.

612-54-A

APPLICANT—George J. Rusciano, for Pietro Catino, owner.

SUBJECT—Application July 20, 1954—Appeal from a decision of the borough superintendent—re construction.

PREMISES AFFECTED—3222 Olinville avenue, east side, 170.69 ft. north of Burke avenue, Block 4595, Lot 8, Borough of The Bronx.

890-54-BZ

APPLICANT—Irving A. Rudder, for Rose and David Koblenz, owners (David Koblenz, lessee).

SUBJECT—Application November 24, 1954—re (decision of the borough superintendent) under sections 7i and 7f of the zoning resolution, to permit in a business use district, the change of occupancy from 5 car storage garage, auto renting and driving school, to storage garage and motor vehicle repair shop and gasoline service station.

PREMISES AFFECTED—1106 Stebbins avenue, east side, 25 ft. south of East 167th street, Block 2691, Lot 77, Borough of The Bronx.

Laid over from May 15, 1956, to June 12, 1956, for inspection and decision; hearing closed.

436-55-BZ

APPLICANT—Leonard F. Rothkrug, for Arthur P. Ferretti, owner.

SUBJECT—Application May 26, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the extension of a 2 story building of class 4 construction, for the uses of glass manufacturing, grinding, publishing, and storage, using more than the area permitted.

PREMISES AFFECTED—63-17 to 63-19 Metropolitan avenue, north side, 173 ft. 5 in. east of 62nd street, Block 2771, Lot 55, Maspeth, Borough of Queens.

Laid over from May 15, 1956, to June 12, 1956, for inspection and decision; hearing closed.

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437-55-A

APPLICANT—Leonard F. Rothkrug, for Arthur P. Ferretti, owner.

SUBJECT—Application May 26, 1955—re Appeal from a decision of the borough superintendent—frame building, factory use, exits, etc.

PREMISES AFFECTED—63-17 to 63-19 Metropolitan avenue, north side, 173 ft. 5 in. east of 62nd street, Block 2771, Lot 55, Maspeth, Borough of Queens.

508-55-BZ

APPLICANT—John J. Tricarico, for Joseph Fanto, owner.

SUBJECT—Application June 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, minor auto repairs, storage for more than 5 commercial vehicles.

PREMISES AFFECTED—5801-5803 16th avenue, southeast corner of 58th street, Block 5503, Lot 9, Borough of Brooklyn.

Laid over from May 15, 1956, to June 12, 1956, for inspection and decision; hearing closed.

665-55-BZ

APPLICANT—Henry Nordheim, for Jovel Realty Corp., owner.

SUBJECT—Application August 16, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, proposed change of occupancy from vacant cellar and 4 metal garages at street level, to motor vehicle repair shop in cellar and 4 metal garages at street level.

PREMISES AFFECTED—164 West Kingsbridge road and 2669 Kingsbridge terrace, northwest corner, Block 3240, Lot 59, Borough of The Bronx.

Laid over from May 15, 1956, to June 12, 1956, for inspection and decision; hearing closed.

983-55-BZ

APPLICANT—Henry George Greene, for Isaac Jaffess, owner (Jess Gelb, lessee).

SUBJECT—Application December 14, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed extension of an existing gasoline service station to include gasoline service station, lubritorium, car washing, car repairs, sales area, utility room and parking of patrons' cars.

PREMISES AFFECTED—261-265 Nagle avenue, 3822-3830 10th avenue and 501-505 West 204th street, entire block, Block 2216, Lot 58, Borough of Manhattan.

Laid over from May 15, 1956, to June 12, 1956, for inspection and decision; hearing closed; applicant to file revised plans, eliminating car washing and parking of patrons' cars.

550-55-BZ

APPLICANT—Patrick D. Concagh, for Clareve Corp., owner.

SUBJECT—Application July 5, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, office for sale of accessories, auto repairs, storage of auto accessories, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—640-666 Conduit boulevard and 600-608 Grant avenue, entire block bounded by Grant Belmont, Sheridan avenues and Conduit boulevard, Block 4239, Lot 1, Borough of Brooklyn.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed; then to June 12, 1956, for applicant to file more complete plans showing the arrangement proposed, full size of the lot with spaces to be taken for the widening of Conduit Boulevard, all dimensions

and location by dotted lines of the subways below and the tanks shown to be located in compliance with the requirements, at least not nearer than 25 ft. to the subway wall.

629-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for M. H. A. Associates, Inc., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the proposed extension of an existing non-conforming use, present use storage, office and car washing, to be used as storage and boiler room, gasoline service station, high speed auto laundry, lubritorium, motor vehicle repairs, office and sales, parking and storage of cars awaiting service, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—53-15 Queens boulevard and 43-32 to 43-40 54th street, northwest corner, Block 1322, Lot 39, Woodside, Borough of Queens.

Laid over from May 15, 1956 to May 22, 1956, at the request of applicant; then to June 12, 1956, for inspection and decision; hearing closed; applicant to file revised plans omitting curb cut on 54th street and windows on westerly and north walls.

435-53-BZ

APPLICANT—Leonard F. Rothkrug, for Concetta Tuozzo, owner.

SUBJECT—Application June 2, 1953—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the change in occupancy from five car garage to storage and baling of scrap paper and rags.

PREMISES AFFECTED—6712 11th avenue, west side, 60 ft. south of 67th street, Block 5765, Lot 44, Borough of Brooklyn.

Laid over from May 22, 1956, to June 12, 1956, at request of objector, applicant concurring.

108-55-BZ

APPLICANT—Henry Nordheim, for John Salpizi, owner.

SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a structure located in a residence and business use district the proposed manufacturing, in addition to existing bakery use.

PREMISES AFFECTED—614-616 East 180th street, south side, 145 ft. east of Arthur avenue, Block 3069, Lot 80, Borough of The Bronx.

Laid over from May 22, 1956, to June 12, 1956, for inspection and decision; hearing closed.

109-55-A

APPLICANT—Henry Nordheim, for John Salpizi, owner.

SUBJECT—Application February 11, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—614-616 East 180th street, south side, 145 ft. east of Arthur avenue, Block 3069, Lot 80, Borough of The Bronx.

630-55-BZ

APPLICANT—Francis H. McGrath, for Henor Realty Corp., owner.

SUBJECT—Application July 28, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district, the parking of more than 5 cars.

PREMISES AFFECTED—73-83 Henry street and 92 Orange street, southeast corner and 89-93 Pineapple street, Block 227, Lots 5-10, 13 and 32-34, Borough of Brooklyn.

Laid over from May 22, 1956 to June 12, 1956, for further consideration hearing closed; with the right to reopen the hearing for further public appearance reserved by the Board.

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654-55-BZ

APPLICANT—Leonard F. Rothkrug, for Philip Weisbrout, owner.

SUBJECT—Application August 4, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the proposed change of occupancy from warehouse on all floors, to store on first floor, factory on 2nd 3rd and 4th floors.

PREMISES AFFECTED—462-464 52nd street, south side, 160 ft. west of 5th avenue, Block 807, Lot 35, Borough of Brooklyn.

Laid over from May 22, 1956, to June 12, 1956, for inspection and decision; hearing closed.

655-55-A

APPLICANT—Leonard F. Rothkrug, for Philip Weisbrout, owner.

SUBJECT—Application August 4, 1955—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—462-464 52nd street, south side, 160 ft. west of 5th avenue, Block 807, Lot 35, Borough of Brooklyn.

682-55-BZ

APPLICANT—Robert Gottlieb, for Luiga Cipriano, owner.

SUBJECT—Application September 2, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles.

PREMISES AFFECTED—1400 Nelson avenue, east side, east side, 119.29 ft. north of Boscobel avenue, Block 2873, Lot 13, Borough of The Bronx.

Laid over from May 22, 1956, to June 12, 1956, for inspection and decision; hearing closed.

765-55-BZ

APPLICANT—Leonard F. Rothkrug, for Nicholas Esposito, doing business as Nick's Service Station, owner.

SUBJECT—Application September 28, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use, D area district, the extension of an existing gas station to include auto accessories, lubritorium, motor repairs and auto laundry.

PREMISES AFFECTED—56-01 Main street, southeast corner of 56th avenue, Block 5165, Lot 28, Flushing, Borough of Queens.

Laid over from May 22, 1956, to June 12, 1956, for inspection and decision; hearing closed.

924-55-BZ

APPLICANT—Fred C. Dahlem, for Drebuze Realty Corp., owner.

SUBJECT—Application November 18, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—31-35 Monroe street, north side, 139 ft. 9 in. west of Market street, Block 276, Lots 16, 17 and 18, Borough of Manhattan.

Laid over from May 22, 1956, to June 12, 1956, for inspection and decision; hearing closed.

60-55-BZ

APPLICANT—Charles M. Spindler, for Morris Winick, owner.

SUBJECT—Application reopened March 6, 1955 and restored to docket—previously withdrawn—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and

signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

Laid over from April 10, 1956, to April 17, 1956 for decision; premises having been previously inspected; then to April 24, 1956 for further consideration by Board; hearing closed; then to May 29, 1956, for notices to be sent out to all owners in the area, subject to the regular procedure; then to June 12, 1956, for decision; hearing closed.

279-55-BZ

APPLICANT—Herman Kron, for Angeline Peglia, owner.

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection of a building to be used as automobile showroom, gas station, lubritorium, offices, auto laundry, minor repairs, parking of cars waiting to be serviced, without the required rear yard.

PREMISES AFFECTED—2027 Bruckner boulevard, north side, 190 ft. east of Pugsley avenue, Block 3797, Lot 74, Borough of The Bronx.

Laid over from April 24, 1956, to May 29, 1956, at request of the applicant, as owner is negotiating sale of the premises; then to June 12, 1956, for inspection and decision; hearing closed.

127-46-BZ—Vol. II

APPLICANT—Paul Friedman, for Interboro Management, Inc., owner.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of auto accessories and parking of more than 5 cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—46-11 to 46-21 Hollis Court boulevard and 46-02 to 46-16 189th street, northwest corner and 188-12 to 188-20 46th avenue, Block 5528, Lot 1, Flushing, Borough of Queens.

Laid over from May 8, 1956 to May 29th, 1956, for inspection and decision; hearing closed; then to June 12, 1956, for decision.

711-54-BZ

APPLICANT—Leonard F. Rothkrug, for Sam Tepperberg, owner (Empire Store Construction Co., Inc., lessee).

SUBJECT—Application August 20, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed use of premises for light manufacturing (store fixtures), involving the use of power saws on wood, thus constituting a saw mill.

PREMISES AFFECTED—334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn.

Laid over from May 8, 1956, to May 29, 1956, for inspection and decision; hearing closed; then to June 12, 1956, for complete examination by the Department of Buildings and filing of new decision; and for full vote of the Board.

712-54-A

APPLICANT—Leonard F. Rothkrug, for Sam Tepperberg, owner (Empire Store Construction Co., Inc., lessee).

SUBJECT—Application August 20, 1954—re Appeal from a decision of the borough superintendent—frame building, commercial use.

PREMISES AFFECTED—334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn.

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233-54-BZ—Vol. II

APPLICANT—Arthur S. Hirsch, for Joseph Lubin and Joseph Eisner, owners (Car Wholesalers, Inc., lessee).

SUBJECT—Application reopened November 15, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, the proposed extension in use and area of an existing parking lot for more than 5 motor vehicles and the erection of a 10 ft. x 10 ft. attendant's shelter on a plot presently occupied as parking lot, gasoline service station and garage.

PREMISES AFFECTED—Franklin D. Roosevelt drive, west side, from East 48th to East 49th street, 403-435 East 48th street and 410-430 East 49th street, Block 1360, Lots 1, 2, 3, 4, 5, 6, 8, 11, 14, 15, 16, 26, 34, 35, 37, 38 and 50, Borough of Manhattan.

Laid over from March 20, 1956 to April 17, 1956, for applicant to file revised plans of existing conditions showing permitted uses of all lots and plan of proposed use indicating manner of protection of view towards United Nations; hearing continued; then to April 24, 1956, for applicant to file additional statement and revised plans of additional fences and hedges; hearing closed; then to May 15, 1956, for applicant to file revised plans as to fences, showing all buildings removed, parking area, buildings and curb cuts, and gasoline selling area enclosed; then to May 29, 1956, for applicant to file revised plans showing all buildings removed, parking, area of building, curb cuts and gasoline station area enclosed; then to June 12, 1956, for applicant to advise the Board if and when coal pockets will be removed and for decision by the Board.

423-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Epstein, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, high speed auto laundry, lubritorium, body and fender work, welding, incidental repairs, brake testing, wheel alignment, incidental painting and spraying, office and sales, parking of motor vehicles awaiting service with entrances closer to the residence use district than permitted.

PREMISES AFFECTED—70-11 to 70-19 Northern boulevard, and 32-62 to 32-70 71st street, northwest corner, Block 1166, Lot 37, Woodside, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed; then to April 17, 1956, for inspection and decision; then to May 1, 1956 for applicant to file revised plans to provide adequate reservoir space; hearing previously closed; then to May 15, 1956, for applicant and the Construction Coordinator to file information as to site of housing development; laid over for decision; then to May 29, 1956, for applicant to investigate possibility of premises being taken for housing project; then to June 12, 1956, for applicant to investigate further as to possibility of housing project in the area.

146-52-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Fred Schumacher, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, ground sign, auto washing, lubrication, office, accessory sales, minor repairs, and auto safety inspection station.

PREMISES AFFECTED—271-01 to 271-15 Union turnpike, northeast corner of 271st street, Block 8555, Lot 75, Bellerose, Borough of Queens.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed; then to May 29, 1956,

for further consideration and decision; then to June 12, 1956, for further consideration and decision.

942-54-BZ

APPLICANT—Mathew Manes, for Vanlib Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 and restored to docket in accordance with the order of the Court, previously denied—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—144-21 Liberty avenue and 138-34 to 138-52 Lloyd road, northwest corner, Block 10020, Lot 114, Jamaica, Borough of Queens.

Application reopened and restored to docket in accordance with the order of the Court, set for hearing April 24, 1956; public hearing held on April 24, 1956; then laid over to May 22, 1956, for inspection and decision; hearing closed; then to May 29, 1956, for applicant to file seven complete sets of plans; then to June 12, 1956, for inspection and decision; applicant to file additional plans, showing original conditions.

303-26-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened May 24, 1955 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district, the proposed change in use from public garage for more than five cars to storage of metal furniture on first floor and manufacturing and storage of lamps on the second floor.

PREMISES AFFECTED—405-423 44th street, north side, 38 ft. east of 4th avenue, Block 729, Lot 72, Borough of Brooklyn.

Laid over from May 22, 1956, to May 29, 1956, at request of applicant's representative; then to June 12, 1956, at the request of the applicant's representative.

52-48-A—Vol. II

APPLICANT—Reginald S. Hardy for Hayson Corp., owner.

SUBJECT—Application reopened May 24, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—exits, doors and ramp.

PREMISES AFFECTED—405-423 44th street, north side, 38 ft. east of 4th avenue, Block 729, Lot 72, Borough of Brooklyn.

934-55-BZ

APPLICANT—Paul Friedman, for Ida Orlick, owner.

SUBJECT—Application November 22, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), storage and sale of auto accessories, parking of cars waiting to be serviced for a term of 15 years.

PREMISES AFFECTED—2444-2460 Linden boulevard and 547-557 Milford street, southeast corner, Block 4503, Lots 1 and 6, Borough of Brooklyn.

Laid over from May 29, 1956 to June 12, 1956, for applicant's presence at public hearing.

461-37-BZ—Vol. IV

APPLICANT—Sylvan Bien, for 260 Madison Avenue Corporation, owner.

SUBJECT—Application reopened May 22, 1956 in accordance with the order of the Court in view of minutes being missing of hearing of June 1, 1955—re (decision of the borough superintendent) under sections 7c and 7h

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of the zoning resolution, to permit in a residence and restricted retail use district, the use of unbuilt upon plot for right of way and for the parking and storage of motor vehicles previously granted by the Board—see action of 354-51-A), previously denied.

PREMISES AFFECTED—22B East 39th street, south side, 98 ft. east of Madison avenue and 23 East 38th street, north side, 98 ft. east of Madison avenue, Block 868, Lot 53, Borough of Manhattan.

670-39-BZ—Vol. II

APPLICANT—Otto J. and Warren A. Sambach, for Theodore Potash, owner.

SUBJECT—Application reopened July 12, 1955 as Vol. II—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a business use, C area district the extension of an existing building, using more than the area permitted.

PREMISES AFFECTED—41-25 102nd street, northeast corner of 42nd avenue, Block 1976, Lot 10, Corona, Borough of Queens.

208-46-BZ—Vol. IV

APPLICANT—Ferdinand Savignano, for 1500 McDonald Avenue Corp., owner.

SUBJECT—Application reopened November 15, 1955 as Vol. IV—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the proposed change in occupancy from yarn manufacturing, gasoline selling station, auto laundry, lubritorium, office and showroom to yarn manufacturing, gasoline selling station, auto laundry, lubritorium, auto repairs, office and addition of boiler room.

PREMISES AFFECTED—1500-1546 McDonald avenue and 14-24 Avenue M, southwest corner, Block 6563, Lot 6, Borough of Brooklyn.

947-55-A

APPLICANT—Ferdinand Savignano, for 1500 McDonald Avenue Corp., owner.

SUBJECT—Application October 14, 1955—Appeal from a decision of the borough superintendent—re boiler room in garage area.

PREMISES AFFECTED—1500-1546 McDonald avenue and 14-24 Avenue M, southwest corner, Block 6563, Lot 6, Borough of Brooklyn.

602-51-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application reopened February 7, 1956 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed alteration and extension of (4) car garage, used in conjunction with present parking and storage of motor vehicles, accessory to milk distribution plant, into a motor vehicle repair shop for cars of milk plant.

PREMISES AFFECTED—2338 Hermany avenue, south side, 341 ft. west of Zerega avenue, Block 3697, Lots 19, 21 and 25, Borough of The Bronx.

826-53-BZ—Vol. II

APPLICANT—David Postal, for Post Bayside #1, owner.

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, parking and storage of cars awaiting service.

PREMISES AFFECTED—260-02 to 260-22 Union turnpike, southeast corner of 260th street, Block 8677, Lot 61, Bellerose, Borough of Queens.

176-55-BZ

APPLICANT—John F. Fitzsimons, for Nicholas Descicciola, owner (Delta Precision Tool and Instrument Co., lessee).

SUBJECT—Application March 8, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail and residence use district, the use of the premises as a factory in the retail portion of the lot.

PREMISES AFFECTED—147-36 Brookville boulevard, west side, 68.25 ft. south of 147th road, Block 13729, Lot 33, Rosedale, Borough of Queens.

667-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Lester L. Byck, owner.

SUBJECT—Application August 18, 1955—re decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the maintenance of an illegally existing porch within the required setback from Main Street.

PREMISES AFFECTED—141-49 Coolidge avenue and 82-11 to 82-19 Main street, northeast corner, Block 6639, Lot 51, Jamaica, Borough of Queens.

671-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Local Construction Corp., owner.

SUBJECT—Application August 22, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor motor vehicles repairs, office and sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—1028-1040 Belmont avenue and 462-466 Pine street, southwest corner, Block 4250, Lots 23 and 29, Borough of Brooklyn.

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.

PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

810-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail and residence use district, the proposed use of automatic auto laundry, office and parking for more than 5 motor vehicles, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—61-24 to 61-30 Utopia parkway and 175-01 to 175-25 64th avenue, northwest corner, Block 6891, Lot 3, Fresh Meadows, Borough of Queens.

911-55-BZ

APPLICANT—Leonard F. Rothkrug, and Samuel Gardstein, for Bangor Realty Corp., owner.

SUBJECT—Application November 16, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit parking in a business use district and partly in a residence use district the proposed use of the unbuilt upon portion of a lot for a parking lot and also for accessory parking for employees.

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PREMISES AFFECTED—1674-1678 Broadway, south side, 59 ft. 4 in. west of Decatur street, and 747-755 Decatur street, Block 1503, Lot 31, Borough of Brooklyn.

1022-55-BZ

APPLICANT—Paul Friedman, for Marflu Servicenter Inc., owner (General Outdoor Advertising Co., Inc., lessee).
SUBJECT—Application December 30, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, minor repairs (hand tools only), auto laundry (non-automatic), office, storage and sale of auto accessories and parking for more than 5 cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—305-319 Oakland street, west side, from India street to Huron street, 222-226 India street and 193-197 Huron street, Block 2533, Lot 33, Borough of Brooklyn.

94-56-BZ

APPLICANT—Albert Melniker, for Chain Store Realty Corp., owner.

SUBJECT—Application February 9, 1956—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, parking of vehicles awaiting service, minor adjustments of motor vehicles with hand tools only, office and sales.

PREMISES AFFECTED—1970 Victory boulevard and 5 Perry avenue, southeast corner, Block 722, Lot 1, Castleton Corners, Borough of Richmond.

214-56-BZ

APPLICANT—Roger Halle, for Colback Corp., owner (Colonial Trust Co., lessee).

SUBJECT—Application March 19, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail and residence use district, the proposed parking for bank patrons and employees and drive up deposit window, accessory to bank located on adjoining lot 14.

PREMISES AFFECTED—514-520 Bay Ridge avenue and 6901-6903 5th avenue, southeast corner, Block 5874, Lots 14-17 inclusive, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JUNE 12, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon June 12, 1956 at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

787-54-SM

APPLICANT—Ted Mehrer, for Lok-Products Company, owner.

SUBJECT—Application October 5, 1954—Drive-Lok, Striplok, T & T-Lok, Electro-Lok Suspended Ceiling System.

847-55-SM

APPLICANT—The Flour City Ornamental Iron Company, owner.

SUBJECT—Application October 13, 1955—Flour City Reversible Window, RA-60, (aluminum).

848-55-SM

APPLICANT—The Flour City Ornamental Iron Company, owner.

SUBJECT—Application October 13, 1955—Flour City Aluminum Single Hung Window, Model A-35.

395-52-SA

APPLICANT—Carrier Corporation, manufacturer.

SUBJECT—Application March 25, 1952—Carrier Corp. System Air Conditioners, Models 39H, S, T and U.

911-54-SM

APPLICANT—Michael Flynn Manufacturing Company, owner.

SUBJECT—Application November 15, 1954—Lupton $\frac{3}{4}$ Hour Test Steel Window of the solid section, window of the fixed, pivoted and projected types.

507-53-SM

APPLICANT—R. Guastavino Company, owner.

SUBJECT—Application June 17, 1953—Guastavino Akoustolith.

318-55-SA

APPLICANT—M. T. Way, for Ray-Oil Burner Company, owner.

SUBJECT—Application April 14, 1955—Ray Combination Gas-Oil Burner, Model PC.

672-55-SM

APPLICANT—Jack Z. Cohen, for August Steindl, owner.

SUBJECT—Application July 26, 1955—August Steindl Pre-Cast Steps, (stone).

965-55-SM

APPLICANT—Cobra Metal Hose, Division of DK Manufacturing Company, owner.

SUBJECT—Application November 7, 1955—Cobra Gas Appliance Connector, Models K100, K110 and K120.

607-54-SA

APPLICANT—Despatch Oven Company, owner.

SUBJECT—Application July 21, 1954—Commander 12, 18, 24, 32, 36 and 40, Indirect Gas-fired Bake Oven.

270-55-SM

APPLICANT—Structural Clay Products Institute, for Natco Corp., owner.

SUBJECT—Application March 21, 1955—Natco SCR Brick (Structural solid masonry wall unit).

727-55-SM

APPLICANT—Owens-Corning Fiberglas Corp., owner.

SUBJECT—Application August 19, 1955—Owens-Corning Fiberglas Base Sheet and Fiberglas Perma-Ply No. 6 (built-up roofing.)

360-50-SA

APPLICANT—ABC Oil Burners, owner.

SUBJECT—Application for consideration—reopened April 10, 1956 as to amendment to resolution as to additional trade names—re Burnham Oil Burner, Model 55; Home Oil Burner, Model 55; Comfortzone Oil Burner, Model 55; Norge Heat Oil Burner, Model FOB-55; Radiation Oil Burner, Model 55; Richmond Oil Burner, Models P10A, P11A, and P12A; Rybolt Oil Burner Model 55, Certified Oil Burner, Model 55; Solar Flame Oil Burner, Model 55; Weil McLain Oil Burner Model 55; Cities Service Oil Burner, Model CS-55; Kleen-Heet Oil Burner, Model 80 and Fitzgibbons Oil Burner, previously approved.

511-53-SM—Vol. I

APPLICANT—Joseph Platzker, for Busatti Products Corp., owner.

SUBJECT—Application for consideration—reopened July 20, 1954 as to amendment to resolution as to change in corporation name and additional use of Busatti Plaster—re Busatti Plaster; previously approved.

812-52-SM—Vol. II

APPLICANT—Duffy Concrete Products, Inc., owner.

SUBJECT—Application for Consideration—reopened November 29, 1955 as to amendment to resolution as to greater loads for shorter spans—re Duffon Concrete Plank; previously approved.

178-56-A

APPLICANT—Samuel Cohen, for Standard Paper Co., owner.

CALENDAR

SUBJECT—Application February 24, 1956—re Appeal from a decision of the borough superintendent—stairs.
PREMISES AFFECTED—13 Frankfort street, south side, 118 ft. east of Nassau street, Block 102, Lot 7, Borough of Manhattan.

602-54-A

APPLICANT—J. M. Berlinger, for 38-42 Exchange Place Corp., owner.
SUBJECT—Application July 9, 1954—re Appeal from a decision of the borough superintendent—plastic light diffuser in stair hall.
PREMISES AFFECTED—38-42 Exchange place and 25-29 William street, southwest corner, Block 25, Lot 27, Borough of Manhattan.

861-54-A

APPLICANT—Arnold W. Lederer, for 444 Rockaway Avenue, Inc., owner.
SUBJECT—Application November 15, 1954—Appeal from a decision of the borough superintendent—re construction and egress.
PREMISES AFFECTED—444 Rockaway avenue, west side, 165 ft. 7 in. south of Pitkin avenue, Block 3521, Lot 48, Borough of Brooklyn.

749-55-A

APPLICANT—Ferdinand Savignano, for Irving Silver, owner.
SUBJECT—Application September 22, 1955—Appeal from a decision of the borough superintendent—review of Borough Superintendent decision—re change in use.
PREMISES AFFECTED—6709 5th avenue, east side, 63 ft. ½ in. south of 67th street, Block 5856, Lot 20, Borough of Brooklyn.

750-55-A

APPLICANT—Ferdinand Savignano, for Irving Silver, owner.
SUBJECT—Application September 22, 1955—Appeal from a decision of the borough superintendent, review of Borough Superintendent decision—re change in use.
PREMISES AFFECTED—6711 5th avenue, east side, 82 ft. ½ in. south of 67th street, Block 5856, Lot 19, Borough of Brooklyn.

751-55-A

APPLICANT—Ferdinand Savignano, for Irving Silver, owner.
SUBJECT—Application September 22, 1955—Appeal from a decision of the borough superintendent, review of Borough Superintendent decision—re change in use.
PREMISES AFFECTED—6713 5th avenue, east side, 101 ft. ½ in. south of 67th street, Block 5856, Lot 18, Borough of Brooklyn.

198-54-A

APPLICANT—Philip Freshman, for Sarah Nehemiah and Moses Leinwand, owners.
SUBJECT—Application March 16, 1954—re Appeal from a decision of the borough superintendent—exits, live load.
PREMISES AFFECTED—146-148 Lawrence street, west side, 110 ft south of Willoughby street, Block 151, Lot 35, Borough of Brooklyn.

565-54-A

APPLICANT—Leonard F. Rothkrug and Louis Liebermann, for Leon Siev, doing business as Siev's Nursing Home, owner.
SUBJECT—Application reopened May 8, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—live load and construction.
PREMISES AFFECTED—1020 Ocean parkway, west side, 130 ft. south of Avenue J. Block 5495, Lot 904, Borough of Brooklyn.

2-54-A

APPLICANT—Elias K. Herzog, for Maseral Realty Corp., owner.

SUBJECT—Application January 4, 1954—Appeal from an order of the fire commissioner and a decision of the borough superintendent—re egress.
PREMISES AFFECTED—422-426 East 89th street, south side, 256 ft. east of 1st avenue, Block 1568, Lot 37, Borough of Manhattan.

962-55-A

APPLICANT—Charles Spindler, for Max Labatan, doing business as Lullaby Infants Wear, owner.
SUBJECT—Application December 7, 1955—Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—7018 20th avenue, west side, 40 ft. north of 71st street, Block 6173, Lot 45, Borough of Brooklyn.

950-55-A

APPLICANT—Henry H. Moger, for E. A. Stern, et al., under will of Esther A. Hurwitz (deceased), owners (Milk Maid Realty Corp., lessee).
SUBJECT—Application December 1, 1955—filed pursuant to section 35, General Law re premises in bed of mapped street—proposed widening of Metropolitan avenue.
PREMISES AFFECTED—60-04 Metropolitan avenue, southwest corner of 60th street, Block 3492, Lots 30, 46 and 47, Maspeth, Borough of Queens.

349-56-A

APPLICANT—George P. Ames, for Gina E. Tollaksen and Jennie Wirtenson, owners.
SUBJECT—Application May 7, 1956—filed pursuant to section 35, General City Law re erection of building in bed of mapped street, 198th (Green) street.
PREMISES AFFECTED—197-20 Linden boulevard, southwest corner of 198th (Green) street, Block 12618, Lot 10, St. Albans, Borough of Queens.

243-56-A

APPLICANT—Abraham Grossman, for 110 West 14th Street Corp., owner.
SUBJECT—Application March 13, 1956—Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—110 West 14th street, south side, 150 ft. west of Avenue of The Americas, Block 609, Lot 33, Borough of Manhattan.

528-54-A

APPLICANT—Lama, Proskauer and Prober, for Merkel Inc., owner.
SUBJECT—Application June 17, 1954—Appeal from an order and decision of the fire commissioner relating to the direct method of refrigeration.
PREMISES AFFECTED—94-01 to 94-19 Sutphin boulevard and 147-01 to 147-43 95th avenue, northeast corner and 147-02 to 147-18 94th avenue, Block 9999, Lots 1, 3, 5, 7, 21, 34, 35 and 37, Jamaica, Borough of Queens.

16-55-A

APPLICANT—Sidney Daub, for 47 Walker Street Corp., owner.
SUBJECT—Application January 6, 1955—Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—47 Walker street, south side, 189 ft. 2¾ in. east of Church street, Block 193, Lot 32, Borough of Manhattan.

209-55-A

APPLICANT—John F. Fitzsimons, for George A. Rauh, owner (Dr. Bryant S. Hopper, lessee).
SUBJECT—Application March 8, 1955—Appeal from a decision of the borough superintendent—re use of frame building—professional use.
PREMISES AFFECTED—107-17 86th avenue, northwest corner of 108th street, Block 9197, Lot 29, Richmond Hill, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

JUNE 19, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 19, 1956, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

752-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, office, storage, lubritorium, minor auto repairs, car washing and parking of motor vehicles awaiting service. PREMISES AFFECTED—14-43 to 14-47 (14-45 official) Clintonville street, east side, 63.99 ft. south of 14th road, 151-20 to 152-20 14th road and 153-15 to 153-91 Cross Island parkway, Block 4717, Lot 16, Whitestone, Borough of Queens.

Laid over from April 10, 1956, to May 1, 1956, for inspection and decision; hearing closed; then to May 15, 1956, for further consideration by the Board and for decision; then to May 22, 1956, for decision; then to June 19, 1956 for applicant to file revised plans.

867-55-BZ

APPLICANT—Paul Friedman, for William Gottfried, owner (conditional vendee; W. L. Associates, Inc.).

SUBJECT—Application November 2, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, for a term of 15 years.

PREMISES AFFECTED—66-11 to 66-33 Queens Midtown expressway, northeast corner of Clinton avenue, Block 2394, Lot 8, Maspeth, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for applicant to file up-to-date photographs and for inspection and decision; hearing closed; then to June 19, 1956, for revised plans for entrance and exit to service road in view of sloping condition of the plot.

515-40-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Kaymos Realty Corp. and Paradis Estates, owners.

SUBJECT—Application reopened October 25, 1955 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles and the maintenance of a frame office building for use as an attendant's shelter.

PREMISES AFFECTED—139-155 (153 official) Beach 117th street, west side, 440 ft. south of Rockaway Beach boulevard, Block 757, Lots 28, 32, 34 and 37, Rockaway Beach, Borough of Queens.

Laid over from May 29, 1956 to June 19, 1956, for inspection and decision; hearing closed.

467-54-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application June 9, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of ten years.

PREMISES AFFECTED—940-960 Belmont avenue and 199-223 Crystal street, southeast corner and 530-548 Chestnut street, Block 4228, Lot 11, Borough of Brooklyn.

Laid over from May 29, 1956 to June 19, 1956, for inspection and decision; hearing closed.

507-55-BZ

APPLICANT—William B. Lichtner, for H. and M. Morris, owners.

SUBJECT—Application June 20, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and business use district, the erection of a building for the storage and sale of floor covering material.

PREMISES AFFECTED—36-19 Rockaway Beach boulevard, southwest corner of Beach 35th street, Block 315, Lots 13, 14, 15, 21, 3032 and 35, Edgemere, Borough of Queens.

Laid over from May 29, 1956 to June 19, 1956, for inspection and decision; hearing closed.

583-55-BZ

APPLICANT—John F. Fitzsimons, for Emilio Longo, owner.

SUBJECT—Application July 15, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—168-11 93rd avenue, north side, 90.98 ft. east of 168th place, Block 10211, Lots 77, 78 and 272, Jamaica, Borough of Queens.

Laid over from May 29, 1956 to June 19, 1956, for inspection and decision; hearing closed.

674-55-BZ

APPLICANT—Lama, Proskauer and Prober, for May Goodfarb, owner (Polo Ground Motors, Inc., lessee).

SUBJECT—Application August 24, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room office and sales, parking and storage of motor vehicles, with show windows, curb cuts and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—1920-1920 Amsterdam avenue and 501 West 155th street, northwest corner, Block 2114, Lot 40, Borough of Manhattan.

Laid over from May 29, 1956 to June 19, 1956, for inspection and decision; hearing closed.

849-55-BZ

APPLICANT—Leonard F. Rothkrug, for Estate of Morris Polivnick, owner.

SUBJECT—Application October 27, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district proposed parking lot principally in conjunction with a 144 family apartment building at 80 Winthrop street (pleasure type vehicles—non transient) is contrary to Art. 11, Section 3 of the zoning resolution.

PREMISES AFFECTED—79-83 Winthrop street, north side, 643 ft. 3¼ in. east of Flatbush avenue, Block 5045, Lots 70 and 72, Borough of Brooklyn.

Laid over from May 29, 1956 to June 19, 1956, for inspection and decision; hearing closed.

882-55-BZ

APPLICANT—Leonard F. Rothkrug, for Eldorado Enterprises, Inc., owner.

SUBJECT—Application October 26, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit partly in a business and partly in a residence use district the erection and maintenance of an auto laundry and to permit the sale and display of used cars on a vacant portion of premises for a term of 10 years.

PREMISES AFFECTED—166-174 Kings highway and 1676-1684 West 12th street, southwest corner and 33-47 Quentin road, Block 6619, Lot 42, Borough of Brooklyn.

Laid over from May 29, 1956 to June 19, 1956, for inspection and decision; hearing closed.

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781-50-BZ—Vol. II

APPLICANT—Paul Friedman, for Empire Chevrolet, Inc., owner (G and G Auto Sales of Brooklyn, Inc., lessee; Volkswagen, contingent lessee).

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of an automobile showroom and sales (franchised Volkswagen dealer), gasoline service station, lubritorium, auto washing (non-automatic), minor repairs (hand tools only), office, storage and sale of auto accessories, parking and storage for more than 5 cars waiting to be serviced, and outdoor display and sales for more than 5 motor vehicles for a term of 15 years.

PREMISES AFFECTED—68-92 Remsen avenue and 9-35 East 51st street, southwest corner, Block 4592, Lots 1 and 4, Borough of Brooklyn.

Laid over from April 17, 1956 and set for hearing on June 19, 1956, 10 A. M.; notices to be sent out in accordance with the regular procedure.

987-54-BZ

APPLICANT—Andrew DiCamillo, for Emanuele Garofalo, owner.

SUBJECT—Application reopened May 29, 1956 for consideration as to extension of time to complete—expired December 28, 1955—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district the change in occupancy from store to manufacturing of clothing and accessory use of cellar floor.

PREMISES AFFECTED—2711 Harway avenue, north side, 77 ft. 4 in. east of 27th avenue, Block 6900, Lot 5, Borough of Brooklyn.

496-32-BZ—Vol. III

APPLICANT—David Kraus, for Nathan Temares, owner.

SUBJECT—Application reopened January 31, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed extension of building at roof level to create a new fifth floor same height as the present penthouse, using more than the area permitted, previously withdrawn.

PREMISES AFFECTED—283 East Broadway, south side, 45.6 ft. west of Gouverneur street, Block 287, Lot 13, Borough of Manhattan.

1115-40-BZ—Vol. II

APPLICANT—William H. Altman, for Joseph Mayo, owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business 1 and residence use district, proposed parking lot, extending into the residence use district.

PREMISES AFFECTED—2101-2113 Surf avenue and 2944-2962 West 21st street, northwest corner and 2943-2955 West 22nd street, Block 7058, Lot 27, Borough of Brooklyn.

96-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Lorberg Realty Company, Inc., owner (Bergen Cabinet Inc., lessee).

SUBJECT—Application reopened October 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the proposed change of use of a frame building from wagon storage to wood-working factory, lumber storage and offices, and erection of proposed extension (to woodworking factory) which exceeds permitted coverage.

PREMISES AFFECTED—1548-1564 Bergen street, south side, 176 ft. west of Utica avenue, Block 1354, Lots 28 and 30, Borough of Brooklyn.

809-55-A

APPLICANT—Lama, Proskauer and Prober, for Lorberg Realty Company, Inc., owner (Bergen Cabinet Inc., Lessee).

SUBJECT—Application September 7, 1955—re Appeal from a decision of the borough superintendent—frame building—factory use.

PREMISES AFFECTED—1548-1564 Bergen street, south side, 176 ft. west of Utica avenue, 1st floor, Block 1354, Lots 28 and 30, Borough of Brooklyn.

843-46-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Lillian F. Corp., owner.

SUBJECT—Application reopened January 24, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, store, storage, parking and storage for more than 5 motor vehicles, car washing, lubritorium, motor vehicle repair shop, accessory sales and office.

PREMISES AFFECTED—857 East 169th street, northwest corner of Lyman place, Block 2970, Lot 1, Borough of The Bronx.

1130-48-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Teeson Realty Corp., owner.

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and local retail use district the proposed extension in area of a plot and additional use of miniature golf course, in local retail portion of the plot.

PREMISES AFFECTED—231-05 Northern boulevard, northeast corner of 231st street, Block 8084, Lots 71, 92, 102, 112 and 122; Block 8086, Lots 1, 9 and 50; Block 8087, Lots 1, 4, 20, 25, 30, 50, 64 and 63; Block 8088, Lots 1, 9, 34, 76, 84, 105 and 111; Block 8089, Lot 7, Douglaston, Borough of Queens.

265-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman and Maurice S. Kapplow, owners.

SUBJECT—Application April 4, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the local retail use portion of a plot located in a residence, local retail and business use district the parking and storage of motor vehicles and the erection of an office, for a term of 10 years.

PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.50 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

266-55-A

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman and Maurice S. Kapplow, owners.

SUBJECT—Application April 4, 1955—filed pursuant to section 35, General City Law re premises in bed of mapped streets—Mott avenue and Dix avenue an Appeal from a decision of the borough superintendent—frame construction within fire limits.

PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.5 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

709-55-BZ—Vol. II

APPLICANT—Henry Kohler, for Louis L. Rosenberg, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under sections 21, 7e and 7h of the zoning resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a gasoline service station, sales office, lubritorium, storage and parking of more than 5 motor vehicles, within

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the required setback, also the erection of signs within the required setback.

PREMISES AFFECTED—1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 8299, Lots 63, 68 inclusive, Borough of Brooklyn.

806-55-BZ

APPLICANT—Paul Trapani, for N. Lanzara, owner.
SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district the proposed extension of the second floor of a two story building of class 3 construction used as a retail store and dwelling, using more than the area permitted.

PREMISES AFFECTED—2922½ Bruckner boulevard, south side, 125 ft. west of Edison avenue, Block 5419, Lot 191, Borough of The Bronx.

807-55-BZ

APPLICANT—Paul Trapani, for Peter and Patrick De Salvo, owners.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the extension and maintenance of an existing gasoline service station, to include auto laundry and minor repairs.

PREMISES AFFECTED—4116 White Plains avenue, southeast corner of East 230th street, Block 4843, Lot 45, Borough of The Bronx.

915-55-BZ

APPLICANT—Leonard F. Rothkrug, for Samuel Weinstein, owner (Gilmark Paper Co., lessee).

SUBJECT—Application November 15, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district the change of occupancy from a garage for more than 5 motor vehicles and motor vehicle repair shop and service station, to storage and distribution of paper products and office.

PREMISES AFFECTED—635-637 East 28th street, east side, 60 ft. north of Flatbush avenue, Block 5251, Lot 17, Borough of Brooklyn.

954-55-BZ

APPLICANT—Charles M. Spindler, for 2112 Knapp Realty Corp., owner.

SUBJECT—Application December 2, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—2133-2145 Brigham street, east side, 113 ft. 11 in. south of Avenue U, Block 7370, Lot 58, Borough of Brooklyn.

988-55-BZ

APPLICANT—Burke, Green and Groh, for Alexander F. and Amelia M. Keating, owners (Ernest LeMelle, lessee).

SUBJECT—Application December 16, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a manufacturing and local retail use district, the erection and maintenance of a gasoline service station, sales and service, car washing, minor auto repairs (with hand tools only) and lubritorium.

PREMISES AFFECTED—122-02 Farmers boulevard, west side, 266.38 ft. north of 180th street, Block 12458, Lot 115, St. Albans, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JUNE 19, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 19, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1043-55-SM

APPLICANT—Delco-Tapestron Distributors, Inc., owner.
SUBJECT—Application November 17, 1955—Tapestron (drapery material).

206-55-SA

APPLICANT—Merjian Brothers, Inc., for United Vacuum Appliance Corp., owner.

SUBJECT—Application March 2, 1955—Connersville Multi-Jet Gas Rug Dryer, Model MJ-443-1350.

522-55-SM

APPLICANT—Ribelle V. Perotto, for Alpha Tank Company, Inc., owner.

SUBJECT—Application June 15, 1955—Alpha 275 Gallon Gasoline Storage Tank.

942-55-SA

APPLICANT—General Air Conditioning Corp., owner.

SUBJECT—Application November 15, 1955—General Chef, Combination Gas Range Refrigerator (without garbage disposer) Models R600, LKR520, RS1004, R1004 and R1004-2.

52-56-SA

APPLICANT—Acme National Refrigeration Company, Inc., owner.

SUBJECT—Application October 31, 1955—Acme Refrigerator-Range (gas-fired) Model RG5F.

409-54-SA

APPLICANT—Johnson Heater Corporation, owner.

SUBJECT—Application May 20, 1954—Johnson Gas-fired Heaters, Models JA15, JA20, JA25, JA30, JA35, JA40, JA50, HB75, HB1, HB2, HB3, HB4, HB5, JAS1, JAS1E, JAS1.5, JAS2, JAS3E, JAS53, JAS4, JAS5, JA.75, JA1.5, JA2.5, JA3, JA4, JA5, JA6, JA8, JA2, JA10 and JA12.

761-55-SM

APPLICANT—The Graymor Chemical Company, Inc., owner.

SUBJECT—Application September 20, 1955—Graymor Chemical Company, Inc., Flameproof Resin (for flameproofing, cotton, rayon and paper).

294-56-SM

APPLICANT—American Metal Products Company, Inc., owner.

SUBJECT—Application March 19, 1956—Amerivent Gas Vent, Type B Style O and Style R Type BW, Style O and All Amerivent Fittings and Vent Caps.

577-39-SA

APPLICANT—Iron Fireman Corporation, owner.

SUBJECT—Application for consideration—reopened January 17, 1956 as to amendment to resolution as to additional models and marketing under additional trade names—re Iron Fireman Oil Burner, Model M and M3; previously approved.

764-47-SA—Vol. II

APPLICANT—Clewell Equipment Co., for Mid-Continent Metal Products Co., owner.

SUBJECT—Application reopened November 15, 1955 as Vol. II—re Lo-Blast Economite Power Type Gas Conversion Burners, Models 150C, 300C, and 500—re Lo-Blast Gas Conversion Burner; previously approved.

1176-38-SM

APPLICANT—Louisville Cement Company, owner.

SUBJECT—Application for consideration—reopened September 14, 1954 as to amendment to resolution as to additional mill—re Brixment (Masonry Cement); previously approved.

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12-56-A

APPLICANT—Herman Kron, for Aeonitt Realty Corp., owner.

SUBJECT—Application January 11, 1956—Appeal from a decision of the borough superintendent—re non-fire-proof construction, live load, egress, etc.

PREMISES AFFECTED—38 West 53rd street, south side, 345 ft. east of Avenue of The Americas (6th), Block 1268, Lot 60, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 26, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 26, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

147-34-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, Inc. and Peter J. Pecorelio, owners.

SUBJECT—Application reopened March 13, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a retail use district, the proposed extension of existing gasoline service station, office, lubritorium and auto laundry, to include sales, minor auto repairs (hand tools only) and parking of cars in open area, with curb cut on 188th street closer to residence district than permitted and curb cuts on Hillside avenue 188th street contrary to resolution of the Board.

PREMISES AFFECTED—187-37 to 187-45 (187-41 official) Hillside avenue and 87-90 to 87-98 188th street, northwest corner, Block 9960, Lot 1, Hollis, Borough of Queens.

253-34-BZ—Vol. II

APPLICANT—Ralph E. Leff, for S. P. R. Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 as Vol. II—re (decision of the borough superintendent) under section 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, car wash, storage and sale of accessories, office, heater room, toilets, parking of more than 5 motor vehicles.

PREMISES AFFECTED—2275-2299 Westchester avenue, north side, from Doris to Glover streets; 1400-1408 Doris street and 1401-1409 Glover street, Block 3965, Lot 35, Borough of The Bronx.

66-38-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Bankers Federal Savings and Loan Association, owner.

SUBJECT—Application reopened January 17, 1956 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a local retail use district the proposal to use the 2nd floor of a 2 story building of class 1 construction for offices.

PREMISES AFFECTED—340 Avenue of the Americas and 151 West 4th street, northeast corner, Block 552, Lot 1, Borough of Manhattan.

66-38-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for First Leasing Corp., owner.

SUBJECT—Application reopened February 28, 1956 as Vol IV—re (decision of the borough superintendent) under sections 7A, 7c and 21 of the zoning resolution, to permit in a local retail use district, G area district the erection of a one story building of class 1 construction, with stores on the first floor, parking and storage on the roof using more than the area permitted, with curb cut and ramp less than 75 ft. from the residence use district.

PREMISES AFFECTED—88 Washington place and 346-354 Avenue of the Americas, southeast corner, Block 552, Lot 5, Borough of Manhattan.

165-48-BZ—Vol. IV

APPLICANT—Paul Trapani, for Estate of Victor and Concetta Minichiello, owner (Eledeliza Oliver, Executrix).

SUBJECT—Application reopened December 6, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7a, 7c and 7e of the zoning resolution, to permit in a business use district the extension of existing gasoline service station and repair shop (hand tools only) to include automatic car wash (granted by the Board under Cal. 165-48-BZ Vol. II) but not built, and store for accessories, and reconstruction and extension of existing 2 car garage and conversion of same to auto repair shop.

PREMISES AFFECTED—2580 Gunther avenue and 1738 Gunhill road, southeast corner, Block 4494, Lots 44 and 46, Borough of The Bronx.

749-53-BZ

APPLICANT—A. H. Salkowitz, for William E. Greene and David H. Bass, owners.

SUBJECT—Application October 16, 1953—re (decision of the borough superintendent) under sections 7e, 7A and 7h of the zoning resolution to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs and office, and to permit the parking of cars waiting to be serviced, with a business entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—222-19 Linden boulevard, northwest corner of 223rd street, Block 11323, Lot 1, Springfield Gardens, Borough of Queens.

327-55-BZ

APPLICANT—Samuel Miller, for Morton Pickman and Samuel M. Berley, owners (purchaser under contract: Esso Standard Oil Co.).

SUBJECT—Application April 20, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop (with hand tools only) and the parking of motor vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—202-06 Hillside avenue, southeast corner of 202nd street, Block 10496, Lot 52, Hollis, Borough of Queens.

559-55-BZ

APPLICANT—Burke, Green and Groh, for National Seating Co., Inc., owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use, D and E-1 area district, the proposed change in occupancy from a lumber yard, office and saw mill to factory, office and paint spraying, using more than the area permitted.

PREMISES AFFECTED—138-13 Springfield boulevard, east side, 130.50 ft. north of 138th road, Block 13034, Lot 34, Springfield Gardens, Borough of Queens.

560-55-A

APPLICANT—Burke, Green and Groh, for National Seating Co., Inc., owner.

SUBJECT—Application June 30, 1955—re Appeal from a decision of the borough superintendent—frame building—business use.

PREMISES AFFECTED—138-13 Springfield boulevard, east side, 130.50 ft. north of 138th road, Block 13034, Lot 34, Springfield Gardens, Borough of Queens.

862-55-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

CALENDAR

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales and parking of motor vehicles awaiting service, with curb cuts, signs and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—1781-1791 Bay Ridge parkway and 7416-7422 18th avenue, northwest corner, Block 6215, Lots 47 and 49, Borough of Brooklyn.

885-55-BZ

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo and Alfred E. Santangelo, owners.

SUBJECT—Application November 9, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—92 Madison street, south side, 247 ft. 10 in. east of Catherine street, Block 276, Lot 43, Borough of Manhattan.

886-55-BZ

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo and Alfred E. Santangelo, owners.

SUBJECT—Application November 9, 1955—re (decision of the borough superintendent) under section 7h of the zoning residence use district, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—11 Monroe street, north side, 177 ft. east of Catherine street, Block 276, Lot 5, Borough of Manhattan.

928-55-BZ

APPLICANT—Gabriel Nathan, for David Koss, owner.

SUBJECT—Application November 21, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—158-166 Beach 54th street, east side, 401.41 ft. south of Edgemere avenue, Block 343, Lot 4, Edgemere, Borough of Queens.

929-55-A

APPLICANT—Gabriel Nathan, for David Koss, owner.

SUBJECT—Application November 21, 1955—filed pursuant to section 35 General City Law re premises partially in bed of mapped street—proposed widening of Beach 54th street.

PREMISES AFFECTED—158-166 Beach 54th street, east side, 401.41 ft. south of Edgemere avenue, Block 343, Lot 4, Edgemere, Borough of Queens.

999-55-BZ

APPLICANT—Leonard F. Rothkrug, for Eugene Flotteron, doing business as E. Flotteron and Sons Lumber Co., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from a public garage for more than 5 cars, motor vehicle repair shop and service station to office, storage and distributions of paper products.

PREMISES AFFECTED—97-107 Lancaster avenue, 2596-2608 Coney Island avenue and 820-820 Avenue W, southwest corner, Block 7184, Lot 26, Borough of Brooklyn.

1010-55-BZ

APPLICANT—Albert Melniker, for Southcrest Realty Corp., owner.

SUBJECT—Application December 22, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing, lubritorium, sale of accessories,

minor motor vehicle repairs, with hand tools only, and parking for more than 5 motor vehicles, with proposed curb cut within 75 ft. of the residence use district.

PREMISES AFFECTED—4124 Arthur Kill road and 600 Clay Pit road, southeast corner, Block 7293, Lot 240, Prince Bay, Borough of Richmond.

67-56-BZ

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo and Alfred E. Santangelo, owners.

SUBJECT—Application January 30, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—102 Madison street, south side, 262 ft. west of Market street, Block 276, Lot 38, Borough of Manhattan.

77-56-BZ

APPLICANT—Goldwater and Flynn, for Eighty East End Corp., owner.

SUBJECT—Application February 1, 1956—re (decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a residence use, B area district, the proposed use of the cellar and first floor of a proposed 19 story and penthouse, class A multiple dwelling, for banking quarters, also the area of the new building exceeding the permitted coverage at the first floor.

PREMISES AFFECTED—80-86 East End avenue and 535-539 East 83rd street, northwest corner, Block 1580, Lots 21-26 inclusive, Borough of Manhattan.

136-56-BZ

APPLICANT—Leonard F. Rothkrug, for Florence Meyer, owner.

SUBJECT—Application February 24, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, D area, Class 1 height district the erection of a one story building 43 ft. front on Woodhaven boulevard by 31 ft. and 27 ft. in depth irregular 12 ft. and 13 ft. in height of class 3 construction proposed to be occupied by 3 retail sales stores.

PREMISES AFFECTED—83-83 to 83-89 A Woodhaven boulevard, east side, 157.18 ft. north of Park Lane South, Block 8890, Lot 1, Glendale, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JULY 3, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 3, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

160-48-BZ—Vol. II

APPLICANT—Lathrop Douglass, for Alstores Realty Corp., owner (B. Gertz, Inc., lessee).

SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a class ½ height district, the erection of an extension to an existing building in excess of the height permitted by section 8(b) of the zoning resolution.

PREMISES AFFECTED—93-59 183rd street, east side, 62.35 ft. north of Liberty avenue, Block 10353, Lot 140, Hollis, Borough of Queens.

351-56-A

APPLICANT—Lathrop Douglass, for Alstores Realty Corp., owner (B. Gertz, Inc., lessee).

SUBJECT—Application April 10, 1956—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—93-59 183rd street, east side, 62.35 ft. north of Liberty avenue, Block 10353, Lot 140, Hollis, Borough of Queens.

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814-54-BZ—Vol. II

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 as Vol. II—re (decision of the borough superintendent) under sections 21, 7h and 19B(d) of the zoning resolution, to permit in a residence use, F area, class ½ height district, the erection of a two story garden apartment development without the required yards and with garage and parking spaces provided calculated on the basis of the entire development and to permit the calculation of height of buildings from an elected grade within the plots and the location of more than one building on a lot.

PREMISES AFFECTED—155-03 to 155-09, 155-11 to 155-19 and 155-21 to 155-27 89th street and 89-02 to 89-04, 89-08 to 89-14, 89-16 to 89-30 and 89-32 to 89-38 155th avenue, southeast corner and 89-01 to 89-07, 89-11 to 89-35 Shore parkway, Block 11451, Lot 9; 90-02 to 90-24, 90-28 to 90-46 153rd avenue and 153-06 to 153-08 Cross Bay boulevard, southwest corner and 90-01 to 90-07, 90-09 to 90-25, 90-27 to 90-33 and 90-37 to 90-55 Shore parkway, Block 11451, Lot 50; 155-05 to 155-11 and 155-17 to 155-23 86th street and 86-06 to 86-08 and 86-20 to 86-42 155th avenue, southeast corner and 86-07 to 86-09, 86-15 to 86-21, 86-23 to 86-37 and 86-39 to 86-45 Shore parkway, Block 11466, Lot 1; 88-02 to 88-24 and 88-30 to 88-32 155th avenue and 155-06 to 155-12 and 155-18 to 155-24 89th street, southwest corner and 88-01 to 88-07, 88-09 to 88-25, 88-27 to 88-33 and 88-37 to 88-39 Shore parkway, Block 11466, Lot 25, Ozone Park, Borough of Queens.

321-56-A

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application March 13, 1956—filed pursuant to sections 60 and 310 of the Multiple Dwelling Law for variation of the provisions of sections 27, 28 and 33 of the Multiple Dwelling Law as to the required open spaces, height of buildings and location of garage and parking spaces, and an application pursuant to section 36 of the General City Law to permit the erection of buildings not fronting on legally mapped streets.

PREMISES AFFECTED—155-03 to 155-09, 155-11 to 155-19 and 155-21 to 155-27 89th street and 89-02 to 89-04, 89-08 to 89-14, 89-16 to 89-30 and 89-32 to 89-38 155th avenue, southeast corner and 89-01 to 89-07, 89-11 to 89-35 Shore parkway, Block 11451, Lot 9; 90-02 to 90-24, 90-28 to 90-46 153rd avenue and 153-06 to 153-08 Cross Bay boulevard, southwest corner and 90-01 to 90-07, 90-09 to 90-25, 90-27 to 90-33 and 90-37 to 90-55 Shore parkway, Block 11451, Lot 50; 155-05 to 155-11 and 155-17 to 155-23 86th street and 86-06 to 86-08 and 86-20 to 86-42 155th avenue, southeast corner and 86-07 to 86-09, 86-15 to 86-21, 86-23 to 86-37 and 86-39 to 86-45 Shore parkway, Block 11466, Lot 1; 88-02 to 88-24 and 88-30 to 88-32 155th avenue and 155-06 to 155-12 and 155-18 to 155-24 89th street, southwest corner and 88-01 to 88-07, 88-09 to 88-25, 88-27 to 88-33 and 88-37 to 88-39 Shore parkway, Block 11466, Lot 25, Ozone Park, Borough of Queens.

683-29-BZ—Vol. II

APPLICANT—Vincent Piampiano, owner (Esso Standard Oil Company, lessee.)

SUBJECT—Application reopened March 20, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the reconstruction and extension in area of existing gasoline service station, lubritorium and auto laundry, previously granted by the Board under Cal. 683-29-BZ—Vol. II, also the additional uses of minor auto repairing (hand tools only), used car lot, and parking of motor vehicles awaiting service, all for a term of 15 years.

PREMISES AFFECTED—50-56 Sand lane, southwest corner of Hylan boulevard, Block 3266, Lot 29, Arrochar, Borough of Richmond.

69-36-BZ—Vol. II

APPLICANT—Office of the President of the Borough of Brooklyn, for City of New York, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed extension and alteration of a building, and change of use from carpenter shop, welding shop, store room, asphalt roller storage and open storage shed to carpenter shop, office, storage room, sign shop, spray room, and sign storage.

PREMISES AFFECTED—5511-5629 19th avenue, northeast corner of 57th street, Block 5495, Lot 1, Borough of Brooklyn.

624-37-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for William L. McDonald, owner (Herman Wald, lessee).

SUBJECT—Application reopened January 10, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district, the proposed auto repair shop with hand tools only, no body and fender work, and car washing and polishing.

PREMISES AFFECTED—2421 Boston road, northwest corner of Waring avenue, Block 4430, Lot 57, Borough of The Bronx.

28-56-A

APPLICANT—Fred C. Dahlem, for William L. McDonald, owner (Herman Wald, lessee).

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—frame extension within the fire limits.

PREMISES AFFECTED—2421 Boston road, northwest corner of Waring avenue, Block 4430, Lot 57, Borough of The Bronx.

1501-39-BZ—Vol. III

APPLICANT—James R. Curreri, for Rosa Marinelli, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, to consider use of existing garages formerly accessory, for rental purposes, and parking upon unbuilt upon portion of the plot.

PREMISES AFFECTED—2012 Daly avenue, east side, 66 ft. south of East 179th street, Block 3127, Lot 11, Borough of The Bronx.

762-41-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Alge Holding Corp., owner.

SUBJECT—Application reopened June 7, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a restricted retail use district, the proposed use of the basement of a 5 story hotel of class 3 construction, located in the residence use portion of the plot, for a restaurant.

PREMISES AFFECTED—82-84 Pierrepont street and 178 Henry street, southwest corner, Block 242, Lot 37, Borough of Brooklyn.

330-42-BZ—Vol. V

APPLICANT—Gilbert Lazerus, for Jeron Company, Inc., owner.

SUBJECT—Application reopened May 15, 1956 as Vol. V—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a one story business building, without the required loading berth, and differing in layout from plans approved by the Board under Cal. 330-42-BZ—Vol. IV.

PREMISES AFFECTED—95-40 to 95-48 Queens boulevard, south side, 130 ft. west of 63rd drive, Block 3080, Lot 31, Rego Park, Borough of Queens.

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370-56-A

APPLICANT—Gilbert Lazerus, for Jeron Company, Inc., owner.

SUBJECT—Application April 13, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—95-40 to 95-48 Queens boulevard, south side, 130 ft. west of 63rd drive, Block 3080, Lot 31, Rego Park, Borough of Queens.

448-46-BZ—Vol. IV

APPLICANT—Reginald S. Hardy, for Edward Senft and Arthur Senft, owners.

SUBJECT—Application reopened March 13, 1956 as Vol. IV—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from public garage for more than 5 cars to warehouse for toys.

PREMISES AFFECTED—2354-2372 East 19th street, west side, 100 ft. north of Avenue X, Block 7403, Lot 29, Borough of Brooklyn.

201-56-A

APPLICANT—Reginald S. Hardy, for Edward Senft and Arthur Senft, owners.

SUBJECT—Application February 3, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—2354-2372 East 19th street, west side, 100 ft. north of Avenue X, Block 7403, Lot 29, Borough of Brooklyn.

711-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use district, the erection and maintenance of a refreshment stand, gasoline service station, lubricatorium, auto repairs, car washing, office and sales, car washing, storage, parking of motor vehicles (no fee to be charged), proposed erection of 2 buildings (not accessory to each other) on 1 lot.

PREMISES AFFECTED—114-01 to 114-19 (114-05 official) Farmers boulevard, east side, from 114th road to Murdock avenue; 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue, Block 11007, Lot, 1, St. Albans, Borough of Queens.

915-54-BZ—Vol. III

APPLICANT—Reuben A. Lazarus, for Double Jack Realty, Inc., owner.

SUBJECT—Application reopened March 20, 1956 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the proposed extension in area of an existing parking lot, for the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—233-245 West 22nd street, north side, 260 ft. 9½ in. west of 7th avenue, Block 772, Lots 22, 23, 24, 25, 26, 27 and 28, Borough of Manhattan.

901-55-BZ

APPLICANT—Henry J. Nurick, for 16-20 Halsey Street Garage Corp., owner.

SUBJECT—Application November 7, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—10-18 Halsey street, south side, 80 ft. east of Bedford avenue, Block 1842, Lots 11 and 14, Borough of Brooklyn.

922-55-BZ

APPLICANT—Burke, Green and Groh, for Sam Rosenberg, owner.

SUBJECT—Application November 18, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, office, accessory sales, minor repairs with hand tools only, and automatic auto laundry.

PREMISES AFFECTED—133-46 to 133-76 Springfield boulevard, northwest corner of Colfax street, Block 11134, Lot 1, Springfield Gardens, Borough of Queens.

951-55-BZ

APPLICANT—Kenneth W. Milnes, for Socony Mobil Oil Co., Inc., owner.

SUBJECT—Application December 2, 1955—re (decision of the borough superintendent) under sections 7a and 7i of the zoning resolution, to permit in a business use district, the reconstruction of legally existing non conforming gasoline service station, to include a new one story service station building, sales office, lubricatorium, minor motor vehicle repairs, and new gasoline pump island.

PREMISES AFFECTED—1098 Richmond road, southwest corner of Targee street, Block 3181, Lot 1, Concord, Borough of Richmond.

1035-55-BZ

APPLICANT—Irving Kirschenbaum, for Alpha Realty Co., owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7e, 21 and 19j of the zoning resolution, to permit in a residence use, B area, Class 1½ and 2 height district, the erection of an 18 story office building, extending into the residence use district, using more than the permissive coverage, without the required rear yard, and without the required loading berth.

PREMISES AFFECTED—133-135 East 40th street and 355-361 Lexington avenue, northeast corner, Block 1295, Lots 21, 23 and 24, Borough of Manhattan.

45-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Besmer Realty Co., owner.

SUBJECT—Application January 24, 1956—re (decision of the borough superintendent) under sections 7A, 7c, 7e and 7i of the zoning resolution, to permit in a business and residence use district, the proposed reconstruction of an existing auto laundry, gas station, grease pits, and sale of used cars (5 cars only), to gasoline service station, lubricatorium, auto repairs, office and sales, storage and boiler room, parking and storage of motor vehicles, high speed auto laundry, with proposed signs, entrances, show window and curb cut within 75 ft. of the residence district.

PREMISES AFFECTED—5202-5218 18th avenue and 1776-1780 52nd street, southwest corner and 1769-1781 53rd street, Block 5473, Lots 32, 34, 36 and 52, Borough of Brooklyn.

181-56-BZ

APPLICANT—Joseph Lau, for A. L. Eastmond and Sons, Inc., owner.

SUBJECT—Application February 15, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and retail use district, a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—313-315 West 142nd street, north side, 64 ft. 11 in. east of Bradhurst avenue, Block 2043, Lots 32 and 33, Borough of Manhattan.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application reopened—January 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gaso-

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line service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side, 202.59 ft. east of 108th street, Block 8235, Lot 10, and part of Lot 11, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

JULY 17, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, July 17, 1956, at 2 o'clock in Room

1013, Municipal Building, Manhattan, on the following matter:

89-56-A

APPLICANT—Hexagon Laboratories, Inc., owner.

SUBJECT—Application February 15, 1956—Appeal from a decision re an order of the fire commissioner re sprinkler system.

PREMISES AFFECTED—3536 Peartree avenue, north side, 145 ft. east of Boston road, Block 5282, Lot 48, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining Minutes of Meeting of May 22, 1956)

976-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry Berger, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence use D area district, for a term of twenty years, the erection and maintenance of a business building (store) using more than the area permitted.

PREMISES AFFECTED—65-02 to 65-10 164th street and 163-18 to 163-20 65th avenue, southwest corner, Block 6762, Lot 53, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Milton Bromberg.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 10, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 10, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings but no work has been started, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 4114/54)

290-55-BZ

APPLICANT—Reginald S. Hardy, for Land Buyers, Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7i of the zoning resolution,

permitting in a business use district, the demolition of existing structures, and the erection and maintenance for a term of 15 years, a gasoline service station, lubritorium, auto laundry (non-automatic) motor vehicle repair shop and office and permitting the parking of motor vehicles awaiting service.

PREMISES AFFECTED—134-15 Rockaway boulevard, northwest corner of 135th street, Block 11701, Lot 1, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 28, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 28, 1956, by adding thereto:

"that in the event the owner desires to make minor changes in the dimensions of the accessory building, such changes may be made and the size of the building may be as now shown on revised plan, marked "Received May 15, 1956," 1 sheet, on condition that in all other respects the requirements of the resolution above cited shall be complied with." (N.B. 4736/54)

461-37-BZ—Vol. IV

APPLICANT—Sylvan Bien, for 260 Madison avenue, Corp., owner.

SUBJECT—Application for consideration—reopening as to restore to the docket—re Application (decision of the borough superintendent); previously denied, under sections 7c and 7h of the zoning resolution, permitting in a residence and restricted retail use district, the use of unbuilt upon plot for right of way and for the parking and storage of motor vehicles (previously granted by the Board—see action of Cal. No. 354-51-A).

PREMISES AFFECTED—22B East 39th street, south side, 98 ft. east of Madison avenue, Block 686, Lot 53, Borough of Manhattan.

APPEARANCES—

For Applicant: J. J. Stone and M. Brody.

ACTION OF BOARD—Application reopened, restored to the docket and set for hearing June 12, 1956, at 10 A.M.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

259-55-BZ

APPLICANT—Burke, Green and Groh, for Eric and Maria Frixel, owners (Jeremiah and Margaret Hrones, lessees).
SUBJECT—Application April 1, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the proposed change in occupancy from one family to two family residence with less than the minimum required side yards, in a two family dwelling.

PREMISES AFFECTED—93-22 210th street, west side, 196.42 ft. south of 93rd avenue, Block 10550, Lot 52, Bellaire, Borough of Queens.

APPEARANCES—

For Applicant: Mark C. Carney.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

Adjourned: 4:35 P.M.

Joseph J. Doyle, *Chief Clerk.*

REGULAR MEETING

TUESDAY MORNING, MAY 29, 1956, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, May 15, 1956, were approved as printed in the Bulletin of May 22, 1956, Vol. 41, No. 21.

303-26-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Hayson Corporation, owner.

SUBJECT—Application reopened May 24, 1955 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district, the proposed change in use from public garage for more than 5 cars to storage of metal furniture on first floor and manufacturing and storage of lamps on the second floor.

PREMISES AFFECTED—405-423 44th street, north side, 38 ft. east of 4th avenue, Block 729, Lot 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: E. J. Haberle.

For Opposition: Edward Lewin, Cathrine Ross, Anthony Santoro, Abel Jappinen, Francis G. Cross, Elizabeth Cross, Florence Hallberg, Angelina Mastromarino, Charles Robertson, Lucy Russo, R. J. Montgomery, Marlena Hagenes, Mr. & Mrs. Loge, Mr. & Mrs. John Deery, Mr. Magnussen, Bridget Costello, Patrick J. McDonald and Constance Gustafson.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. at the request of the applicant's representative.

52-48-A—Vol. II

APPLICANT—Reginald S. Hardy, for Hayson Corporation, owner.

SUBJECT—Application reopened May 24, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—exits, doors and ramp.

PREMISES AFFECTED—405-423 44th street, north side, 38 ft. east of 4th avenue, Block 729, Lot 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: E. J. Haberle.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. at the request of the applicant's representative.

515-40-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Kaymos Realty Corp. and Paradis Estates, owners.

SUBJECT—Application reopened October 25, 1955 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles and the maintenance of a frame office building for use as an attendant's shelter.

PREMISES AFFECTED—139-155 (153 official) Beach 117th street, west side, 440 ft. south of Rockaway Beach boulevard, Block 757, Lots 28, 32, 34 and 37, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Nicholas P. Iannuzzi and John Somyak.

For Opposition: Leo A. Conway, Jules Lipitz, Edwin Blate, Lajaron Cock and Joseph Shaw.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 19, 1956, at 10 A.M. for inspection and decision: hearing closed.

127-46-BZ—Vol. II

APPLICANT—Paul Friedman, for Interboro Management, Inc., owner.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of auto accessories and parking of more than 5 cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—46-11 to 46-21 Hollis Court boulevard and 46-02 to 46-16 189th street, northwest corner and 188-12 to 188-20 46th street, Block 5528, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Arthur Levine.

For Opposition: R. Chlupsa, C. La Perla, Yolanda & Michael Cucinotta, Alene A. Clare, Susan Ronda, M. Taratino, Olga San Miguel, Mrs. Mary Myerjack, G. C. Bird, C. Linieury, Gessie Bobik, Vincent O'Elia, E. Cemberino, Mr. Stible, William San Miguel, Gerard Sañuado, George Vetzgean, G. Mocarski and Lester & Rose Gerson.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over at the request of the applicant's representative to June 12, 1956, at 10 A.M. for decision; hearing previously closed.

146-52-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Fred Schumacher, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, ground sign, auto washing, lubrication, office, accessory sales, minor repairs, and auto safety inspection station.

PREMISES AFFECTED—271-01 to 271-15 Union turnpike, northeast corner of 271st street, Block 8555, Lot 75, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: H. M. Norris.

For Administration: Samuel L. Becker, Dep't of Buildings.

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ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. for further consideration and decision; hearing previously closed.

233-54-BZ—Vol. II

APPLICANT—Arthur S. Hirsch, for Joseph Lubin and Joseph Eisner, Owners (Car Wholesalers, Inc., lessee).
SUBJECT—Application reopened November 15, 1955 as Vol. II—re (decision of the Borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, the proposed extension in use and area of an existing parking lot for more than 5 motor vehicles and the erection of a 10 ft. x 10 ft. attendant's shelter on a plot presently occupied as parking lot, gasoline service station and garage.

PREMISES AFFECTED—Franklin D. Roosevelt drive, west side, from East 48th to East 49th street, 403-435 East 48th street and 410-430 East 49th street, Block 1360, Lots 1, 2, 3, 4, 5, 6, 8, 11, 14, 15, 16, 26, 34, 35, 37, 38 and 50, Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur S. Hirsch and Martin Connett.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Buildings and Edward Hoffman, for City Construction Coordinator.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. for applicant to advise the Board if and when coal pockets will be removed and for decision by the Board; hearing previously closed.

467-54-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.
SUBJECT—Application June 9, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of ten years.

PREMISES AFFECTED—940-960 Belmont avenue, 199-223 Crystal street, southeast corner and 530-548 Chestnut street, Block 4228, Lot 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.
For Opposition: Mary Licato, Mrs. E. Levine, Mrs. T. Nowack, Clara Zirotsky, Mercedes Crole, L. Zalick, Mrs. L. Rasso, Mrs. S. Sanford, Jenny Barbera, Grace Bavaro, Gussie Bloom, M. Valasinas and A. Homiak.
For Administration: Samuel L. Becker, Dep't of Buildings and C. J. Cammarata, N.Y.C. Housing Authority.

ACTION OF BOARD—Laid over to June 19, 1956, at 10 A.M. for inspection and decision; hearing closed.

711-54-BZ

APPLICANT—Leonard F. Rothkrug, for Sam Tepperberg, owner (Empire Store Construction Co., Inc., lessee).
SUBJECT—Application August 20, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed use of premises for light manufacturing (store fixtures), involving the use of power saws on wood, thus constituting a saw mill.

PREMISES AFFECTED—334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. for complete examination by the Department of Buildings and filing of new decision; and for full vote of the board.

712-54-A

APPLICANT—Leonard F. Rothkrug, for Sam Tepperberg, owner. (Empire Store Construction Co., Inc., lessee).

SUBJECT—Application August 20, 1954—Appeal from a decision of the borough superintendent—frame building, commercial use.

PREMISES AFFECTED—334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. for complete examination by the Department of Buildings and filing of new decision; and for full vote of the Board.

855-52-A

APPLICANT—Benjamin Saltzman, Borough Superintendent.

OWNERS OF RECORD—Annie Tepperberg and Pauline Greenbaum.

SUBJECT—Application November 26, 1952—re Revocation of Certificate of Occupancy #113920.

PREMISES AFFECTED—332-334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Owner: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted, revoking Certificate of Occupancy No. 113920.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the applicant states the building is 1, 2 and 3 stories and basement in height, of Class 3 and 4 construction, 42 ft. 10 and 2/7 in. front by 100 ft. in depth, erected in 1881, 1898, 1907, 1913, 1914 and a portion for which the date of erection is unknown; located on a lot 42 ft. 10-2/7 in. front by 100 ft. in depth, in a business use, B area, Class 1½ height district; used and occupied: cellar—ordinary use; 1st floor—woodworking shop with power tools, 2 persons; 2nd floor—paint shop and office, 1 person; and

WHEREAS, the applicant states that this application seeks to revoke Certificate of Occupancy #113920 which permits in the above premises a factory occupancy by ten persons on the grounds that it was improperly issued for the following reasons:

1. It was issued on Alt. App. 597/14 which did not call for factory use.

2. Exits in building do not comply with the Labor Law.

3. No inspection was made on the Certificate of Occupancy Application so that conditions at premises at time of issuance are not known. However, inspection made on September 12, 1952 revealed that a yard between this building and the rear of an illegally converted frame multiple dwelling on the same lot has been roofed over and openings created in both buildings, thus extending the use into the frame building. Violation #3997/52 has been placed for this illegal extension.

4. The inspection also reveals that the actual occupancy on the 1st floor is for woodworking with power saws which constitute a saw mill and is in violation of Art. II, Sect. 4 (a) subdiv. 31 of the Zoning Resolution. The Certificate of Occupancy calls for "Light Manufacturing (Store fixtures)."

5. Certificate of Occupancy calls for the use of the 2nd floor for "Office and Light Storage" with a permitted liveload of 60 lbs. per sq. ft. This liveload is inadequate for storage use. Information to establish

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safe carrying capacity of existing floors is not available.

6. There is a mezzanine at the rear of the building which is not specified in the certificate.

7. The Certificate of Occupancy specifies Block 1802, Lot 42 which is in error as these premises are actually Block 1803, Lot 41. Accordingly, Certificate of Occupancy #113920 should be revoked.

and

WHEREAS, Zoning Violation #163/52 was issued September 19, 1952, for using power driven saws, planer and other wood cutting equipment which constitutes a saw and planing mill in a business district, in violation of Section 4a, 31 of the Zoning Resolution; and

WHEREAS, Violation #3997/52 was issued September 19, 1952, for erecting a masonry extension connecting the rear of the frame multiple dwelling with the brick extension at the rear, 1st floor, thereby extending the business use and without a plan and permit approved by this Department; the rear wall of the frame building and the wall of the rear brick extension at the rear, 1st story, have been removed.

Resolved, that the Board of Standards and Appeals does hereby *revoke* Certificate of Occupancy #113920.

942-54-BZ

APPLICANT—Mathew Manes, for Vanlib Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 and restored to docket in accordance with the order of the Court, previously denied—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—144-21 Liberty avenue and 138-34 to 138-52 Lloyd road, northwest corner, Block 10020, Lot 114, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Mathew Manes and Frederick L. Flynn.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. for inspection and decision; hearing closed; applicant to file additional plans, showing original conditions.

60-55-BZ

APPLICANT—Charles M. Spindler, for Morris Winick, owner.

SUBJECT—Application reopened March 6, 1956 and restored to docket—previously withdrawn—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Stanley W. Berman and Thaddeus E. Owens.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. for decision; hearing closed.

232-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Freya Heintze, owner (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and local retail use, D and G-1 area district, the erection and maintenance of a supermarket, with required loading berth on the residence portion of the plot and the parking of more than 5 cars (patrons); proposed area of building is in excess of area permitted, with a side yard of less than 5 ft. in that portion of the lot in the G-1 area district.

PREMISES AFFECTED—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972, Lot 50, Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 5, 1956, at 10 A.M. for further consideration and decision; hearing previously closed.

233-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Carmine L. Calabro, owner (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7h, 7A and 7c of the zoning resolution, to permit in a retail and residence use district, the proposed parking lot for supermarket's patron use, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—133-25 233rd street, east side, 97.25 ft. north of Merrick boulevard, Block 12973, Lot 6 and 9, Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 5, 1956, at 10 A.M. for further consideration and decision; hearing previously closed.

279-55-BZ

APPLICANT—Herman Kron, for Angelina Peglia, owner.

SUBJECT—Application April 6, 1955—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection of a building to be used as automobile showroom, gas station, lubritorium, offices, auto laundry, minor repairs, parking of cars waiting to be serviced, without the required rear yard.

PREMISES AFFECTED—2027 Bruckner boulevard, north side, 190 ft. east of Pugsley avenue, Block 3797, Lot 74, Borough of The Bronx.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. for inspection and decision; hearing closed.

423-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Epstein, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, high speed auto laundry, lubritorium, body and fender work, welding, incidental repairs, brake testing, wheel alignment, incidental painting and spraying, office and sales, parking of motor vehicles awaiting service with

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entrances closer to the residence use district than permitted.

PREMISES AFFECTED—70-11 to 70-19 Northern boulevard, and 32-62 to 32-70 71st street, northwest corner, Block 1166, Lot 37, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. for applicant to investigate further as to possibility of housing project in the area; hearing previously closed.

507-55-BZ

APPLICANT—William B. Lichtner, for H. and M. Morris, owners.

SUBJECT—Application June 20, 1955—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and business use district, the erection of a building for the storage and sale of floor covering material.

PREMISES AFFECTED—36-19 Rockaway Beach boulevard, southwest corner of Beach 35th street, Block 315, Lots 13, 14, 15, 21, 30, 32 and 35, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: William B. Lichtner and Harry Morris.

For Opposition: Leonard A. Hershon, Jack Weisgal, Elsie Fleischner and Herman Rosenthal.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to June 19, 1956, at 10 A.M. for inspection and decision; hearing closed.

583-55-BZ

APPLICANT—John F. Fitzsimons, for Emilio Longo, owner.

SUBJECT—Application July 15, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—168-11 93rd avenue, north side, 90.98 ft. east of 168th place, Block 10211, Lots 77, 78 and 272, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons, Emilio Longo and Pete J. Rapone.

For Opposition: Arthur Lasker, Martin Klayman, Simon Bunning, Marie Warshaw, Millie Angello, Martin Blake, Angelo Sessa and Harry Richards.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 19, 1956, at 10 A.M. for inspection and decision; hearing closed.

674-55-BZ

APPLICANT—Lama, Proskauer and Prober, for May Goodfarb, owner (Polo Ground Motors, Inc., lessee).

SUBJECT—Application August 24, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles, with show windows, curb cuts and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—1920-1924 Amsterdam avenue and 501 West 155th street, northwest corner, Block 2114, Lot 40, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama, Louis J. Gradowitz and Raymond Gradowitz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 19, 1956, at 10 A.M. for inspection and decision; hearing closed.

755-55-BZ

APPLICANT—Leonard F. Rothkrug, for 66-17 Grand Avenue Corp., owner (Times Square Corp., lessee).

SUBJECT—Application September 23, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a retail and residence use district, the proposed patrons and employees parking of more than 5 motor vehicles.

PREMISES AFFECTED—66-19 Grand avenue, north side, 85.44 ft. east of Hamilton place and 66-02 Perry avenue, southeast corner of 66th street, Block 2724, Lots 8 and 69, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 5, 1956, at 10 A.M. at the request of the applicant to file revised plan as requested by the Board; hearing previously closed.

849-55-BZ

APPLICANT—Leonard F. Rothkrug, for Estate of Morris Polivnick, owner.

SUBJECT—Application October 27, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, a proposed parking lot principally in conjunction with a 144 family apartment building at 80 Winthrop street (pleasure type vehicles—non transient) is contrary to Art. II, Section 3 of the zoning resolution.

PREMISES AFFECTED—79-83 Winthrop street, north side, 643 ft. 3/4 in. east of Flatbush avenue, Block 5045, Lots 70 and 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Thomas Poley.

For Opposition: C. F. Wolfe, Jeremiah B. Bloom, A. S.

Wolfe, C. F. Hansen, R. N. Walker, Rose Buxbaum,

Dr. Sol Glotzer, Dr. Sidney Feldman, A. Weinberger,

Mabel L. Rees, Lee Feldman, Thos. Cahill, Jr., Anne

F. Whiteman and Lillian Kaye.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 19, 1956, at 10 A.M. for inspection and decision; hearing closed.

867-55-BZ

APPLICANT—Paul Friedman, for William Gottfried, owner (conditional vendee: W. L. Associates, Inc.).

SUBJECT—Application November 2, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline station, auto washing (non-automatic), lubrication, office and accessory sales, for a term of 15 years.

PREMISES AFFECTED—66-11 to 66-33 Queens Midtown Expressway, northeast corner of Clinton avenue, Block 2394, Lot 8, Maspeth, Borough of Queens

APPEARANCES—

For Applicant: Arthur Levine.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 19, 1956, at 10 A.M. for revised plans for entrance and exit to service road in view of sloping condition of the plot.

882-55-BZ

APPLICANT—Leonard F. Rothkrug, for Eldorado Enterprises, Inc., owner.

SUBJECT—Application October 26, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit partly in a business and partly in a residence use district the erection and maintenance of an auto laundry and to permit the sale and display of used cars on a vacant portion of premises for a term of 10 years.

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PREMISES AFFECTED—166-174 Kings Highway, 1676-1684 West 12th street, southwest corner and 33-47 Quentin road, Block 6619, Lot 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rotlikrug and Leonard Slafani.

For Opposition: Rita E. Lindquist, Theodore J. Zanardi and Mary Valenti.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 19, 1956, at 10 A.M. for inspection and decision; hearing closed.

934-55-BZ

APPLICANT—Paul Friedman, for Ida Orlick, owner.

SUBJECT—Application November 22, 1955—(decision of the borough superintendent) under sections 7e, 7i of the zoning resolution, to permit in residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), storage and sale of auto accessories, parking of cars waiting to be serviced for a term of 15 years.

PREMISES AFFECTED—2444-2460 Linden boulevard, and 547-557 Milford street, southeast corner, Block 4503, Lots 1 and 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Levine.

For Opposition: Anne Forte, Joseph Bory, Gertrude Esposito, Evelyn Ditingo, Amos S. Basel, Emily Vath, Georgette Courtine and Louise Rigault.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. for applicant's presence at public hearing.

20-56-BZ

APPLICANT—Frederick A. Ketcher, for Springhill Realty Corp., owner (Pembroke Corp., lessee).

SUBJECT—Application January 17, 1956—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, an electric ground sign.

PREMISES AFFECTED—219-11 Hillside avenue, north side, from Springfield boulevard, to 219th street, Block 10689, Lot 16, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: **None.**

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 5, 1956, at 10 A.M. for inspection if necessary and decision; hearing closed.

347-56-BZ

APPLICANT—The Chase National Bank, owner.

SUBJECT—Application May 4, 1956—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a class 2½ height, the erection of a tower covering 27.30% of lot with exterior walls facing Liberty and William streets beyond the allowable setbacks as permitted by Section 9(d) of the zoning resolution.

PREMISES AFFECTED—28-40 Nassau street, east side, block front, from Cedar street to Liberty street, 12-50 Liberty street, 55-77 William street and 30-44 Pine street, Block 44, Lots 1-4 inclusive, 14 and 19 and Block 45, Lots 4, 5, 7, 11 and 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Jacob I. Goodstein, John W. Ansell, Paul Folwell, John J. Scully, J. Walter Severinghaus, Edward J. Mathews and Benjamin Wm. Meblman.

For Opposition: **None.**

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over, date to be set; for further consideration and decision; hearing closed.

235-55-BZ

APPLICANT—Andrew Di Camillo, for Anthony and Angelina Guarino, owners.

SUBJECT—Application March 25, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the change in occupancy from 2 family dwelling, to 3 family dwelling (class A multiple dwelling) without the required side yard from street to yard.

PREMISES AFFECTED—88-22 81st avenue, south side, 201.5 ft. east of 88th street, Block 3862, Lot 50, Glendale, Borough of Queens.

APPEARANCES—

For Applicant: **None.**

For Opposition: **None.**

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

658-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Julius Procacci, owner.

SUBJECT—Application reopened October 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, storage room and parking and storage of motor vehicles.

PREMISES AFFECTED—627-637 86th street, north side, 214 ft. 7 in. east of Fort Hamilton parkway, Block 6037, Lots 17, 96, 99, 100 and 101, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: James P. Murphy.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 18, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on May 8, 1956 after due notice by publication in the Bulletin; laid over to May 29th, 1956 for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and retail use, C area, class 1 height districts; 86th street is in a retail use, C area, class 1 height district; Fort Hamilton parkway is in retail and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 13, 1955 acting on N.B. Applic. 2082-55, reads:

"1. The proposed gasoline service station, lubritorium, car wash, minor auto repairs, office & sales, storage room & parking & storage of motor vehicles on a lot located partly in a residence use district and partly in a retail use district is contrary to Art. II Sec. 3, and Art. II Sec. 4-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 111 ft. 6 in. frontage by 202 ft. in depth, irregular, now vacant; that it is proposed to erect a modern gasoline service station consisting of ten 550 gallon gasoline storage

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tanks and four dispensing pumps; that the proposed accessory building will be one story in height, of class 3 construction, having a frontage of 62 ft. and a depth of 30 ft., and will contain the conjunctive uses of office and sales, storage, lubricatorium, car washing and minor auto repairs; that the rear part of the site will be reserved for the parking and storage of motor vehicles; and

WHEREAS, the applicant states that part of the premises within 100 ft. of 86th street is in a retail use district and the balance is in a residence use district; that as of July 25, 1916 that part of the premises within 100 ft. of 86th street was in a business use district and received its present use designation on October 15, 1954; and

WHEREAS, the applicant contends that 86th street is a main auto lane leading across Brooklyn; that there are no other gas stations in the affected area; that there are many private dwellings and multiple dwellings in the area with the attendant ownership of many motor vehicles; that all of these facts make the proposal in keeping at this point and as much a required service in this modern day as the many retail stores now in this highly developed shopping area; that the development will be highly modern in design and in keeping with 86th street as it has developed; that the proposed landscaping facing 85th street and the omission of any exits or entrances to the site from said street will preserve the residential aspect of 85th street; that the reservation of the rear of the site for parking and storage of motor vehicles will help alleviate the critical parking problem in this highly congested shopping area; that under Cal. 658-41-BZ the Board granted the right to use part of this premises, both in the retail and in the residence use part, for the parking and storage of motor vehicles, and the proposal will confine the gas station to the retail use district and the parking and storage of motor vehicles to the residence use district as heretofore permitted by the Board; that there are sufficient stores now in the affected area for public requirements so that it would be financially unfeasible to erect additional stores; that the erection of additional stores would therefore not only be a hardship to the owner but would place a hardship on the present stores in the affected area by having an over-supply; that the area does lack the services of the proposed gas station and the granting of said use would be equitable both to the owner, the transient auto traffic on 86th street and the entire affected area; and

WHEREAS, the applicant states that the present owner has held title to the property since January 3, 1955 and that the assessed valuation of land is \$25,400; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision f, i and h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. App. 2082-55, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

73-46-BZ—Vol. II

APPLICANT—Albert Melniker, for D. G. & S. Realty Corp., owner.

SUBJECT—Application reopened September 13, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension of an existing gasoline service station to include office space, a new sales room, outdoor parking, and additional gas pumps.

PREMISES AFFECTED—2041 Hylan boulevard, northeast corner of Adams avenue, Block 3561, Lot 66, Grant City, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker and Wilbur Gullery.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 13, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on May 29, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Hylan boulevard, Hull avenue and Adams avenue are in residence and retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 30, 1955 acting on Alt. Applic. 137-54, reads:

"Proposed occupancy is an extension of use beyond C. of O. 9099/52 and the variance granted by the Board of Standards and Appeals under 73-46-BZ and is contrary to Article II, Section 3 of the Zoning Resolution and should be referred to the Board of Standards and Appeals for reopening and amendment of Cal. 73-46-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot 200.10 ft. frontage by 100 ft. in depth, on which is now located a gasoline service station; that it is proposed to permit the erection of an extension to the existing service station with the proposed use of this station being office space, a new sales room and outdoor parking and additional gas pumps; and

WHEREAS, the applicant states that there is at this location an existing gas station with the present facilities having been approved under Cal. No. 73-46-BZ with certificate of occupancy having been issued April 22, 1952; and

WHEREAS, the applicant contends that the need for enlarging present facilities has become necessary due to the increase in people in the general vicinity; that inasmuch as a gas station has been located at this corner for a period of about 30 years and the present firm has conducted its business there for the past 10 years, a constant increase in the volume of business and the required facilities for giving service to greater numbers is responsible for the request to enlarge the present station; that the present station has 3 gas pumps and the proposed addition will require 3 additional gas pumps with storage tanks; that the additional property is owned by D.G. & S. Realty corporation, the owners and operators of the Wil-John service station; that this station is an authorized Texaco dealer and has operated on this basis for the past 10 years; that inasmuch as Hylan boulevard is a business thoroughfare and is essentially of a commercial and business nature, it is felt that no hardship will be created as the result of the expansion of this station; and

WHEREAS, the applicant further contends that after conferring with the owners of the present station and proposed addition, it would be appreciated if the Board would grant a variance for a stated term of not less than 15 years; that the total cost of the property and the proposed building would represent an expenditure of approximately \$29,000; that the amortization and depreciation of this amount for a period of less than 15 years would put a financial burden on the owners, but if a variance should be granted for a term of 15 years, the owners can make an equitable agreement with a lending institution; and

WHEREAS, the applicant states that the present owner has held title to the property since September, 1945; that the assessed valuation of land is \$5,000 and of the building \$3,300 making a total of \$8,300; that the building was erected June 6, 1925; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does

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hereby amend the resolution adopted on December 2, 1947 by adding thereto:

"that in the event the owner desires to reconstruct the gasoline service station, as permitted by such resolution, covering Lot 47, so as to increase the area of the gasoline service station to the entire block front now known as Lot 66, such extension may be permitted substantially as indicated and proposed on plans filed with this application marked "Received July 27, 1955" (2 sheets) and "April 24, 1956" (one sheet) on condition that the extension as proposed for sales room and other uses shall be carried out as thereon shown and proposed and shall meet the requirements of the Building Code in all other respects; that there shall be no cellar in such building; that the balance of the premises may be used for the parking of cars; that the premises where not occupied by the proposed buildings and pumps shall be paved with concrete or asphaltic pavement; that pumps shall be of a low approved type and shall be erected not nearer than fifteen feet to the street building line; that curb cuts shall be as shown, in addition to the curb cuts as previously permitted by resolution adopted December 2, 1947, and as shown on plans above cited, shall be located where shown and shall not exceed fifteen feet in width each; that on the lot lines of Hull Avenue and Adams Avenue and along the side and rear lot lines there shall be erected a rail fence as proposed of split chestnut of mortise and tenon arrangement not less than 4 ft. 6 in. in height; that the number of gasoline storage tanks shall not exceed four existing and six additional 550 gallon approved tanks; that the four existing tanks shall be tested by the Fire Commissioner before re-use; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that in all other respects the resolution above cited shall be complied with where not inconsistent with the terms of this amended resolution; and that all permits shall be obtained and all work completed and a new Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

441-51-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Joseph Coscia, owner.

SUBJECT—Application reopened May 3, 1955 as Vol. III —re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the extension and reconstruction of a structure used as a garage for more than 5 motor vehicles for use and storage garage for motor vehicles, lubritorium, minor auto repairs, wheel alignment, brake testing, car washing, office and sales, using more than the area permitted, without the required rear yard.

PREMISES AFFECTED—353-367 91st street, north side, 154 ft. 8½ in. west of 4th avenue, Block 6081, Lots 77, 78 and 79, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Daniel J. Gagliardi, A. Moore, Charles E. Nelson and Mae Moran.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.. 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on May 3, 1955 subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on May 1, 1956 after due notice by publication in the Bulletin;

laid over to May 29, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1¼ height district; 4th avenue is in a business use, C area, class 1¼ height district; 91st street is in business, residence and unrestricted use, C area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 16, 1954 acting on Alt. Applic. 4584-54, reads:

1. The extension and reconstruction of a structure used as a garage for more than (5) motor vehicles for use as storage garage of motor vehicles, lubritorium, minor auto repairs, wheel alignment, brake testing, car washing, office and sales in a residence use district is contrary to the Zoning Resolution, Art. II, Sec. 3.
2. The extension of a structure beyond the area permitted by the Zone Resolution, Art. IV Sect. 13 in a "C" area district is contrary to that section.
3. A rear yard at the curb level is required by Sect. 17, Art. IV of the Zoning Resolution of the depth required by Sect. 13, Art. IV."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 ft. ⅛ in. frontage by 100 ft. ¾ in. in depth, presently developed at the westerly end with a 2½ story frame dwelling; that the center portion of the site is developed with a masonry building having a frontage of 50 ft. and a depth of 100 ft. ¾ in. on the 1st floor and 25 ft. by 66 ft. on the 2nd floor; that this building was erected before 1916, no permits were disclosed for its original erection and altered under Alt. Applic. 2775 of 1916; that certificate of occupancy No. A-211 was issued to use the 1st floor as a garage and the 2nd floor as a repair shop; that the building at the present time is being used as a garage for 5 trucks, two 550 gallon gasoline tanks, two dispensing pumps, beer storage, 2-car garage, auto repair shop, lubrication and repairs on the 1st floor and as a factory on the 2nd floor; that it is proposed to demolish the existing frame dwelling, alter and extend the remaining building to a frontage of 150 ft. ⅛ in. on the 1st floor, and the 2nd floor will be removed; that the building will be made entirely fire-proof and used as a storage garage for motor vehicles, lubritorium, minor auto repairs, wheel alignments, brake testing, car washing, office and sales; and

WHEREAS, the applicant contends that the present garage has a present legal use for more than 5 motor vehicles and it is proposed to extend this use; that minor repairs are permitted in a present legal garage and it is proposed to continue said use and add the uses of lubritorium, brake testing, wheel alignment, car washing, office and sales; that there is a vital need for parking and storage of motor vehicles and the proposed extension will help fill this need; that the building will be modernized and fireproofed and therefore will improve the appearance of the community; that the present parking lot in block 6086, lot 6, within the affected area, is partly in a residence zone and therefore a non-conforming use; that lot 34 immediately adjoining to the rear is also used for parking and therefore the proposal with its present garage use will continue to be in keeping with its extended garage facilities; that the present building does not have a rear yard at the first tier so that the proposal to continue this condition in an extended manner will not affect the block; that lots 31, 33 and 74 have private garages at their rear lot lines so that the leaving of a rear yard on the site in question would not benefit the adjoining lots; that the site has an area of 15,010 sq. ft., the area of the present building equals 6076 sq. ft., so that the remaining area is 7934 sq. ft., and as it is permissible to build on 60% of 7934 sq. ft., the proposed building area of 15,015 sq. ft. exceeds the allowable by only 3,174 sq. ft.; and

WHEREAS, the applicant states that the present owner has held title to the property since July 31, 1947; that the assessed valuation of land is \$21,000 and of the building

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\$21,000 making a total of \$42,000; that the building was erected prior to 1916; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c of the zoning resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 4584-54, Objection No. 1, 2 and 3 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

929-53-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application reopened November 9, 1955 and restored to docket, previously withdrawn—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto wash, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—10504-10524 Flatlands avenue, south side, from East 105th to East 106th streets, 901-911 East 105th street and 902-912 East 106th street, Block 8213, Lots 37, 40, 41, 42 and 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Norman R. Silver and C. J. Cammarata, for N.Y.C. Housing Authority.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was withdrawn without prejudice on June 8, 1954; and

WHEREAS, this application was reopened and restored to docket subject to regular procedure on November 9, 1955; and

WHEREAS, a public hearing was held on this application on April 17, 1956 after due notice by publication in the Bulletin; laid over to May 15, 1956, for inspection and decision; hearing closed; then to May 29, 1956, for decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, D area, class 1/2 height district; East 105th street and Flatlands avenue are in residence and retail use, D area, class 1/2 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 2, 1956 acting on N.B. Applic. No. 1323-53, reads:

"1. Proposed building and premises, in a residence zone, to be used for gasoline service station, auto washing, lubrication, office and accessory sales is contrary to Art. II, PP. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 200 ft. frontage by 90 ft. in depth, presently vacant; that it is proposed to erect a building 45 ft. front by 28 ft. in depth, irregular, one story, 13 ft. in height of class 3 construction, to be used as a lubritorium, car wash, office and sales, with two curb cuts fronting on Flatlands avenue and one on East 105th street; that it is further proposed to install ten 550 gallon gasoline tanks and 4 dispensing pumps; that the proposed station will have a frontage of 130 ft; that the 70 ft. balance of plot will not be included; and

WHEREAS, the applicant contends that the plot is entirely vacant except for two large advertising billboards on lot No. 43 at the corner of East 106th street; that these billboards are a legally existing non-conforming use, having been approved by the building department under permit No. 12362-37 when the property was in an undetermined used district; that although this portion of the plot will not be used for gas station purposes under this proposal, the advertising billboards will be removed in order to improve the general appearance of the site; that a gas station permit was issued by the building department in 1939 for a portion of the property; that at that time the site was in an undetermined zone and permit No. 13727-38 was issued for a gas station on March 13, 1939, which permit covered a plot known as 10504-10510 Flatlands avenue; that this permit covered lots 37 and 40 on the corner of East 105th street and Flatlands avenue, with a frontage of 80 ft. on Flatlands avenue and a depth of 90 ft.; that the gas station was never actually built and permit expired by limitation; that it is now proposed to include this formerly permitted gas station area as part of the gas station herein proposed; and

WHEREAS, the applicant further contends that it is proposed to develop the westerly 130 ft. of the site with a modern gasoline service station; that the natural grade of the property is approximately 6 ft. or 7 ft. below the existing street grade of Flatlands avenue and it will be necessary to fill in the site to bring it up to the established grade; that the property will be paved and landscaped with a grass slope at the rear, extending down to the present grade of the adjoining property; that the gas station portion of the site will be fenced off from adjoining lots and also from the easterly 70 ft. of the site, which will remain vacant and which will provide a buffer, isolating the gas station from the property to the east; that practically all of the area south of Flatlands avenue is at a grade approximately 6 ft. or 7 ft. below the established grade; that there is practically no development south of Flatlands avenue, and East 105th and East 106th streets are not physically improved; that on the south side of Flatlands avenue, immediately opposite the site across East 105th street is a vacant lot containing advertising billboards and beyond this plot is a row of 2 story buildings occupied as stores and dwellings; that these buildings are approximately 160 ft. west of the site; that except for one dwelling and shed on East 106th street, there is not a single developed piece of property south of the site on either of the side streets within the affected area; that East 105th street is a dirt road which is well below the established grade level and which leads only to dumping grounds; that most of the plots on the side streets have tax liens pending against them and have not yielded any income to the city for years; that there is no demand for conforming residential development in this area and the poor surface and subsoil conditions would require expensive piling for even a large one story building, as indicated by the heavy pile foundations for the three story buildings recently erected on the north side of Flatlands avenue; that the proposed small service station building will be of light construction and can be built without any serious foundation problem on a spread footing; that because of the heavy traffic along Flatlands avenue as well as the additional traffic in the immediate neighborhood generated by the housing project to the north, additional service facilities in this area are desirable and necessary; that because of the marsh conditions of the land there is no development to the south of the site and hence there is no reason for any pedestrian traffic passing the subject site; that the use zoning of this property was changed from undetermined to residence on August 14, 1943; that the height zone was changed from 1½ to 1 and the area zone was changed from A to D, both on April 26, 1951; that in view of the nature of the surrounding property, the need for additional servicing facilities and the fact that a permit was once issued for a major portion of the gasoline station site, it is requested that this application be granted for a temporary term of 15 years; and

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WHEREAS, the applicant states the owner has held title to the property since September 27, 1955 for lots 42 and 43 and since June 7, 1955 for lots 37, 40 and 41 and that the assessed valuation of the land is \$6,300; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and accessory uses, substantially as proposed and as indicated on plans previously filed prior to the withdrawal on June 8, 1954, marked "Received December 31, 1953", 4 sheets and March 27, 1956", 1 sheet, *on condition* that all buildings and uses on the premises shall be removed and the premises leveled substantially to the grade of Flatlands avenue and constructed and arranged as such on such plans; that the extent of the gasoline station shall not exceed the area shown on such plans, namely 130 feet on Flatlands avenue and 90 feet along East 105th street; that the accessory building shall be faced with Carrara glass, shall have no cellar and shall be constructed and located as shown on plans; that the toilet rooms shall be arranged so as not to be contiguous; that pumps shall be of a low approved type, erected not nearer than 15 feet to the street building line of Flatlands avenue; that gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that along the rear lot line there shall be constructed on a masonry base, a woven wire fence to a total height of 5 ft. 6 in.; that a similar fence shall be erected along the easterly lot line from the rear line to the street building line of Flatlands avenue, with suitable terminating post at the building line; that planting areas shall be maintained as thereon shown, with suitable planting material, properly protected by curbing not less than 8 in. high and 6 in. wide; that where not occupied by accessory building, pumps and planting, the premises shall be paved with concrete or asphalt; that curb cuts shall be restricted to two 30 ft. in width each to Flatlands avenue and one within the first 25 ft. of the intersection of Flatlands avenue and East 105th street, not over 20 ft. in width; that no portion of any curb cut shall be nearer than 5 ft. to a lot line as prolonged; that within the intersection there shall be erected a block of concrete not less than 12 in. in height extending for 5 ft. in each direction; that signs shall be restricted to permanent signs attached to the accessory building and on the gasoline pumps, excluding all roof signs and temporary signs, but permitting the erection within the intersection of a post standard to support a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign at right angles to Flatlands avenue, to extend beyond the building line for a distance of not over 4 feet; that the gasoline service station may have the usual accessory uses, but no repairing; that all curb cuts and sidewalks abutting the premises shall be constructed or repaired to the satisfaction of the borough president; that such portable fire fighting appliances shall be installed as the fire commissioner shall direct; that the existing billboards on the portion of the block front not included in the gasoline station area shall be removed and no signs constructed and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

582-54-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for 156 William Street Corp., owner.

SUBJECT—Application reopened February 7, 1956 as Vol.

II—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a retail use district, an extension of use by the erection of

a 6 story addition at the William street front of building having a frontage of 78 ft. 4 in. at street and irregular in shape, without the required loading berth.

PREMISES AFFECTED—156-162 William street and 77-83 Ann street, northeast corner and 53 Beekman street, Block 93, Lots 17, 20, 21, 22, 23, 31, 32 and 33, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Erwin S. Wolfson.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly. . . 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on February 7, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on May 29, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Ann street, William street and Beekman street are in a retail use, B area, class 2½ height district; and

WHEREAS, the decision of the borough superintendent, dated December 13, 1955 acting on Alt. Applic. 1926-55, reads:

"1. Proposed six story horizontal extension to present 12 story office building would require loading berths as per Sec. 19A Article IV Zoning Resolution and should be referred back to the Board of Stds. & Appeals under Res. Cal. No. 582-54-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 195 ft. 65⁄8 in. frontage by 117 ft. 11¼ in. in depth, on which are located a twelve-story office building and 1 four-story and 2 five-story business buildings; that it is proposed to erect a six-story horizontal extension to the present twelve-story office building, the three small buildings to be demolished; and

WHEREAS, the applicant states that with reference to the appeal heretofore granted for the 12 story office building situated at the above premises, the building was completed in accordance with the provisions of the resolution and certificate of occupancy No. 44615 was issued; that it is desired to erect a six story addition at the William street front having a frontage of 78 ft. 4¼ in. at the street, irregular in shape; that the northerly gable walls are 64 ft. plus 45 ft. 9 in. in depth and at the east, the building is 47 ft. 10 in. and tapers off to 30 ft. in width; that the new 6 story portion is to be used above the grade floor by one tenant, Zurich Insurance Company, the present occupant of the southerly portion; that two new elevators are to be installed in the new portion; and

WHEREAS, the applicant contends that there is to be no change in the classification of the building; that the building is used for office purposes, mainly of the insurance interests; that there is to be no manufacturing, no warehousing and no conditions where trucks would drive up and load or unload merchandise, and no traffic conditions that would require a loading berth; that the new portion is small in area and only 6 stories in height and of itself the total gross area of the new portion would not require a loading berth; that in view of the limitations of the original structure as to location, size and occupancy, and as the new portion will be used by the same tenant and limited to offices for the insurance trade, an amendment of the resolution for the omission of the loading berth is requested; and

WHEREAS, the applicant states that the present owner has held title to the property since May 6, 1954 for the 12 story office building; that the assessed valuation of the land is \$519,000 and of the old building \$27,000 making a total of \$546,000; that the new building was erected in 1955, value not yet determined; and

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WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19A Subdivision j of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 19A (j) to permit the omission of the loading berth in the six story extension as proposed and as shown on plans filed with this application marked "Received April 5, 1955" (one sheet), "December 23, 1955" (3 sheets) and "January 16, 1955" (one sheet) *on condition* that the building shall be used only for office occupancy throughout; that all loading and unloading as may be required shall be done during the night hours; and that the building in all other respects shall comply with all laws, rules and regulations applicable thereto including the resolution of the Board adopted under Volume I on November 9, 1954.

73-55-BZ

APPLICANT—Henry Nordheim, for Rubenstein and Tutnauer, owners.

SUBJECT—Application February 3, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, and office and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1680 Gun Hill road and 1674 Allerton avenue, intersection of Gun Hill road, Allerton avenue and Lodovick avenue, Block 4539, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: Theresa M. Enright.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly ... 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 7, 1956 after due notice by publication in the Bulletin; laid over to March 13, 1956, for inspection and decision; hearing closed; then to April 10, 1956, at the request of the applicant to furnish revised plan, then to May 15, 1956, at request of objector; then to May 29, 1956, for decision; objections to be submitted by attorney in meantime; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a local retail use, E-1 area, class 1/2 height district; Gun Hill road and Allerton avenue are in local retail and business use, E-1 area, class 1/2 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 2, 1955 acting on amendment to N.B. Applic. 33-55, reads:

"1. Proposed erection of a gasoline station, lubricating and parking of cars waiting to be serviced on a lot located in a local retail use district is contrary to Sec. 4-C of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 109.21 ft. frontage by 71.98 ft., 64.23 ft. and 30.05 ft., irregular, presently vacant; that it is proposed to erect and maintain a gasoline service station of class 3 construction, 28 ft. front, 30 ft. in depth, 13 ft. in height; and

WHEREAS, the applicant contends that the site on which it is proposed to construct a gas station is a small triangle consisting of the entire block and has three street frontages; that Gun Hill road and Lodovick avenue are both open to traffic but Allerton avenue, while being a mapped street, has not been opened so far, due to the required fill now being put in place; that likewise, the

site is at present a woodland and will also require some fill to bring it to the level of the three streets; that primarily, the Gun Hill road frontage will be the most important, being an east-west highway leading to the White-stone bridge to Long Island; that as it may be quite some time before Allerton avenue is opened, activities will be limited on that side; that there will be no entrance to the station on Lodovick avenue; that the building proposed will be 30 ft. by 40 ft. with stock room for small parts, two toilet rooms, an office, and the balance of space will house two hydraulic lifts for car greasing; that on the vacant portion of the site, four gasoline pumps, ten gasoline tanks and two electric signs are proposed, with curb cuts as shown; that the Allerton avenue and Gun Hill road wall surfaces will have enameled steel covering; that the site is too small for any other type of development and fronting on a road with such heavy east-west traffic as occurs on Gun Hill road, this proposal should prove an asset to this junction; and

WHEREAS, the applicant states that the present owner has held title to the property since August 18, 1954 and that the assessed valuation of land is \$2,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and consideration given to the revised plans; the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision f of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on amendment to N.B. 33/55, objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

187-55-BZ

APPLICANT—Leonard F. Rothkrug, for Anthony D'Angelo, owner.

SUBJECT—Application February 25, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the maintenance of existing extension using more than the area permitted.

PREMISES AFFECTED—356 Evergreen avenue and 29-35 Harmon street, northwest corner, Block 3274, Lot 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: C. N. Valentine, Henry Hager, Carolyn Lambert, Helen Hudencki, Catherine Lombardo, John Schifferdecker, A. Demelli and Emma Eissler.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly... 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 8, 1956 after due notice by publication in the Bulletin; laid over to May 29, 1956, for inspection and further hearing that may be necessary; applicant to obtain a new decision from the borough superintendent as to coverage based on the amended provision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Evergreen avenue are in a business use, C area, class 1½ height district; Harmon street is in business and residence use, C area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated January 26, 1955 acting on amendment to Alt. Applic. 1629-49, reads:

"1. The extension exceeds the allowable area as permitted under Art. IV Sec. 13 of the Zoning Resolution."

MINUTES

and

WHEREAS, the applicant states that the premises consist of a plot, 20 ft. frontage by 88 ft. in depth, on which is located a 3 story building of class 4 construction; that it is proposed to maintain an existing extension to a building, using more than the area permitted; and

WHEREAS, the applicant states that the building was erected about 1899, set back 7 ft. 4 in. from Evergreen avenue, being 20 ft. front by 48 ft. 5 in. in depth, and extended on the first floor by the addition of a steel building under N.B. 101173-22 and occupied under certificate of occupancy No. 17343 issued January 11, 1923 as a 3-car private garage; that Alt. Applic. 1629-49 was approved June 21, 1949 for an extension to replace the steel structure used as a 3 car private garage; that the size of the extension was shown on the plan to be 20 ft. by 30 ft. 4 in. and an 8 ft. front yard was mistakenly shown on the Evergreen avenue frontage; that front yard is only 7 ft. 4 in.; that a survey made March 12, 1954 showed a 7 ft. 4 in. front yard and showed the new extension and the building to occupy the balance of the lot; that the area of lot is 1760 sq. ft.; area of legal structure, 968.4 sq. ft.; excess vacant land area as per sec. 19c, 791.6 sq. ft.; permitted 75% extension 593.7 sq. ft.; size of illegal extension, 606.6 sq. ft.; unauthorized excess, 12.9 sq. ft.; that the existing illegal coverage is therefore only 12.9 sq. ft.; and

WHEREAS, the applicant contends that it would now be impractical to demolish the rear wall to leave an 8 in. vacant space to avoid the 12.9 sq. ft. of excess area; that the site is unique in that it is of small size being 12 ft. under the size of the usual tax lot and it would be hardship to the owner to move his wall 8 in.; that the creation of an 8 in. pocket between the subject building and the building adjoining on lot 35 would not be in the public interest nor in the interest of any surrounding property owners; and

WHEREAS, the applicant states that the present owner has held title to the property since June 13, 1949; that the assessed valuation of land is \$6,000 and of the building \$8,000 making a total of \$14,000; that the building was erected in 1899; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the circumstances have been studied by the Board and the committee recommends that the application be granted under certain conditions; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21, to permit the extension of the building as proposed and existing and as indicated on plans filed with this application, marked "Received February 25, 1955", 6 sheets, *on condition* that the building and extension shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable to the building and occupancy other than as modified this day by resolution adopted by the Board under Cal. 188-55-A; and that all permits, including a new certificate of occupancy shall be obtained, and that all work completed within six months from the date of this resolution.

188-55-A

APPLICANT—Leonard F. Rothkrug, for Anthony D'Angelo, owner.

SUBJECT—Application February 25, 1955—Appeal from a decision of the borough superintendent—re use of frame building as factory, exits, etc.

PREMISES AFFECTED—356 Evergreen avenue and 29-35 Harmon street, northwest corner, Block 3274, Lot 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated January 25, 1955, on Alt. App. 1629/49 reads:

"2. Proposed factory use within a frame building is contrary to Section 270 of the Labor Law.

3. Provide two means of exit from cellar in conformity with Section 270 of the Labor Law."

and

WHEREAS, the applicant states the building is 3 stories, 37 ft. in height, 20 ft. by 78 ft. 9 in. in area at street level, 20 ft. by 48 ft. 5 in. in area at typical floor, Class 4 construction, erected in 1899 on a lot 20 ft. front by 88 ft. deep, now in a business use, C area, Class 1½ height district; used and occupied since 1949: cellar—storage for dress manufacturing, 0 persons; 1st floor—dress manufacturing and light needlework, 22 persons; 2nd and 3d floors—1 family each; no change in use or occupancy is now proposed; the building is provided with one interior 2 ft. 10 in. wide wood stairs, enclosed in partitions of wood stud, lath and plaster, equipped with wood doors which are not self-closing; that stairhall leads to street and is provided with ladder and scuttle to roof; that there is a fire escape on rear extending to roof by stair and to yard by ladder; and

WHEREAS, the applicant states the building was erected about 1899, set back 7 ft. 4 in. from Evergreen avenue and extended on the first floor by addition of a steel building under NB 101173/22 and occupied under Certificate of Occupancy 17343 issued January 11, 1923 as a 3-car private garage; that Alt. Applic. 1629/49 was approved for an extension to replace the steel structure used as a 3-car private garage; the extension was shown to be 20 ft. by 30 ft. 4 in. in area and an 8 ft. front yard was mistakenly shown on the Evergreen Avenue front; that the front yard is only 7 ft. 4 in.; and

WHEREAS, the applicant contends that since the building was erected prior to October 1, 1913, if it had been occupied as a factory prior to 1947, the Department of Buildings would not have raised the objection subject to this appeal as to construction; that although the original structure is of Class 4 construction, the new extension is of Class 3 construction with masonry exterior walls with windows glazed with wire glass and fixed ¾ hour fire test sash; that the cellar is used only for storage of accessories to the 1st floor factory and this use is not proposed to be changed; that the cellar ceiling is covered with ½ in. plaster boards except for the portion over the boilerroom which is covered with plaster board and 26 gauge metal; that the first floor ceiling is covered with ½ in. plaster boards and 26 gauge metal; that the stairhall partition on the 1st floor is covered with wire lath and P.C. mortar both sides and on the soffits of the stairs; that an ordinary interior 3 ft. wide wood stairs serves the two apartments on the 2nd and 3d floors, occupied by one family each and access to the roof is by means of scuttle and ladder within the stairhall enclosure which leads directly to Harmon street; that in addition there is a regulation fire escape at rear of upper floors; that from the cellar is a masonry enclosed stairway equipped with 1-hour fire test self-closing door permitting access to first floor area from the cellar and also an outside cellar stair to sidewalk with flush metal doors which will be made openable from inside without lock and key; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

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Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. App. 1629/49, Objection Nos. 2 and 3 and that the appeal be and it hereby is *granted on condition* that the building shall be maintained as required by resolution adopted by the Board this day under Cal. No. 187-55-BZ; that the exits from the cellar shall be maintained as shown on plans filed with Cal. 187-55-BZ; that there shall be no manufacturing in the cellar and the cellar shall be used only as proposed for the storage of accessories in connection with the first floor occupancy; that the fire protection proposed shall be maintained and such fire-fighting equipment maintained as the fire commissioner shall direct.

850-55-BZ

APPLICANT—Burke, Green and Groh, for Samuel Rosenberg, owner.

SUBJECT—Application October 28, 1955—(decision of the borough superintendent) under sections 7f, 7i, 7e and 7A of the zoning resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs (hand tools only), with proposed signs, show windows, and curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—4401-4411 Church avenue, northeast corner of Troy avenue, Block 4881, Lots 38, 40 and 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly... 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 8, 1956 after due notice by publication in the Bulletin; laid over to May 29, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Troy avenue are in retail and residence use, D area, class 1 height districts; Church avenue is in a retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 4, 1955 acting on N.B. Applic. 2203-55, reads:

"1. Proposed building and premises, partly in a Retail and partly in a Residence zone, to be used for gas service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only is contrary to Article II, PP. 4-A and Article II, PP. 3 of the Zoning Resolution.

2. Proposed signs, show window and business entrances (curb cuts) within 75' of a Residence zone is contrary to Article II, PP. 7-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 114.8 ft. in depth, irregular, now vacant; that it is proposed to construct a modern gasoline service station, entirely within the retail use portion of a site which is partly within a retail and partly within a residence use district; that the portion within the residence use district, approximately 13 ft. 6 in. deep, will be devoted to shrubbery and landscaping and similar shubbery will be provided along the east lot line in front of the building; that the building will have a face brick facade and will be set well back from both streets; that a 3 ft. 6 in. high steel picket fence on a 2 ft. high brick base will be provided along all interior lot lines and will return along the Troy avenue building line for a distance of approximately 18 ft.; that gasoline pumps will be set back 15 ft. from the building lines, two 30 ft. curb cuts will be provided along the Church

avenue frontage and two 25 ft. curb cuts will be provided along Troy avenue; that the entire site, where not devoted to the building or shubbery, will be paved with concrete or bituminous paving; and

WHEREAS, the applicant states that the property referred to is presently zoned as a class 1 height district and a D area district; that the portion of the property within 100 ft. of Church avenue is presently zoned as a retail district and the remainder as residence; that as of July 25, 1916 the portion of the property within 100 ft. of Church avenue was zoned as a business district and the remainder was zoned as residence; that on March 25, 1954 the business portion of the property was changed to its present retail designation; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that since gasoline pumps are provided along the Troy avenue frontage it is mandatory to provide ingress and egress from said pumps and therefore two curb cuts are shown along Troy avenue; that neither of these curb cuts comply with section 7A but it is to be noted that the curb cuts have been kept within the retail use district portion of the building; that this site is at the intersection of two of the busiest avenues in Brooklyn; that along Church avenue within the 400 ft. radius there are many business uses for storage of materials, store fronts, etc.; that immediately adjoining this property on the east is vacant land with billboards; that located one block west of this site is a lumber yard and shed and diagonally across the street from this site on Church avenue, midway between 43rd street and Troy avenue, are two parking lots for a gas station; and

WHEREAS, the applicant states that the present owner has held title to the property since January 13, 1955 and that the assessed valuation of land is \$16,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and careful consideration given to the premises and the surrounding area; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions f, i and e of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 2203/55, Objection Nos. 1 and 2, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

Adjourned: 1:35 P.M.

Joseph J. Doyle, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, MAY 29, 1956, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

500-50-SA

APPLICANT—Bryant Heater Division of Affiliated Gas Equipment, Inc., owner.

SUBJECT—Application reopened October 19, 1954—re amendment to resolution as to additional models; Models 75-329, 95-329, 125-329, 160-329, 195-329 and 225-329—re Crane Gas Fired Unit Heaters, Models CR50-327, CR75-327, CR100-327, CR125-327, CR200-327, CR225-327; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE OF MAY 22, 1956—

Affirmative: Chairman Murdock..... 1

Negative: Commissioner Kleinert 1

THE VOTE OF MAY 29, 1956—

Affirmative: Commissioner Keating and Deputy Chief

Connolly 2

Negative: 0

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THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 500-50-SA

Subject: Amendment to resolution as to additional models; Models 75-329, 95-329, 125-329, 160-329, 195-329 and 225-329.

Bryant Heaters Division of Affiliated Gas Equipment, Inc., requested by letter dated September 30, 1954 that the resolution adopted January 16, 1951 and amended through February 24, 1954 under Cal. No. 500-50-SA be amended so as to include the model 329 series. The application was reopened by a vote of the Board October 19, 1954.

Purpose

The appliance is a gas fired unit intended for domestic and commercial heating and also for use in garages.

Description

The Model 329 series is similar to the model 327 series approved by the Board April 22, 1952 under Cal. No. 500-50-SA except that the 329 series does not have a fan. The 329 series utilizes the blower of the air conditioning equipment.

Recommendation

The Committee on Test recommends that the resolution adopted January 16, 1951 and amended through February 24, 1954 under Cal. No. 500-50-SA to include the Models 75-329, 95-329, 125-329, 160-329, 195-329 and 225-329 on condition that the requirements of the resolution adopted January 16, 1951 under Cal. No. 500-50-SA be complied with including 40-40 mesh screen as required in original approval January 16, 1951 and blue vent as required by article XII of Chapter 26, Administrative Code.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of January 16, 1951 through February 24, 1954 in accordance with the above report.

362-44-SM—Vol. II

APPLICANT—Chesebro-Whitman Company, for The Patent Scaffolding Company, Inc., owner. (F. N. Faulkner, agent).

SUBJECT—Application for consideration—reopening as Vol. II as to amendment of resolution—re Trouble Saver Scaffold (with wing nut type brace connection); previously approved.

APPEARANCES—

For Applicant: William Eipel.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

363-44-SM

APPLICANT—F. N. Faulkner, for Patent Scaffolding Company, Inc. (Chesebro-Whitman Co., agent).

SUBJECT—Application for consideration—reopening as for test and report as to additional height—re GM Steel Tubelox Scaffolding; previously approved.

APPEARANCES—

For Applicant: William Eipel.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

364-44-SM—Vol. II

APPLICANT—F. N. Faulkner, for Patent Scaffolding Company, Inc., owner. (Chesebro-Whitman Company, agent).

SUBJECT—Application for consideration—reopening as Vol. II as for test and report—re G.M. Steel Tubelox Scaffolding; previously approved.

APPEARANCES—

For Applicant: William Eipel.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

742-44-SM

APPLICANT—Porete Manufacturing Company, owner.

SUBJECT—Application reopened July 20, 1954—re Porex Mfg. Company's Porex Slabs; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Reopening of July 20, 1954, withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this material was approved by the Board on March 6, 1945, on certain conditions; and

WHEREAS, the resolution was amended on February 7, 1950; and

WHEREAS, this application was reopened on July 20, 1954 for report as to approval under a different section.

Resolved, that the reopening of July 20, 1954 be and hereby is *withdrawn*.

742-44-SM

APPLICANT—Porete Mfg. Company, owner.

SUBJECT—Application for consideration—re opening as for report—re Porex Mfg. Company's Porex Slabs, size 80 in. x 20 in. x 1¾ in.; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report as to plaster base.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

331-45-SA

APPLICANT—Fostoria Pressed Steel Corporation, owner.

SUBJECT—Application for consideration—reopening as to amendment relating to new type of infra red lamp—re Fostoria Even Ray System (infra red heating equipment); previously approved.

APPEARANCES—

For Applicant: Ira J. Barber and Robert W. Jeffery.

ACTION OF BOARD—Application reopened for amendment as to new type of lamp subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

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488-46-SA

APPLICANT—Bryant, Division of Carrier Corporation, owner.

SUBJECT—Application for consideration—reopening as for report as to change of exterior design—re Bryant Gas-fired Steam of Water Boiler, Model 443; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report, as to change of exterior design.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

160-49-SM—Vol. II

APPLICANT—Flexible Connector Company of America, owner.

SUBJECT—Application for consideration—reopening as for report as to additional trade name—re Long-Flex Gas Stove Connector; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

707-49-SM

APPLICANT—Techniflex Corp., owner.

SUBJECT—Application for consideration—reopening as for report as to additional size of range connector—re Flex Gas Connector; previously approved.

APPEARANCES—

For Applicant: Albert O. Woolsey.

ACTION OF BOARD—Application reopened for test and report subject to the regular procedure as to additional size range.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

110-50-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application for consideration—re opening as for report as to additional sizes—re United States Gypsum Company Asbestos Cement Siding Shingles; previously approved.

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Application reopened for test and report as to additional sizes, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

542-55-SA

APPLICANT—Henry Waterman and Brother, Corp., owner.

SUBJECT—Application for consideration—reopening as for report as to additional model—re Waterman Gas Ranges, Models 21-D-1, 21-D-2, 3653-3 and 3653-6; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report subject to the regular procedure.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

707-55-SM

APPLICANT—Coast Line Steel Products, Inc., and Acme Kalamein Door and Sash Co., owners.

SUBJECT—Application July 7, 1955—C.L.A. One and One-half hour fire door, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

1055-40-SA—Vol. II

APPLICANT—Mohawk Electric Manufacturing Co. Inc., owner-manufacturer.

SUBJECT—Application reopened May 13, 1952 as Vol. II—re Mohawk AC/DC Closed Circuit Interior Fire Alarm Control Panel, Model 2011 (previously approved—Mohawk Non-Coded Closed Circuit Interior Fire Alarm Control Panel), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

708-52-SM

APPLICANT—Bethlehem Steel Company, Inc., owner.

SUBJECT—Application July 29, 1952—Bethlehem Steel Company, High Strength Bolts.

APPEARANCES—

For Applicant: W. F. Kennedy.

ACTION OF BOARD—Laid over to June 5, 1956, at 2 P.M. for further consideration by the Board and for full vote of the Board.

408-52-A

APPLICANT—Charles M. Spindler, for 30 Dean Street, Corp., owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—18-30 Dean Street, 120-126 Boerum place, southwest corner and 15 Bergen street, Block 280, Lot 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 18, 1952, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 18, 1952 by adding thereto:

"That in the event the owner desires to maintain the present openings in the first, second and third floors in

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the brick walls separating the two portions of the building, such changes may be made *on condition* that the sprinkler system heretofore required shall be installed and maintained with a connection to Fire Headquarters through an approved central station as now shown on revised plans marked "Received May 14, 1956" (4 sheets) and as passed on by the Borough Superintendent under Alt. App. 1375/51, objection dated April 24, 1956; and that when such sprinkler system has been installed and found to comply, that the fire alarm system proposed within the building may be omitted if so approved by the Fire Commissioner."

96-55-A

APPLICANT—Leonard F. Rothkrug, for I. J. Stein Co., Inc., owner.

SUBJECT—Application February 9, 1955—re Appeal from a decision of the borough superintendent—frame building—factory.

PREMISES AFFECTED—137 Manhattan avenue, west side, 75 ft. north of Montrose avenue, Block 3051, Lot 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated February 9 1955, on Alt. App. 5198/53 reads:

"1. Proposed factory within a bldg. partially of frame construction violates Sec. 270 of the Labor Law."

and
WHEREAS, the applicant states the building is one and three stories, 34 ft. in height, 25 ft. front by 100 ft. in depth at 1st floor; 25 ft. front by 40 ft. 6 in. in depth at typical floor, Class 4 construction, erected in 1889, in a business use, B area, Class 1½ height district, used and occupied since 1947 without a certificate of occupancy as follows: Cellar—household storage; 1st floor—printing shop, 8 persons; 2nd floor—dwelling, 1 family; 3d floor—dwelling, 1 family. No change in use or occupancy is proposed. The building is provided with one 3 ft. wide interior wood stairs, enclosed in partitions of wood lath and plaster, equipped with wood doors, not self-closing. Stairway does not lead to roof and is provided with a ladder and scuttle; and

WHEREAS, the applicant states premises consist of a lot 25 ft. front by 100 ft. in depth on which is located a 3-story and cellar building of Class 3 construction, 25 ft. in width by 40 ft. 6 in. deep, with one and two-story frame extensions, substantially as indicated on plans approved by the Borough Superintendent under Slip Applic. #8592-1909 and used and occupied at that time as a store on the first floor and as dwelling for one family on each of the two upper floors, and used and occupied prior to 1948 by the present owner as follows: Cellar—ordinary household storage; 1st floor—printing shop, 8 employees; 2nd and 3d floors—dwelling, 1 family per floor; and

WHEREAS, the applicant contends that in accordance with the practice and existing provisions of the Labor Law, there would have been no objection to the change of store to factory had the application been made to the Department of Buildings prior to July 1, 1948, since the provisions of Section 271 of the Labor Law would have applied; that however, even at present, if the number of employees were limited to five persons, there would be no objection by the Borough Superintendent; and

WHEREAS, the applicant states that the printing shop which has operated on the premises since prior to July 1, 1948, employs a maximum of 8 persons; that it is proposed that the stair enclosure to 2nd floor dwelling will have no openings to the factory and which leads directly to the street will be made 1-hour fire test; that the boiler room

in cellar will be enclosed in 8 in. masonry walls with ceiling of 26 gauge metal on ½ in. plaster boards protected with a one-hour fireproof self-closing door; that there is no factory in the cellar; that it is proposed to provide a second exit from the factory by erecting a passage 34 ft. in depth, enclosed with new wood stud partitions, surfaced with rock lath and ¾ in. p.c. plaster; the ceiling of passageway and of cellar below will also be fire-retarded; that the storage balcony on rear of 1st floor will be strengthened to sustain a liveload of 120 lbs. per square foot; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 5198/53, Objection No. 1 and that the appeal be and it hereby is *granted*, for a term of five years, to permit the continuance of the use proposed on the first floor, as indicated on plans filed with this appeal, marked "Received February 9, 1955," (9 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the number of persons occupying the first floor as proposed shall not be increased; that the stair enclosure to the 2nd floor shall be fire-retarded as proposed; that the boiler room shall be enclosed in 8 in. masonry walls with ceiling of 26 gauge metal on plaster boards and shall have a 1-hour fireproof, self-closing door thereto; that there shall be no factory work carried on in the cellar; that the proposed second means of exit from the factory through a passage as proposed shall be constructed and maintained; that the storage balcony on the rear of the first floor shall be strengthened to sustain a liveload of 120 lbs. per superficial foot.

244-55-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Beth Sholom Peoples Temple, Inc., owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—exits and protection of fire wall openings.

PREMISES AFFECTED—8686-8696 Bay parkway and 2164-2180 Benson avenue, southwest corner, Block 6414, Lot 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Aaron Zanger.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated November 30, 1955, on Alt. App. 833/54 reads:

"1. Stair capacities inadequate for combined synagogue and school and violates Sect. 6.9.1.1(2) of the Code.

2. Openings in fire wall to be protected as in 10.8.1 of the Code.

3. All stairs to extend to roof as in 6.4.1.11 of the Code.

4. Width of passageway from rear stairs to comply with Sect. 6.3.1 of the Code."

and

WHEREAS, the applicant states the building is 2 stories and basement, 38 ft. in height, 71 ft. front by 80 ft. 4 in. in depth, of Class 3 construction, erected in 1922, in a residence use, C area, Class 1 height district, on a lot 100 ft. front by 96 ft. 8 in. in depth, used and occupied since erection: Cellar—boiler room; basement—classrooms and kitchens, 370 persons; 1st floor—Synagogue, 580 persons; Balcany—Synagogue, 180 persons; proposed to be increased in area to 90 ft. 4 in. front by 94 ft. 8 in. in depth, of

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Class 3 construction and to be used and occupied without change in the existing portion and in the new extension as follows: Basement—Classrooms, 65 persons; 1st floor—classrooms, 86 persons; 2nd floor—classrooms, 86 persons. The building is provided with three 44 in. wide steel stairs, masonry enclosed, equipped with 3/4 hr. test fireproof, self-closing doors extending from roof bulkhead direct to street; and

WHEREAS, the applicant states it is proposed to erect a Class I fireproof extension along south wall 20 ft. 8 in. front on Bay Parkway by 96 ft. in depth, two stories and basement in height, having four classrooms for a total occupancy of 86 persons on each of the 1st and 2nd floors and three classrooms in basement with an occupancy of 65 persons; and

WHEREAS, the applicant contends the proposed extension will permit elimination of present makeshift classrooms in basement which are formed by wood sliding partitions, subdividing the basement area; that the Synagogue is used for the worship of Reformed Judaism and services are only on Friday nights, Saturday mornings and religious holidays; that the religious school is supplemental to the education of children of the Congregation and is therefore conducted on Sunday mornings and short sessions on weekday afternoons; that at no time are services conducted in the Synagogue portion while the school is in session or are any social activities conducted when religious services or school sessions are in progress; and

WHEREAS, the applicant contends as to Objection 1, that at no time will there be a combined use of the Synagogue and school; that the two 3 ft. 8 in. wide fireproof stairways remotely located and leading to Bay Parkway and Benson avenue are adequate for the small occasional occupancy of proposed extension; and

WHEREAS, applicant contends as to Objection 2, that all openings in the firewall will be protected by 3-hour firetest self-closing doors; and as to Objection 3, that the new stairway to be located at the southwest corner of structure will be extended through a bulkhead to the roof of the new extension; and as to Objection 4, that in accordance with Sec. 6.3.1 of the Building Code a minimum width of 3 ft. 8 in. passageway is required for the new 3 ft. 8 in. wide stairway. However, the Board is requested to accept the 3 ft. passageway to serve this purpose; that the present chimney obstructing the passageway will be removed to a height of at least 10 feet above grade; and

WHEREAS, the applicant contends it is not proposed to further increase the occupancy of the structure, since the number of children attending the school will remain the same; the proposed extension is to provide more comfortable classrooms; that the 2nd story of existing building consists of a balcony providing additional seating space for religious services and a choir loft. It is not proposed to increase the seating capacity of this balcony, since it is only used on two or three occasions during the year when the Synagogue attendance exceeds the first floor capacity; and

WHEREAS, Vol. I of this appeal was withdrawn on September 20, 1955, at the request of the applicant in order to acquire more property for the extension of the Synagogue; that the applicant reported that the effort to acquire the adjoining property was unsuccessful; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated November 30, 1955, acting on Alt. App. 833/54, Objections 1, 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the proposed extension to the building on the west side, *on condition* that the windows shall be 3/4 hour, automatically self-closing; that the operation of the school will be at different times than the operation of the auditorium and on that basis to permit the exits as proposed and shown on plans marked "Received March 30, 1955" (8 sheets), and "July 18, 1955", (1 sheet); that the openings in the fire walls shall be protected as shown, with 3-hour fire doors on one side; that at least one stair shall continue to the roof; that

the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that this variance may continue only so long as the premises are used as proposed and in accordance with the requirements of this resolution.

422-55-A

APPLICANT—Leonard F. Rothkrug, for Mario Bencivenza, owner (Veterans of Foreign Wars, Lessee of 1st floor.)

SUBJECT—Application May 25, 1955—re Appeal from a decision of the borough superintendent—frame building—business use.

PREMISES AFFECTED—639 Lorimer street, east side, 25 ft. south of Jackson street, Block 2747, Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated April 27, 1955 on Alt. App. 550/55 reads:

"1. Proposed change of occupancy in a Class 4 (masonry walls on 1st fl.) structure 3 stories & 34 ft. in height on 1st floor from store to meeting room is contrary to 4.2.1 of the Bldg. Code.—Note—Dep't. records on permit 5272/1911 indicates a meeting room on 2nd fl. & was superseded by C.O. 122615 designating 1st fl. store, 2nd floor 1 family & dental office, conjunctively occupied & 3rd fl. for 1 family."

and

WHEREAS, the applicant states the building is 36 ft. 6 in. in height, 25 ft. by 100 ft. in area at first floor, 25 ft. by 40 ft. in area at typical floor level, of class 4 construction, erected 1911, now located in a business use, B area, Class one height district and used and occupied since 1948 as follows: cellar—ordinary, no persons; 1st floor—store; 2nd floor—dental office and dwelling; 3rd floor—dwelling, one family, for which Certificate of Occupancy #122615 was issued February 1, 1949 against Alt. App. 3188/48; and

WHEREAS, the applicant states the building is now proposed to be used and occupied as follows: cellar—ordinary, no persons; 1st floor—meeting room—catering, 140 persons; 2nd floor—dwelling, one family and dental office; 3rd floor—dwelling, one family; the building is provided with one 3 ft. wide wood stairs enclosed in partitions of wood lath and plaster equipped with wood doors which are not self-closing, stair hall leads direct to street and is provided with a ladder and scuttle to roof, in addition there is one fire escape on the front of the structure extending to roof by stair and to street by ladder; window and door openings on the course of the fire escape are not fireproof self-closing; and

WHEREAS, the applicant stated that a two story frame building 25 ft. front by 49 ft. in depth was erected under N.B. App. 58 of 1878, frame construction and altered under All. 2786/1909 and alt. App. 5272/1911 by raising the two story frame structure one story and creating new masonry walls on the first story and by adding a class 3 constructed extension two stories, 25 ft. in height, and upon completion of the alteration the first floor and cellar were occupied as a bake shop with bake ovens in the rear of the first floor, and for the sale of bakery products on the remainder; that the second floor was occupied as a meeting room and the third floor as a dwelling for one family; that this use continued until 1949, when Alt. App. 3188/48 was completed and Certificate of Occupancy #122615 was issued February 1, 1949, permitting the following use and occupancy—Cellar—ordinary use; 1st floor—store; 2nd floor

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—one family dwelling and dental office, conjunctively occupied; 3rd floor—one family; and

WHEREAS, the applicant states that the store has been vacant for several months and it is now proposed to occupy the building as follows: cellar—ordinary use; 1st floor—catering and meeting room, 140 persons; 2nd floor—dwelling, one family; 3rd floor—dwelling, one family; and

WHEREAS, the applicant contends that although the building is of class 4 construction, the entire first floor is of masonry construction; that the cellar ceiling is covered with half inch plasterboard and there is an existing 3 ft. 8 in. wide passageway protected by one-hour test fireproof self-closing doors, 89 ft. 9 in. in depth providing emergency exit from the rear of the first floor through a 6 ft. by 10 ft. open court; that the building which was formerly occupied as a meeting room on the second floor is now equipped with a kitchen at the rear of the first floor; that there will be only occasional occupancy as it is usual with this type of use; that the second and third floors are occupied as dwellings and there is an existing regulation fire escape complying with Section 53 of the Multiple Dwelling Law located on the street front and a direct egress by an interior stairway to Lorimer Street with access to roof by means of a scuttle and ladder within the stair enclosure; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommends that the appeal should not be granted, mainly because of the large public occupancy proposed for the first floor of the building, which is of frame.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Appl. 550/55, Objection 1, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

431-55-A

APPLICANT—Leonard F. Rothkrug, for Irving M. Young and Jack Jacobson, owner (d/b/a I. D. J. Decorators Co.).

SUBJECT—Application May 19, 1955—re Appeal from a decision of the borough superintendent—exits, live load, etc.

PREMISES AFFECTED—783-785 Coney Island avenue, east side, 299 ft. 8½ in. north of Dorchester road, Block 5153, Lots 55 and 56, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated March 7, 1955, on Alt. App. 1794/55 reads:

"1. Exits from cellar storage area by means of two outside stairs to street with flush iron doors and one exterior stair and also exits from 2nd and 3rd floor areas by way of two non-fireproof stairways violate sec. 270 Labor Law.

"2. Proposed live load capacity of 75 lbs per sq. ft. for 2nd and 3rd floors violate sec. 7.3.2.3. Bldg. code."

and

WHEREAS, the applicant states the building is 3 stories, 35 ft. in height, 40 ft. 1¼ in. front by 56 ft. in depth, of class 3 construction, erected 1915, located on a lot 40 ft. 1¼ in. front by 76 ft. irregular in depth, in a business use, C area, class one height district, and used and occupied since 1954 as follows: cellar—boiler room and ordinary storage, no persons; 1st floor—manufacturing and sales (interior decorator) 15 persons; 2nd floor, No. 783, dwelling, No. 785, manufacturing in conjunction with first floor, 2 persons; 3rd floor—dwelling in No. 783 and storage in No. 785, no persons; no change in use or occupancy is proposed for the first floor, or cellar; the 2nd floor is proposed to be used throughout for manufacturing and storage in conjunction

with the first floor, with an occupancy of five persons and the 3rd floor to be used throughout for storage in conjunction with the first floor with an occupancy of no persons; there are two 3 ft. wide interior wood stairs enclosed in partitions of wood studs and plaster equipped with wood doors which are not self-closing; stair hall does not lead to street but is provided with a ladder and scuttle to roof; there is one fire escape upon the rear extending to roof by ladder and to yard by ladder, window and door openings on the course of the fire escape are not fireproof self-closing; and

WHEREAS, Certificate of Occupancy #113333 issued November 23, 1945 against Alt. App. 1190/1906 for premises 783 Coney Island Avenue permits the following use and occupancy: Cellar—ordinary use; 1st floor—store-manufacturing auto slip covers, 9 persons, 120 lb. live load; 2nd floor—one family; 3rd floor—one family, 40 lbs. live load on 2nd and 3rd floors; and

WHEREAS, Violation #809 issued February 18, 1955 by the Borough Superintendent against premises 783 to 785 Coney Island Avenue state that alterations have been made to No. 785 by removing partitions on second and third floors without approval of plans or permits and occupancy is contrary to Certificate of Occupancy #120811 which gives the following occupancy: 1st floor—783-5: factory; 2nd and 3rd floors—vacant, and that actually the first floor is used as a factory, the second floor, factory use and the third floor for storage of stock; that alteration 135 of 1948 shows 2nd and 3rd floor of No. 785 arranged for but not occupied as one family dwelling on each floor; and Violation #810 issued by the Borough Superintendent Feb. 18, 1955 for 783 Coney Island Avenue in that the windows of 3rd floor apartment are defective having broken sash cords, broken sash and door knob of door to street at first floor is broken making it difficult to open the door from inside the building; and

WHEREAS, the applicant states the premises consist of an irregular plot 40 ft. 1¼ in. front on Coney Island Avenue by 76 ft. and 73 ft. in depth, upon which there is located two three-story and cellar buildings of class three construction erected in 1906 having a total frontage of 40 ft. 1¼ in. by 56 ft. and 54 ft. 6¾ in. in depth; 36 ft. in height, originally used as one retail store and dwelling for two families in each of the two buildings and now used and occupied since 1948 in accordance with Certificate of Occupancy No. 113334 issued July 8, 1948 against Alt. App. 155/48 as follows: Cellar—boiler room and ordinary storage; 1st floor—auto seat cover factory, both buildings used conjunctively; 2nd floor, 783 Coney Island Avenue—one family; 3rd floor, one family; second floor, 785 Coney Island Avenue, vacant; 3rd floor—vacant; and

WHEREAS, the applicant states that the present owner doing business as I. D. J. Decorators Company took title in 1954 and occupies the buildings as follows: Cellar and 1st floor conjunctively for both buildings: Cellar—boiler room and ordinary storage; 1st floor—manufacturing, sales (interior decorator); 2nd floor, 783 Coney Island Avenue, dwelling one family; 3rd floor—dwelling, one family; 2nd floor—785 Coney Island Avenue, factory in conjunction with the first floor occupancy, 2 persons; 3rd floor—785 Coney Island Avenue, storage in conjunction with the first floor occupancy, no persons; and

WHEREAS, the applicant states that it is now proposed to use all floors of both buildings solely for the manufacture and sale (interior decorator) as follows: Cellar—boiler room and ordinary storage, no persons; 1st floor—manufacturing and sales, 15 persons; 2nd floor—manufacturing and storage in conjunction with the 1st floor, 5 persons; 3rd floor—storage in conjunction with the first floor, no persons; and

WHEREAS, the applicant contends that the cellar and 1st floor may be occupied as existing and as proposed under the existing Certificate of Occupancy; that the present owner is principally engaged in the retail sale of custom made furniture, furniture covers, drapes and similar interior decorations; that in addition to the retail sales the owner

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manufactures and sells such interior decoration to other decorators; that such sales consist principally of draperies and furniture covers, there are no power saws used in the building; it is proposed to limit the manufacturing on the first floor to 1000 sq. ft., where draperies, furniture covers and similar soft goods will be prepared; that on the second floor 1000 sq. ft. will be used for the purpose of manufacturing and repair of bulky items of furniture by hand tools only; it is proposed to strengthen the live load capacity to 75 lbs per sq. ft.; that in addition to the existing fire escape at the rear of the two structures, it is proposed to fire retard the two stairways with half inch plasterboard and gypsum plaster on wire lath and $\frac{3}{4}$ in. portland cement mortar throughout and to provide $\frac{3}{4}$ -hour fireproof self-closing doors throughout; and

WHEREAS, the applicant contends that the number of persons employed at manufacturing will be limited to five on the second floor and none on the third and as there will be two separate and independent means of egress from the upper floors and also from the cellar area it is requested that this application be granted; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 1794/55, Objections No. 1 and 2, and that the appeal be and it hereby is *granted*, to permit the use of the premises as proposed and indicated on plans filed with this appeal, marked "Received March 13, 1956", (3 sheets), *on condition* that the building shall not be increased in height or area and in all other respects shall comply with the requirements therefor; that the cellar ceiling shall be fire-retarded and the cellar stairs enclosed; there shall be no manufacturing in the cellar; that the live load of 75 lbs per superficial foot may be permitted if posted to this effect and if the floors are at no time overloaded in any part beyond this permitted loading; that this variance may continue only so long as present type of occupancy continues.

661-55-A

APPLICANT—Leonard F. Rothkrug, for Ida Shiffman, owner.

SUBJECT—Application August 10, 1955—re Appeal from a decision of the borough superintendent—frame extension, exits, stairs.

PREMISES AFFECTED—266 Ainslie street, south side, 150 ft. east of Graham avenue, Block 2777, Lot 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dept of Building.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0
Negative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 13, 1955, acting on Alt. App. 1145 and 1146/55 reads:

"1. Frame extension shown violates Sect. 4.1.2 of the Code.

2. Provide 2 means of exit as required under Sect. 271 of the Labor Law.

3. Stairs shown beyond bldg. line violate Sect. 2.4.1.4.2 of the Code."

and

WHEREAS, the applicant states the building is 1 and 2 stories, 11 ft. and 18 ft. in height, respectively, 25 and 22 ft. front by 46 ft. 4 in. and 30 ft. in depth at street level, 25 ft. front by 46 ft. 4 in. in depth at 2nd floor level, Class 4 construction, erected in 1902 on a lot 25 ft. by 100 ft. in area, in a business use, B area, Class 1½

height district; used and occupied since 1916 as follows: Cellar—ordinary storage; 1st floor—manufacturing needlework at the rear in rear building and front building used for total of two families on the 1st and 2nd floor, total occupancy, 15 persons. No change in use or occupancy is now proposed; and

WHEREAS, Violation #3129 was issued by the Borough Superintendent October 20, 1954, for violation of Sec. 271 of the Labor Law in that 12 persons were employed at factory work without two legal means of egress; and

WHEREAS, the applicant states the premises consist of a plot 25 ft. front on Ainslie street and 100 ft. in depth, upon which there exists a two-story and cellar building, of Class 3 construction, 25 ft. front by 46 ft. 4 in. in depth, 24 ft. in height, located on front of lot, erected prior to 1902 and used since erection till present as a two-family dwelling; that on rear of lot exists a one-story and cellar building, 22 ft. wide by 30 ft. in depth, Class 3 construction, erected in 1902 under Permit 1931/02 for use as a "tailor shop" and subsequently altered under Permit 3124/16 for light manufacturing with occupancy of 18 persons; that this light manufacturing use by needle-trades has continued to the present. It is now proposed to continue the existing uses, to construct a 3 ft. 8 in. wide cellar passage from rear building to Ainslie street, such passageway to have 4 in. cinder block walls plastered on both sides and with all doors thereto to be one-hour self-closing door and ceiling of passageway will be 4 in. gypsum tile hung on steel tees 30 in. on centers; that the passageway will terminate at an existing 3 ft. wide stair leading to street level; that although these stairs project a maximum of 4 ft. beyond the building line, they were in existence prior to 1938 and conform to Sec. C26-226 and C26-233 of the Administrative Code; and

WHEREAS, the applicant contends that the proposed passageway is in addition to existing exit through the westerly half of cellar, which likewise leads to street through a stair beyond the building line, and the applicant requests the granting of this appeal based on the foregoing facts; and

WHEREAS, the owner was convicted and fined in Magistrate's Court July 29, 1955 on charge of violation of Sec. C26-643a of the Administrative Code and Section 271 of the Labor Law for failure to provide two legal means of egress; and

WHEREAS, the Board is in receipt of a certificate dated September 6, 1955, issued by the Borough Superintendent, pursuant to Section 668 subdiv. c of the New York City Charter, that a stay in the pending proceeding would in his opinion cause imminent peril to life by reason of the facts stated in such certificate; and

WHEREAS, the premises was inspected by a committee of the Board. In the opinion of the committee the present and proposed arrangement would not furnish a safe condition for the existing and proposed occupancies.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 1145 and 1146/55, Objections 1, 2 and 3, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

680-55-A

APPLICANT—Julius Schwan, for Minority Housing Development Corp., owner.

SUBJECT—Application August 30, 1955—filed pursuant to Section 36, General City Law re premises not facing a legal street—168th street.

PREMISES AFFECTED—167-16 Brinkerhoff avenue, south side, 64.09 ft. west of 168th street, Block 10195, Lot 8, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Julius Schwan.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

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THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 2, 1955, on N.B. 2418/55, reads:

"1. Proposed bldg. does not face a legal street and must be approved by Bd. of Standards & Appeals as per General City Law, Sec. 36."

and

WHEREAS, the applicant states the premises consist of a lot 17.82 feet front by 100 feet in depth, in a residence use, D area, Class 1 height district upon which it is proposed to erect a two-story and basement, 20 feet, 2½ in. high, Class 3 constructed 1-family dwelling and accessory 1-car garage 17.82 ft. by 38 ft. in depth at street level, 17.82 ft. front by 30 ft. in depth at 2nd floor level; and

WHEREAS, applicant states the proposed dwelling is part of a development consisting of nineteen 1-family dwellings, fronting on the north and south sides of Brinkerhoff avenue and the land on the south side was purchased as one parcel, known as Parcel 2 in the title search and was subdivided into plots facing legal streets except for the interior plots in question; and

WHEREAS, the applicant requests the Board to grant a variance to permit the erection of the proposed dwelling, as the small plot of land separating this interior lot from the street is no small that at no time can it be used for building purposes and on the grounds that the easement for ingress and egress as noted in the Title Search filed with this appeal precludes any building on that portion of the land; and

WHEREAS, a public hearing was held on this appeal by the Board on January 18, 1956, and the matter was adjourned to permit further study by the Board; and

WHEREAS, the Board has been advised by the Corporation Counsel that the owner of lots 8 and 9 has an easement of passage over Morris Place in common with the adjoining owners fronting on that street and thus has access across Morris Place to Brinkerhoff avenue; and that the installation of a private sewer, plumbing, gas and electric power connections across Morris Place may be made in the usual manner under the surface of Morris place.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 2418/55, Objection No. One be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted* to permit the building as proposed and as shown on plans filed with this appeal marked "Received August 30, 1955" (3 sheets) *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

681-55-A

APPLICANT—Julius Schwan, for Minority Housing Development Corp., owner.

SUBJECT—Application August 30, 1955—filed pursuant to section 36, General City law re premises not facing on legal street—168th street.

PREMISES AFFECTED—167-18 Brinkerhoff avenue, south side, 64.09 ft. west of 168th street, Block 10195, Lot 9, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Julius Schwan.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated August 2, 1955, acting on N.B. 2419/55, reads:

"1. Proposed bldg. does not face a legal street and must be approved by Bd. of Standards & Appeals as per General City Law, Sec. 36."

and

WHEREAS, the applicant states the premises consist of a lot 22.16 ft. front by 100 ft. in depth, located in a residence

use, D area, Class 1 height district, upon which it is proposed to erect a 2-story and basement, Class 3 constructed 1-family dwelling and garage, 20 ft. 2½ in. in height, 18 ft. 2 in. front by 38 ft. in depth at street level, 18 ft. 2 in. front by 30 ft. in depth at typical floor level; and

WHEREAS, the applicant states the proposed dwelling is part of a 19 house development, fronting on north and south sides of Brinkerhoff avenue and the land on the south side was purchased as one parcel, known as Parcel 2 in the title search and subdivided into plots facing legal streets, except for the interior plots in question; and

WHEREAS, the applicant requests the Board to grant a variance permitting the proposed dwelling as the small plot of land separating this interior lot from the street is so small that at no time can it be used for building purposes, and on the grounds that the easement for ingress and egress as noted in the Title Search filed with this appeal precludes any building on that portion of the land; and

WHEREAS, a public hearing was held on this appeal by the Board on January 18, 1956, and the matter was adjourned to permit further study by the Board; and

WHEREAS, the Board has been advised by the Corporation Counsel that the owner of lots 8 and 9 has an easement of passage over Morris Place in common with the adjoining owners fronting on that street and thus has access across Morris Place to Brinkerhoff avenue; and that the installation of a private sewer, plumbing, gas and electric power connections across Morris Place may be made in the usual manner under the surface of Morris place.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 2419/55, Objection No. One be and it hereby is *modified* under the powers vested in the Board by Section 36 of the General City Law, and that the appeal be and it hereby is *granted*, to permit the building as proposed and as shown on plans filed with this appeal marked "Received August 30, 1955" (3 sheets) *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

1014-55-A

APPLICANT—Lama, Proskauer and Prober, for 260 West Street Corp., owner.

SUBJECT—Application December 23, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—67-73 Vestry street and 260-262 West street, southeast corner, Block 218, Lot 24, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated October 19, 1955, on B.N. 3392/55 and redened December 9, 1955, reads:

"1. Provide a second means of egress from cellar Section 271 LL.

"2. Fire escape as a 2nd means of egress in a factory building over five stories in height is contrary to Section 271 of the LL."

and

WHEREAS, the applicant states the building is 9 stories, 117 ft. in height, 101 ft. front by 75 ft. 9¼ in. in depth, of fireproof construction, erected 1895, located in an unrestricted use, A area, Class 2 height district, and used and occupied since 1949 as follows: Cellar: boiler room and storage of freight, one person; 1st floor—storage, receiving and shipping of freight, 8 persons; 2nd floor—manu-

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facturing cosmetics, 20 persons; 3rd floor—manufacturing chairs and citrus juices, 8 persons; 4th floor—manufacturing leather products, 40 persons; 5th floor—manufacturing jewelry, 40 persons; 6th floor—machine shop, 26 persons; 7th floor—manufacturing cardboard boxes, 11 persons; 8th floor—machine shop, 19 persons; 9th floor—manufacturing crayon, 21 persons; no change in use or occupancy is now proposed; the building is provided with an approved standpipe system and approved interior fire alarm system and regular monthly fire drills are maintained; that there is one 3 ft. wide interior concrete stairs, fireproof enclosed leading from roof bulkhead direct to street, and one fire escape on the West Street front leading to street by stair, window and door openings on the course of the fire escape are fireproof, self-closing; and

WHEREAS, Violation No. 7065 was issued September 14, 1953, for failing to maintain proper egress as required by Section 271, Para. 2 of the Labor Law; and

WHEREAS, the applicant states that the records of the Department of Buildings show that the original building, erected under N.B. App. 2069/1895 was 7 stories in height, for use as a warehouse, and that it was altered under Alt. App. 125/1897 and the use changed to tea and coffee warehouse, and again altered under Alt. App. 1386/1910 by the addition of 2 stories of fireproof construction making a total of 9 stories and the use changed to light storage and warehouse and again altered under Alt. App. 3510/13 to enlarge the elevators and the use was changed to lofts, and again altered under Alt. App. 1145/16 to erect a balcony and fire escape on the West Street side of the building and use was changed to the following: Basement—storage, 1st floor—office, and storage; 2nd to 9th floors—factory, and no certificate of occupancy has been issued; and

WHEREAS, the applicant states that the storage and shipping of freight in the cellar and the first floor are used conjunctively; and

WHEREAS, the applicant contends as to Objection One issued by the Borough Superintendent, that the cellar has one 3 ft. wide fireproof stairs direct to the street and as a secondary means of egress there is a 6 ft. wide concrete stair leading direct to the West street side of the building and it is proposed that a flush iron door over this stair be made easily openable from the underside, and as a third means of egress from the cellar, it is further proposed to provide an engineer's ladder and scuttle to the Vestry street side of the building; that in addition to the three egresses described the cellar is provided with a fire alarm box and standpipe; that inasmuch as the cellar is used only for storage with one occupant, the exits are ample; and

WHEREAS, the applicant contends as to Objection 2, that the building has one 3 ft. wide stairway, fireproof construction, from roof to the first floor, with egress direct to the street, and as a second means of egress it is provided with a Labor Law fire escape from the ninth floor to the second floor, with a counter-balanced stair leading to street, and a third and fourth means of egress is provided by the two fireproof enclosed elevators; that the present 3 ft. wide stair has a capacity of 45 persons, and the greatest occupancy on any floor does not exceed 40; and as a secondary means of egress is provided and as the building is fireproof and the public stairhall is provided with a standpipe and fire alarm on each floor, the exits are ample; and

WHEREAS, the applicant states that such portable fire extinguishing appliances will be installed as the Fire Commissioner may direct; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on B.N. 3392/55, Objection Nos. 1 and 2 and that the appeal be and it hereby is *granted*, to permit the continuation of the exterior fire escape, as proposed, on the

front of the building, to be used as a secondary means of exit, as shown on plans filed with this appeal, marked "Received April 12, 1956", (24 sheets), *on condition* that there shall be no factory occupancy in the cellar; that the occupancy per floor shall be limited to the capacity of the primary means of exit; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that the standpipe system, interior fire alarm and fire drills shall be maintained in accordance with the requirements therefor.

198-54-A

APPLICANT—Philip Freshman, for Sarah Nehemiah and Moses Leinwand, owners.

SUBJECT—Application March 16, 1954—re Appeal from a decision of the borough superintendent—exits, live load.

PREMISES AFFECTED—146-148 Lawrence street, west side, 110 ft. south of Willoughby street, Block 151, Lot 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip Freshman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 12, 1956, at 2 P.M. for further inspection and decision; hearing closed.

565-54-A

APPLICANT—Leonard F. Rothkrug and Louis Lieberman, for Leon Siev, doing business as Siev's Nursing Home, owner.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—live load and construction.

PREMISES AFFECTED—1020 Ocean parkway, west side, 130 ft. south of Avenue J, Block 5495, Lot 904, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Hannibal F. Zumbo, David Berman, H. A. Mackler, Grace E. Martin, Helena Jioia, J. W. Martin, Paul Di Figlia, Florence Mackler, Kathryn Sullivan, Philip S. Garozzo and Morris Rubin.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 12, 1956, at 2 P.M. for inspection, if necessary, and for decision; hearing closed.

821-54-A

APPLICANT—Consolidated Cork Corp., lessee, for Bush Terminal Buildings Co., owner.

SUBJECT—Application October 22, 1954—Appeal from an order of the fire commissioner—re smoking in factory.

PREMISES AFFECTED—4012 2nd avenue, block from 39th to 41st streets, Bush Building No. 20, Block 706, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: E. J. Sten.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to June 5, 1956, at 2 P.M. at request of the applicant, to amend the appeal and file revised plans.

132-55-A

APPLICANT—Leonard F. Rothkrug, for Max Forman, owner (Gibraltar Fabrics, lessee).

SUBJECT—Application February 16, 1955—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—2236-2238 Pitkin avenue, south side, 75 ft. west of Hendrix street, Block 4010, Lots 21 and 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 5, 1956, at 2 P.M. for applicant to furnish a sectional drawing showing

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the exterior exit from the 3rd floor to grade leading to street.

12-56-A

APPLICANT—Herman Kron, for Aeonitt Realty Corp., owner.

SUBJECT—Application January 11, 1956—Appeal from a decision of the borough superintendent, re non-fireproof construction, live load, egress, etc.

PREMISES AFFECTED—38 West 53rd street, south side, 345 ft. east of Avenue of The Americas (6th), Block 1268, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 19, 1956, at 2 P.M. for inspection and decision.

89-56-A

APPLICANT—Hexagon Laboratories, Inc., owner.

SUBJECT—Application November 30, 1955—Appeal from a decision re an order of the fire commissioner re sprinkler system.

PREMISES AFFECTED—3536 Peartree avenue, north side, 145 ft. east of Boston road, Block 5282, Lot 48, Borough of The Bronx.

APPEARANCES—

For Applicant: Montrose H. Massler, Seymour Cooperberg and Irving Frome.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to July 17, 1956, at 2 P.M. at the request of the applicant to file revised plans showing buried tanks in the adjacent property to the south recently acquired by the applicant.

85-36-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment to resolution—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, the change of use from shelter, outdoor garage, parking of more than five cars and display of used cars, to gasoline service station, lubricatorium, auto repairs (hand tools only), car washing, utility room, work area, store, parking and storage of motor vehicles.

PREMISES AFFECTED—2235-2247 Flatbush avenue, and 1832-1850 East 48th street, northeast corner, Block 8487, Lot 1, 3 and 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on November 29, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 29, 1955 only so far as it refers to the requirement of the finish of the walls so that as *amended* this portion of the resolution shall read:

"That the north wall of the building may be constructed of concrete block with white cement wash in place of face brick as now proposed and as indicated on plans filed with this request for amendment marked "Received May 9, 1956" (one sheet) on condition that

in all other respects the resolution above cited shall be complied with." (N.B. 245/55)

18-37-BZ—Vol. III

APPLICANT—Carl H. Salminen, for Kinney Motors, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e, 7h and 7i of the zoning resolution, permitting in a residence and business use, C and D area district, the reconstruction and extension of existing building (presently used as an auto service station, auto laundry, body shop, paint spraying shop, brake inspection and adjustment, lubrication and grease pits, auto accessories and parts, with an office on 2nd floor), using more than the area permitted, and proposed to be used as a show room and a service station for new and old cars, auto laundry, body shop, tool room, parts department and accessories, garage for more than five motor vehicles, gasoline pump for owner's use, unloading area, locker rooms and office on 1st floor; with offices, new car conditioning and accessory room on 2nd floor; and to permit the parking and storage of cars on roof and also to permit the parking of customers' cars and trucks on open portion of plot (previously denied, a gasoline service station and garage for more than five motor vehicles) and later granted the rearrangement of existing premises and additional premises as to parking, and motor vehicle repairs, brake testing, greasing and oxyacetylene torch for welding, and painting.

PREMISES AFFECTED—2166-2190 Coney Island avenue, west side, 100 ft. 4 3/8 in. south of First Court (Block 6685B, Lots 34, 37 and 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Carl H. Salminen.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III on May 26, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 24, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted under Vol. III on May 26, 1953 as thereafter *amended* by resolution adopted through May 24, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 3209/51.)

1012-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Abraham J. Stern, owner. (Socony Vacuum Oil Company, Inc., lessee).

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the reconstruction and extension of an existing gasoline service station to include lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories and office and permitting the parking and

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storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4902-4910 Kings highway and 1161-1163 East 49th street, southeast corner and 4901-4909 Avenue H, Block 7733, Lots 7 and 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Conolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on April 26, 1955, on certain conditions; and

WHEREAS, the resolution was amended on September 13, 1955; and

WHEREAS, time to obtain permits and complete the work was extended on April 24, 1956; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 26, 1955, April 24, 1956, by adding thereto:

"that the easterly wall of the accessory building may be constructed of concrete block with white cement wash in place of face brick as now proposed and as indicated on plans filed with this application marked "Received May 9, 1956" (one sheet) *on condition* that the resolution above cited shall be complied with." (N.B. 1221/54)

775-41-BZ

APPLICANT—Harold J. Hughes, for Kerbel Associates, owner. (Phil Schoenberg, lessee).

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—80-01 41st avenue, north side, from 80th street, to 81st street; 40-43 80th street and 40-42 81st street, Block 1491, Lots 21 and 24, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Irving Schoenberg and Charles I. Goldman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Conolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 18, 1941, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on April 6, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 18, 1941, as thereafter *amended* by resolution adopted through April 6, 1954 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a term of two years from the date of this *amended* resolution, to permit.....; that other than as herein

amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Misc. Apps. 187/44 and 862/44)

273-43-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Nursery-type Products, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the conversion of occupancy from marble factory to manufacturing of mattresses.

PREMISES AFFECTED—965-967 Hopkinson avenue, west side, 260 ft. south of Lott avenue and 576-578 Bristol street, Block 3623, Lot 19, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Conolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on March 7, 1944, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on June 2, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 7, 1944 as thereafter amended by resolution adopted through June 2, 1954 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision e for a term of two years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within three months the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 3572/43)

Remaining Minutes of the Meeting of May 29, 1956, will appear in the issue of June 12, 1956.

SPECIAL MEETING

FRIDAY AFTERNOON, JUNE 1, 1956, 2 P.M.

Present: Chairman Murdock.

835-38-SR

SUBJECT—Proposed Amendments to the Rules Relative to Submerged Inlets and Protective Methods to be Applied to Prevent Contamination of Water Supply.

APPEARANCES—James P. Finnerty and George A. Hauser, Department of Water Supply, Gas and Electricity; George Samber and Morris S. Appelboom, Department of Health; and Samuel L. Becker, Department of Buildings.

ACTION OF BOARD—Laid over due to lack of quorum to Monday, June 4, 1956, at 10 A.M., for decision; hearing previously closed.

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784-41-SR

SUBJECT—Proposed Amendments to the Rules for Erection, Alteration, Repair, Excavation for and Demolition of Buildings.

APPEARANCES—Peter W. Eller, J. G. Fink, C. E. Youngdahl, P. L. Moccia and F. E. Schilling, B.T.E.A.; A. T. Glassett, N. Y. Building Congress; Walter J. Stubbs and Alonzo C. Dickinson, Travelers Insurance Co.; William Eipel, Patent Scaffold; Joseph Goldstein and Max B. Schreiber, N.Y.C. Housing Authority; David J. Daddario, Bankers Trust Co.; Henry Propper, B.C.E.A.; John P. Jones; W. Winston Warner, Safeway Steel Scaffolds; Joseph Lorenz and A. R. Shobaken, Acrow, Inc.; and Samuel L. Becker, Department of Buildings.

ACTION OF BOARD—Laid over due to lack of quorum to Monday, June 4, 1956, at 10 A.M., for decision; Hearing previously closed.

Adjourned: 2:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

SPECIAL MEETING

MONDAY MORNING, JUNE 4, 1956, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

835-38-SR

SUBJECT—Amendments to the Rules Relative to Submerged Inlets and Protective Methods To be Applied to Prevent Contamination of Water Supply.

APPEARANCES—James P. Finnerty and George Hauser, Department of Water Supply, Gas and Electricity; George Samber and Morris S. Appelboom, Department of Health; Max B. Schreiber, N.Y.C. Housing Authority; and Samuel L. Becker, Department of Buildings.

ACTION OF BOARD—Rules amended as published in the Bulletin, dated May 29, 1956, and corrected as to Rule 1 as printed in this Bulletin dated June 5, 1956.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

784-41-SR

SUBJECT—Amendments to the Rules for Erection, Alteration, Repair, Excavation For and Demolition of Buildings.

APPEARANCES—Max B. Schreiber, N.Y.C. Housing Authority; and Samuel L. Becker, Department of Buildings.

ACTION OF BOARD—Rules amended as published in the Bulletin dated May 29, 1956 and in this Bulletin dated June 5, 1956.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

Adjourned; 10:35 A.M.

JOSEPH J. DOYLE, *Chief Clerk.*

RULES

AMENDMENTS TO THE RULES FOR ERECTION, ALTERATION, REPAIR, EXCAVATION FOR AND DEMOLITION OF BUILDINGS

Adopted by The Board of Standards and Appeals, October 26, 1943, Effective December 13, 1943; Amended Oct. 14, 1955, Effective Nov. 10, 1955; and Amended June 4, 1956, effective July 2, 1956.
(Cal. No. 784-41-SR)

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, (3) and (4) of The New York City Charter; Sections C26-189.0, C26-191.0, C26-504.0(a), and C26-689.0 of the Administrative Code.

7.8.1 **Design and Construction of Forms.** The design and construction of forms shall conform to the following requirements:

7.8.1.1 **Forms** shall conform to the shape, lines, and dimensions of the member as called for on the plans. Forms shall be substantial and sufficiently tight to prevent leakage of mortar; and shall be properly braced or tied together so as to maintain position and shape and insure safety to workmen and passerby. Temporary openings shall be provided where necessary to facilitate cleaning and inspection immediately before depositing concrete.

7.8.1.2 Where the height of the shores exceeds ten feet, adequate diagonal bracing shall be provided in both longitudinal and transverse directions. In addition, adequate diagonal braces shall be provided at the ends of the framework. Diagonal bracing shall extend from the top to bottom of shores.

7.8.1.3 The unbraced length of wood shores supporting forms shall not exceed fifty times the least dimension. Metal shores or frames shall be approved by the Board of Standards and Appeals and shall be installed in accordance with the approval of the board. Shores shall be adequately secured at the top and shall be properly wedged at top or bottom, if required.

7.8.1.4 Where shores rest upon the ground, adequate mud sills, or other bases, shall be provided to support the shores adequately.

7.8.1.5 Qualified workmen shall be detailed constantly during the placing of concrete to insure that there is no movement of shores, braces or other supports. The name of the foreman in charge of the formwork shall be posted in the field office of the contractor.

7.8.1.6 The individual, firm or corporation who does the concrete work shall be responsible for the adequate design and construction of all forms used in the construction of the building. Wherever the shore height exceeds fourteen feet, or the load on the forms exceeds one hundred fifty pounds per square foot, or power buggies are used, or two stage shores are used, the individual, firm or corporation who does the concrete work shall certify to the department that the form design has been checked and approved as adequate by a licensed professional engineer who has had at least five years of experience as a structural engineer, and that the forms have been constructed in conformance with the design which was checked and approved by the said engineer.

RULES

AMENDMENTS TO THE RULES RELATIVE TO SUBMERGED INLETS AND PROTECTIVE METHODS TO BE APPLIED TO PREVENT CONTAMINATION OF WATER SUPPLY

Adopted by the Board of Standards and Appeals February 3, 1939, effective in accordance with Section 666, Paragraph 2, of the New York City Charter, February 27, 1939; amended December 4, 1942, effective December 28, 1942; amended September 10, 1946, effective October 7, 1946; amended on February 10, 1948, effective March 8, 1948; and amended June 4, 1956, effective July 2, 1956.

(Cal. No. 835-38-SR)

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2 of the New York City Charter pertaining to Sections C-26-1268.0,c,4 and C26-1277.0h. of the Administrative Building Code.

Rule 1. Vacuum Breakers.

All vacuum breakers prescribed under these rules shall be set at least four inches above the flood level rim of fixtures or as otherwise specifically provided for in these rules. Each fixture with submerged inlets shall be independently controlled by an approved vacuum breaker or breakers the full size of supply pipe, as set forth in these rules. All hose coupling outlets and serrated tip outlets for hose connections within buildings are deemed to be submerged inlets, and shall be independently protected with an approved vacuum breaker. Outside hose coupling outlets for garden or sidewalk use, drain cocks for hot water and steam boilers and hose connections on fire fighting equipment are excepted. Every underground lawn and/or garden watering system shall be protected by an approved vacuum breaker placed at least 12 inches above the highest elevation of the sprinkling and/or spraying discharge point.

Rule 2. Submerged Inlets.

Water supply inlets to fixtures shall be located at least one inch above the flood level rim of the fixture, except when submerged inlets are absolutely essential for the proper functioning of a fixture, or as otherwise provided for in these rules.

Water supply lines to water preheating apparatus utilizing waste water shall be equipped with an approved vacuum breaker located at least four feet above the highest elevation of the preheating apparatus or coil with a check valve between the vacuum breaker and the preheating apparatus. Any hot water boiler supplied through such preheating device and having an independent cold water supply line shall have the cold water supply line equipped with a vacuum breaker and check valve located at least four inches above the highest elevation of the boiler.

Rule 3. Flush-Valve Fixtures.

Flush-valve controlled fixtures, with submerged inlets supplied directly or indirectly from the City Water Supply System, shall be equipped with an approved vacuum breaker in the supply line not less than four inches above the flood level rim of the fixture.

Rule 4. Ballcocks.

All flush tanks operated by ballcocks shall have an approved vacuum breaker located not less than three-quarter inch above the overflow outlet of the flush tank.

Ballcocks controlling water supply to suction, roof or other intermediate tanks shall be located at least one inch above the flood level rim of the tank excepting that in roof tanks equipped with an overflow of a size at least one commercial diameter larger than the water supply pipe, the ballcock may be located two inches above the highest elevation of the overflow pipe. The overflow and emptying pipes of roof, suction and intermediate tanks shall not be directly connected to a drainage system, notwithstanding the permissive provisions of Section C26-1273.0,d of the Administrative Building Code for connection to a leader.

Rule 5. Sterilizers.

Direct water supply connections to all sterilizers are prohibited, except such equipment as is approved by the Board. When approved sterilizers are used, the waste piping from sterilizers shall not connect directly with any drainage system.

Rule 6. Aspirators—Water Siphons.

Direct water supply connections to aspirators, water siphons or similar apparatus is prohibited except when approved by the Board. The waste pipe for this type of apparatus shall not connect directly with any drainage system.

Rule 7. Bidets—Bed Pan Washers.

Direct water supply connections to a bidet is prohibited. Water supply connection to bed pan washers or similar apparatus shall be equipped with an approved vacuum breaker and check valve, the latter located between the fixture and the vacuum breaker. Water supply to bed pan washers equipped with an approved flush valve shall be governed by Rule 3.

Bed pan washers may be equipped with steam connections only when such equipment has been approved by the Board.

Rule 8. Sump or Well Pumps.

Direct water supply connections for priming purposes to sump, well or similar type pumps when permitted by the Department of Water Supply, Gas and Electricity shall be connected to the inlet side of the pump and be equipped with an approved vacuum breaker and check valve, the check valve to be located between the pump and the vacuum breaker.

Rule 9. Condensers.

Direct water connections to refrigeration unit for cooling purposes shall be equipped with an approved check valve to prevent possible back flow of ammonia or other refrigerant from defective condenser coils or jackets, except in such installations where the water supply piping is entirely outside of the piping or tank containing the refrigerant and two independent wall thicknesses of metal separate the refrigerant from the city water supply. Refrigeration units containing more than twenty pounds of refrigerant shall be provided with an additional safeguard in the form of an approved relief valve installed at the outlet side of the check valve, such relief valve being set at five pounds above the maximum water pressure at the point of installation. Direct water connection is prohibited under Section C26-1223.0 Administrative Building Code.

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RULES

Rule 10. Mortuary, Dissection, Operating and Embalming Tables or Equipment.

Mortuary, dissection, operating and embalming tables or equipment shall have no direct water supply connection. Hose used with such equipment shall terminate at least 12 inches at any point from the table or attachments.

Rule 11. Dishwashing and Laundry Machines.

Direct water supply to dishwashing and laundry machines shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker, and the fixture. The vacuum breaker shall be located at least 4" above the highest elevation of the machine.

Rule 12. Chemical Solution Tanks or Apparatus

Direct water supply connections, when permitted by the Department of Water Supply, Gas and Electricity,

to any tank or apparatus containing any chemical shall be equipped with an approved vacuum breaker and a check valve located between the vacuum breaker and the tank or apparatus. All hose, piping or portable equipment when used for the application of chemicals or other solutions shall be equipped with an approved vacuum breaker.

Rule 13. Steam Tables.

Steam tables used exclusively for the warming of food stuffs and provided with a water supply inlet elevation at least one inch above the overflow outlet, the area of which is at least four times that of the water supply piping, shall be equipped with an approved horizontal swing check valve in the water supply piping.

Where elevation of the water supply piping inlet is less than one inch above the overflow outlet, or when the area of the overflow outlet is less than four times that of water supply piping, the water supply piping shall be equipped with an approved vacuum breaker located at least four inches above the maximum overflow level of the fixture.

NOTICE

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

352.05
NEW

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 24

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

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All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engi-
neers, pertaining to the work of the board, will be seen only
between the hours of ten in the morning and one in the
afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

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381-56-BZ—B.B.—501 Grant avenue, east side, 110 ft. south of Liberty avenue and 506-508 Elderts lane, Block 4204, Lot 13, Borough of Brooklyn, Alt. 1135-56—re parking lot for patrons and employees of adjacent Food Market—residence use district.

382-56-A—F.D.—11 West 17th street, north side, 198 ft. west of 5th avenue, Block 819, Lot 31, Borough of Manhattan, Order No. 2758-6—re storage of Nitro-Cellulose Material—Sprinkler System required.

383-56-SM—Greenline Emergency Release, Model F-a, manufactured by Greenline Metal Products, Inc., Material.

384-56-SA—Modine Gas-fired Duct Furnace, Models D-88S, D-113S, D-138S, D-183S and D-213S, manufactured by Modine Manufacturing Co., Appliance.

385-56-SA—Gilbarco Calco-Meter Electric Gasoline Dispensers, Models 1002, 1004, 1006 and Gilbarco Remote Control Gasoline Dispensers, Models 1002RC, 1004RC, and 1006RC, manufactured by Gilbert and Barker Manufacturing Co., Appliance.

386-56-SA—Gilbarco Remote Control Fleet Gasoline Dispensers, Models CFPRCE-6 and CFPRCE-7, manufactured by Gilbert and Barker Manufacturing Co., Appliance.

387-56-SA—Lennox Gas-fired or Oil-fired Industrial Furnaces, Models OG2-500, OG2-750 and OG2-1500, manufactured by Lennox Industries Inc., Appliance.

388-56-SA—Lennox Gas-fired Furnaces, Series GH, GF, GN, GT, GOC, GC, GFQ and GV, manufactured by Lennox Industries, Inc., Appliance.

389-56-SA—Lennox Oil-fired Furnaces, Series OF, OH, FQ, OS, CB, OL, OB, LHD, manufactured by Lennox Industries, Inc., Appliance.

390-56-A—F.D.—135-141 William street and 100 Fulton street, southwest corner, Block 78, Lot 1, Borough of Manhattan, Order No. 3106-6—re elevator kept in readiness for immediate use by Fire Dept., etc.

391-56-BZ—B.Q.—198-13 to 198-21 (198-15 official) Murdock avenue and 113-36 to 113-44 199th street, northwest corner, Block 10993, Lot 323, St. Albans, Borough of Queens, N.B. 926-56—re gasoline service station, auto washing, lubricatorium, etc.—local retail and residence use district.

392-56-BZ—B.Bx.—1510 Bayview avenue, east side, 116.22 ft. north of Griswold avenue, Block 5417, Lot 126, Borough of The Bronx, Alt. 828-55—re E-1 area district increase in occupancy—two family to three families.

393-56-BZ—B.Bx.—733 Noble avenue, west side, 300 ft. south of Lafayette avenue, Block 3593, Lot 49, Borough of The Bronx, Alt. 203-56—re D-area district increase in occupancy by more than 1 family contrary.—residence use district.

394-56-SM—C.L.A. One and One-half Hour Hollow Metal Fire Door, manufactured by Acme Kalamein Sash and Door Co., Inc., Material.

395-56-BZ—B.M.—168-170 East 112th street, south side, 208 ft. 4 in. east of Lexington avenue, Block 1639, Lots 43 and 44, Borough of Manhattan, Amendment to Alt. 1677-55—re public parking and storage—residence use district.

396-56-SA—FMC Utensil Washer, Models 102 and 202, manufactured by Food Machinery and Chemical Corp., Appliance.

397-56-BZ—B.Q.—121-11 to 121-19 (121-15 official) Jamaica avenue and 86-42 and 86-50 122nd street, northwest corner, Block 9275, Lot 58, Richmond Hill, Borough of Queens, N.B. 1354-56—re gasoline service station, lubricatorium, repairs, storage room, car washing, parking and storage; show windows and signs—business and residence use district.

398-56-A—B.B.—333 Bond street, east side, 60 ft. south of President street, Block 445, Lot 7, Borough of Brooklyn, Alt. 4523-56—re exits.

399-56-BZ—B.M.—1680-1688 Broadway, 200-220 West 53rd street, 203 West 52nd street, 508-520 7th avenue, entire block, Block 1024, Lot 38, Borough of Manhattan, Alt. 1798-55—re garage for more than five motor vehicles proposal to change part of cellar located in retail 1 district to garage.

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518-55-SA—Slattery Domestic Gas Ranges, Models 500, 520, 530 and 536 (reopened for report as to additional models), manufactured by J. B. Slattery & Bro., Inc., Appliance.

343-52-SA—Janitrol Winter Air Conditioner (gas-fired), Series FEC-84 (reopened for test and report as to additional models), manufactured by Surface Combustion Corp., Appliance.

349-52-SA—Vol. II—Janitrol Unit Heater, Models BCCA-05, BCC-05 and BCCL-05, FES-05; (reopened for test and report as additional models), manufactured by Surface Combustion Corp., Appliance.

335-53-SA—Janitrol Gas-fired Duct Furnace, Models 85, 94, 100, 125, 175, 225 and 450 (reopened for test and report as to additional models), manufactured by Surface Combustion Corp., Appliance.

342-52-SA—Janitrol Winter Air Conditioner, Gas Fired, Series BBC-24 (reopened for test and report as to addi-

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tional models), manufactured by Surface Combustion Corp., Appliance.

683-38-SA—Vol. III—Janitrol Gas-fired Unit Heaters, Series UBS-94 and DUCT-94 (reopened for test and report as to additional models), manufactured by Surface Combustion Corp., Appliance.

398-53-BZ—B.B.—5701-5717 Fillmore avenue and 1573-1583 East 57th street, northwest corner, and 1598-1602 Avenue T and 1598-1602 East 58th street, Block 8370, Lots 1, 3, 5, 7 and 9, Borough of Brooklyn, N.B. 481-53—reopened and restored to docket by order of the Court—re gasoline service station, car wash, lubritorium, parking and storage of motor vehicles; previously denied.

438-29-BZ—Vol. IV—B.B.—406-418 Remsen avenue and 958-966 Lenox road, southwest corner and 2-6 East 58th street, Block 4663, Lot 4, Borough of Brooklyn, Alt. 662-56—re extension to building and addition of gasoline service station, lubritorium, minor auto repairs, parking and storage of motor vehicles, etc.—business and residence use district.

256-51-BZ—B.Bx.—940-948 Southern boulevard and 1035-1051 and 1063 East 163rd street, northeast corner, Block 2742, Lots 3 and 70, Borough of The Bronx, Alt. 562-56—reopened for consideration and extension of term of variance, expired June 9, 1955—re parking and storage of motor vehicles, business and unrestricted use district.

558-37-BZ—Vol. II—B.M.—60-66 Henry street and 23-29 Market street, southwest corner, Block 277, Lots 24, 25, 26, 27 and 28, Borough of Manhattan, Amendment to Alt. 1838-55—re parking and storage of more than 5 motor vehicles—residence use district.

37-41-BZ—Vol. II—B.Bx.—3349-3359 Webster avenue, west side, 176.98 ft. south of Gun Hill road, Block 3355, Lot 126, Borough of The Bronx, N.B. 911-56—re gasoline service station, car wash, lubritorium, minor auto repairs with hand tools only, parking for more than five motor vehicles—business use district.

239-26-BZ—Vol. III—B.B.—1890-1900 McDonald avenue and 354-360 Quentin road, southwest corner, Block 6657, Lot 6, Borough of Brooklyn, N.B. 473-56—re gasoline service station, auto washing, lubrication, minor repairs with hand tools only; show window—business use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules...	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of...	April 12, 1955.
Cements, Blended, Rules for Testing and Use of.....	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs. Rules.....	July 13, 1937—Vol. 22, No. 28

Last Publication

Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)...	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1955.
Exit Rules (Revolving Doors).....	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
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Fire Alarm Rules (Interior).....	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules.....	Mar. 4, 1952—Vol. 37, No. 10A
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Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	April 22, 1952—Vol. 37, No. 17
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Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
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Structural Alterations, Reporting...	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—\$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

JUNE 12, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 12, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

621-54-BZ

APPLICANT—Leonard F. Rothkrug, for Soljak Realty Corp., owner (M. H. Murray Supply Corp., lessee).

SUBJECT—Application July 29, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from public garage to the storage and sale of plumbing supplies.

PREMISES AFFECTED—1565-1567 Bergen street, north side, 225 ft. west of Utica avenue, Block 1348, Lot 62, Borough of Brooklyn.

Laid over from May 8, 1956, to June 12, 1956, for applicant to correct his papers and for inspection and decision; hearing closed.

688-45-BZ

APPLICANT—Carl H. Salminen, for Emil Kupprat, owner.

SUBJECT—Application reopened April 10, 1956 for consideration as to extension of term of variance, expired

CALENDAR

March 26, 1956—re (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, permitting in a business use district, the change of occupancy from office and marble storage to permit cutting, polishing and lettering of stones and monuments in addition to office and marble storage. PREMISES AFFECTED—162-34 Pidgeon Meadow road, west side, 289.54 ft. south of 46th avenue, Block 5461, Lot 40, Flushing, Borough of Queens.

Laid over from May 15, 1956 to June 12, 1956, at the request of applicant to obtain new decision from the borough superintendent.

5-33-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Thomas and Louis Filomio, owners.

SUBJECT—Application reopened October 25, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7e and 7h, of the zoning resolution to permit in a business, retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, sales and storage room, for auto accessories and minor repairs, and parking and storage for more than 5 cars.

PREMISES AFFECTED—3480-3498 Baychester avenue and 3800-3812 Boston road, southeast corner, Block 5257, Lot 1, Borough of The Bronx.

Laid over from May 15, 1956, to June 12, 1956, for inspection and decision; hearing closed.

611-54-BZ

APPLICANT—George J. Rusciano, for Pietro Catino, owner.

SUBJECT—Application July 20, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district for a term of ten years, the maintenance of existing frame garages (formerly stables) to be used for more than three motor vehicles.

PREMISES AFFECTED—3222 Olinville avenue, east side, 170.69 ft. north of Burke avenue, Block 4595, Lot 8, Borough of The Bronx.

Laid over from May 15, 1956, to June 12, 1956, for inspection and decision; hearing closed.

612-54-A

APPLICANT—George J. Rusciano, for Pietro Catino, owner.

SUBJECT—Application July 20, 1954—Appeal from a decision of the borough superintendent—re construction.

PREMISES AFFECTED—3222 Olinville avenue, east side, 170.69 ft. north of Burke avenue, Block 4595, Lot 8, Borough of The Bronx.

890-54-BZ

APPLICANT—Irving A. Rudder, for Rose and David Koblenz, owners (David Koblenz, lessee).

SUBJECT—Application November 24, 1954—re (decision of the borough superintendent) under sections 7i and 7f of the zoning resolution, to permit in a business use district, the change of occupancy from 5 car storage garage, auto renting and driving school, to storage garage and motor vehicle repair shop and gasoline service station.

PREMISES AFFECTED—1106 Stebbins avenue, east side, 25 ft. south of East 167th street, Block 2691, Lot 77, Borough of The Bronx.

Laid over from May 15, 1956, to June 12, 1956, for inspection and decision; hearing closed.

436-55-BZ

APPLICANT—Leonard F. Rothkrug, for Arthur P. Ferretti, owner.

SUBJECT—Application May 26, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the extension of a 2 story building of class 4 construction, for the uses of glass manufacturing, grinding, publishing, and storage, using more than the area permitted.

PREMISES AFFECTED—63-17 to 63-19 Metropolitan avenue, north side, 173 ft. 5 in. east of 62nd street, Block 2771, Lot 55, Maspeth, Borough of Queens.

Laid over from May 15, 1956, to June 12, 1956, for inspection and decision; hearing closed.

437-55-A

APPLICANT—Leonard F. Rothkrug, for Arthur P. Ferretti, owner.

SUBJECT—Application May 26, 1955—re Appeal from a decision of the borough superintendent—frame building, factory use, exits, etc.

PREMISES AFFECTED—63-17 to 63-19 Metropolitan avenue, north side, 173 ft. 5 in. east of 62nd street, Block 2771, Lot 55, Maspeth, Borough of Queens.

508-55-BZ

APPLICANT—John J. Tricarico, for Joseph Fanto, owner.

SUBJECT—Application June 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, minor auto repairs, storage for more than 5 commercial vehicles.

PREMISES AFFECTED—5801-5803 16th avenue, southeast corner of 58th street, Block 5503, Lot 9, Borough of Brooklyn.

Laid over from May 15, 1956, to June 12, 1956, for inspection and decision; hearing closed.

665-55-BZ

APPLICANT—Henry Nordheim, for Jovel Realty Corp., owner.

SUBJECT—Application August 16, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, proposed change of occupancy from vacant cellar and 4 metal garages at street level, to motor vehicle repair shop in cellar and 4 metal garages at street level.

PREMISES AFFECTED—164 West Kingsbridge road and 2669 Kingsbridge terrace, northwest corner, Block 3240, Lot 59, Borough of The Bronx.

Laid over from May 15, 1956, to June 12, 1956, for inspection and decision; hearing closed.

983-55-BZ

APPLICANT—Henry George Greene, for Isaac Jaffess, owner (Jess Gelb, lessee).

SUBJECT—Application December 14, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed extension of an existing gasoline service station to include gasoline service station, lubritorium, car washing, car repairs, sales area, utility room and parking of patrons' cars.

PREMISES AFFECTED—261-265 Nagle avenue, 3822-3830 10th avenue and 501-505 West 204th street, entire block, Block 2216, Lot 58, Borough of Manhattan.

Laid over from May 15, 1956, to June 12, 1956, for inspection and decision; hearing closed; applicant to file revised plans, eliminating car washing and parking of patrons' cars.

550-55-BZ

APPLICANT—Patrick D. Concagh, for Clareve Corp., owner.

SUBJECT—Application July 5, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, office for sale of accessories, auto repairs, storage of auto accessories, parking and storage of more than 5 motor vehicles.

CALENDAR

PREMISES AFFECTED—640-666 Conduit boulevard and 600-608 Grant avenue, entire block bounded by Grant Belmont, Sheridan avenues and Conduit boulevard, Block 4239, Lot 1, Borough of Brooklyn.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed; then to June 12, 1956, for applicant to file more complete plans showing the arrangement proposed, full size of the lot with spaces to be taken for the widening of Conduit Boulevard, all dimensions and location by dotted lines of the subways below and the tanks shown to be located in compliance with the requirements, at least not nearer than 25 ft. to the subway wall.

629-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for M. H. A. Associates, Inc., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the proposed extension of an existing non-conforming use, present use storage, office and car washing, to be used as storage and boiler room, gasoline service station, high speed auto laundry, lubritorium, motor vehicle repairs, office and sales, parking and storage of cars awaiting service, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—53-15 Queens boulevard and 43-32 to 43-40 54th street, northwest corner, Block 1322, Lot 39, Woodside, Borough of Queens.

Laid over from May 15, 1956 to May 22, 1956, at the request of applicant; then to June 12, 1956, for inspection and decision; hearing closed; applicant to file revised plans omitting curb cut on 54th street and windows on westerly and north walls.

435-53-BZ

APPLICANT—Leonard F. Rothkrug, for Concetta Tuozzo, owner.

SUBJECT—Application June 2, 1953—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the change in occupancy from five car garage to storage and baling of scrap paper and rags.

PREMISES AFFECTED—6712 11th avenue, west side, 60 ft. south of 67th street, Block 5765, Lot 44, Borough of Brooklyn.

Laid over from May 22, 1956, to June 12, 1956, at request of objector, applicant concurring.

108-55-BZ

APPLICANT—Henry Nordheim, for John Salpizi, owner.

SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a structure located in a residence and business use district the proposed manufacturing, in addition to existing bakery use.

PREMISES AFFECTED—614-616 East 180th street, south side, 145 ft. east of Arthur avenue, Block 3069, Lot 80, Borough of The Bronx.

Laid over from May 22, 1956, to June 12, 1956, for inspection and decision; hearing closed.

109-55-A

APPLICANT—Henry Nordheim, for John Salpizi, owner.

SUBJECT—Application February 11, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—614-616 East 180th street, south side, 145 ft. east of Arthur avenue, Block 3069, Lot 80, Borough of The Bronx.

630-55-BZ

APPLICANT—Francis H. McGrath, for Henor Realty Corp., owner.

SUBJECT—Application July 28, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district, the parking of more than 5 cars.

PREMISES AFFECTED—73-83 Henry street and 92 Orange street, southeast corner and 89-93 Pineapple street, Block 227, Lots 5-10, 13 and 32-34, Borough of Brooklyn.

Laid over from May 22, 1956 to June 12, 1956, for further consideration hearing closed; with the right to reopen the hearing for further public appearance reserved by the Board.

654-55-BZ

APPLICANT—Leonard F. Rothkrug, for Philip Weisbrout, owner.

SUBJECT—Application August 4, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district the proposed change of occupancy from warehouse on all floors, to store on first floor, factory on 2nd 3rd and 4th floors.

PREMISES AFFECTED—462-464 52nd street, south side, 160 ft. west of 5th avenue, Block 807, Lot 35, Borough of Brooklyn.

Laid over from May 22, 1956, to June 12, 1956, for inspection and decision; hearing closed.

655-55-A

APPLICANT—Leonard F. Rothkrug, for Philip Weisbrout, owner.

SUBJECT—Application August 4, 1955—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—462-464 52nd street, south side, 160 ft. west of 5th avenue, Block 807, Lot 35, Borough of Brooklyn.

682-55-BZ

APPLICANT—Robert Gottlieb, for Luiga Cipriano, owner.

SUBJECT—Application September 2, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles.

PREMISES AFFECTED—1400 Nelson avenue, east side, east side, 119.29 ft. north of Boscobel avenue, Block 2873, Lot 13, Borough of The Bronx.

Laid over from May 22, 1956, to June 12, 1956, for inspection and decision; hearing closed.

765-55-BZ

APPLICANT—Leonard F. Rothkrug, for Nicholas Espoito, doing business as Nick's Service Station, owner.

SUBJECT—Application September 28, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use, D area district, the extension of an existing gas station to include auto accessories, lubritorium, motor repairs and auto laundry.

PREMISES AFFECTED—56-01 Main street, southeast corner of 56th avenue, Block 5165, Lot 28, Flushing, Borough of Queens.

Laid over from May 22, 1956, to June 12, 1956, for inspection and decision; hearing closed.

924-55-BZ

APPLICANT—Fred C. Dahlem, for Drebuze Realty Corp., owner.

SUBJECT—Application November 18, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—31-35 Monroe street, north side, 139 ft. 9 in. west of Market street, Block 276, Lots 16, 17 and 18, Borough of Manhattan.

Laid over from May 22, 1956, to June 12, 1956, for inspection and decision; hearing closed.

60-55-BZ

APPLICANT—Charles M. Spindler, for Morris Winick, owner.

CALENDAR

SUBJECT—Application reopened March 6, 1955 and re-stored to docket—previously withdrawn—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

Laid over from April 10, 1956, to April 17, 1956 for decision; premises having been previously inspected; then to April 24, 1956 for further consideration by Board; hearing closed; then to May 29, 1956, for notices to be sent out to all owners in the area, subject to the regular procedure; then to June 12, 1956, for decision; hearing closed.

279-55-BZ

APPLICANT—Herman Kron, for Angeline Peglia, owner.
SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection of a building to be used as automobile showroom, gas station, lubritorium, offices, auto laundry, minor repairs, parking of cars waiting to be serviced, without the required rear yard.

PREMISES AFFECTED—2027 Bruckner boulevard, north side, 190 ft. east of Pugsley avenue, Block 3797, Lot 74, Borough of The Bronx.

Laid over from April 24, 1956, to May 29, 1956, at request of the applicant, as owner is negotiating sale of the premises; then to June 12, 1956, for inspection and decision; hearing closed.

127-46-BZ—Vol. II

APPLICANT—Paul Friedman, for Interboro Management, Inc., owner.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of auto accessories and parking of more than 5 cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—46-11 to 46-21 Hollis Court boulevard and 46-02 to 46-16 189th street, northwest corner and 188-12 to 188-20 46th avenue, Block 5528, Lot 1, Flushing, Borough of Queens.

Laid over from May 8, 1956 to May 29th, 1956, for inspection and decision; hearing closed; then to June 12, 1956, for decision.

711-54-BZ

APPLICANT—Leonard F. Rothkrug, for Sam Tepperberg, owner (Empire Store Construction Co., Inc., lessee).

SUBJECT—Application August 20, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed use of premises for light manufacturing (store fixtures), involving the use of power saws on wood, thus constituting a saw mill.

PREMISES AFFECTED—334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn.

Laid over from May 8, 1956, to May 29, 1956, for inspection and decision; hearing closed; then to June 12, 1956, for complete examination by the Department of Buildings and filing of new decision; and for full vote of the Board.

712-54-A

APPLICANT—Leonard F. Rothkrug, for Sam Tepperberg, owner (Empire Store Construction Co., Inc., lessee).

SUBJECT—Application August 20, 1954—re Appeal from a decision of the borough superintendent—frame building, commercial use.

PREMISES AFFECTED—334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn.

233-54-BZ—Vol. II

APPLICANT—Arthur S. Hirsch, for Joseph Lubin and Joseph Eisner, owners (Car Wholesalers, Inc., lessee).

SUBJECT—Application reopened November 15, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, the proposed extension in use and area of an existing parking lot for more than 5 motor vehicles and the erection of a 10 ft. x 10 ft. attendant's shelter on a plot presently occupied as parking lot, gasoline service station and garage.

PREMISES AFFECTED—Franklin D. Roosevelt drive, west side, from East 48th to East 49th street, 403-435 East 48th street and 410-430 East 49th street, Block 1360, Lots 1, 2, 3, 4, 5, 6, 8, 11, 14, 15, 16, 26, 34, 35, 37, 38 and 50, Borough of Manhattan.

Laid over from March 20, 1956 to April 17, 1956, for applicant to file revised plans of existing conditions showing permitted uses of all lots and plan of proposed use indicating manner of protection of view towards United Nations; hearing continued; then to April 24, 1956, for applicant to file additional statement and revised plans of additional fences and hedges; hearing closed; then to May 15, 1956, for applicant to file revised plans as to fences, showing all buildings removed, parking area, buildings and curb cuts, and gasoline selling area enclosed; then to May 29, 1956, for applicant to file revised plans showing all buildings removed, parking, area of building, curb cuts and gasoline station area enclosed; then to June 12, 1956, for applicant to advise the Board if and when coal pockets will be removed and for decision by the Board.

423-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Epstein, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, high speed auto laundry, lubritorium, body and fender work, welding, incidental repairs, brake testing, wheel alignment, incidental painting and spraying, office and sales, parking of motor vehicles awaiting service with entrances closer to the residence use district than permitted.

PREMISES AFFECTED—70-11 to 70-19 Northern boulevard, and 32-62 to 32-70 71st street, northwest corner, Block 1166, Lot 37, Woodside, Borough of Queens.

Laid over from February 7, 1956 to March 6, 1956, for inspection and decision; hearing closed; then to April 17, 1956, for inspection and decision; then to May 1, 1956 for applicant to file revised plans to provide adequate reservoir space; hearing previously closed; then to May 15, 1956, for applicant and the Construction Coordinator to file information as to site of housing development; laid over for decision; then to May 29, 1956, for applicant to investigate possibility of premises being taken for housing project; then to June 12, 1956, for applicant to investigate further as to possibility of housing project in the area.

146-52-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Fred Schumacher, owner.

CALENDAR

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, ground sign, auto washing, lubrication, office, accessory sales, minor repairs, and auto safety inspection station.

PREMISES AFFECTED—271-01 to 271-15 Union turnpike, northeast corner of 271st street, Block 8555, Lot 75, Bellerose, Borough of Queens.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed; then to May 29, 1956, for further consideration and decision; then to June 12, 1956, for further consideration and decision.

942-54-BZ

APPLICANT—Mathew Manes, for Vanlib Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 and restored to docket in accordance with the order of the Court, previously denied—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubricatorium, auto washing (non automatic), storage and sale of accessories and office, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—144-21 Liberty avenue and 138-34 to 138-52 Lloyd road, northwest corner, Block 10020, Lot 114, Jamaica, Borough of Queens.

Application reopened and restored to docket in accordance with the order of the Court, set for hearing April 24, 1956; public hearing held on April 24, 1956; then laid over to May 22, 1956, for inspection and decision; hearing closed; then to May 29, 1956, for applicant to file seven complete sets of plans; then to June 12, 1956, for inspection and decision; applicant to file additional plans, showing original conditions.

303-26-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened May 24, 1955 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district, the proposed change in use from public garage for more than five cars to storage of metal furniture on first floor and manufacturing and storage of lamps on the second floor.

PREMISES AFFECTED—405-423 44th street, north side, 38 ft. east of 4th avenue, Block 729, Lot 72, Borough of Brooklyn.

Laid over from May 22, 1956, to May 29, 1956, at request of applicant's representative; then to June 12, 1956, at the request of the applicant's representative.

52-48-A—Vol. II

APPLICANT—Reginald S. Hardy for Hayson Corp., owner.

SUBJECT—Application reopened May 24, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—exits, doors and ramp.

PREMISES AFFECTED—405-423 44th street, north side, 38 ft. east of 4th avenue, Block 729, Lot 72, Borough of Brooklyn.

934-55-BZ

APPLICANT—Paul Friedman, for Ida Orlick, owner.

SUBJECT—Application November 22, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs (hand tools only), auto washing (non-automatic), storage and sale of auto accessories, parking of cars waiting to be serviced for a term of 15 years.

PREMISES AFFECTED—2444-2460 Linden boulevard

and 547-557 Milford street, southeast corner, Block 4503, Lots 1 and 6, Borough of Brooklyn.

Laid over from May 29, 1956 to June 12, 1956, for applicant's presence at public hearing.

815-52-BZ—Vol. II

APPLICANT—Reuben Rappaport, for City Bank Farmers Trust Co. and Florence D'Olier, Trustees under will of Thomas Diamond, owners (N. R. M. Garage Corp., lessee).

SUBJECT—Application reopened January 10, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and business use district, the proposed combining of both buildings for garage and parking of more than 5 motor vehicles, and the proposal to extend use of garage wherein gasoline and oil is sold.

PREMISES AFFECTED—248-250 West 80th street and 2231-2239 Broadway, southwest corner, Block 1227, part of Lots 54 and 59, Borough of Manhattan.

Laid over from May 8, 1956, to June 5, 1956, for inspection and decision; hearing closed; then to June 12, 1956, for inspection and decision; no appearance for applicant.

23-56-A

APPLICANT—Reuben Rappaport, for City Bank Farmers Trust Co. and Florence D'Olier, Trustees under the will of Thomas Diamond, owners (N. R. M. Garage Corp., lessee).

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—non-fireproof construction and exits.

PREMISES AFFECTED—248-250 West 80th street and 2231-2239 Broadway, southwest corner, Block 1227, part of Lots 54 and 59, Borough of Manhattan.

816-54-BZ Vol. II

APPLICANT—Burke, Green and Groh, for Eli Brody, owner.

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F-1 area district, the proposed erection of a one story and cellar building of class 3 construction, to be used for doctors' offices, with less than the required rear yard.

PREMISES AFFECTED—21-35 Bell boulevard, east side, 241.21 ft. north of 24th avenue, Block 5958, Lot 57, Bayside, Borough of Queens.

Laid over to June 12, 1956, for applicant to report to the Board as to parking facilities and also as to proposed use of the cellar.

43-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer Berfond, owner.

SUBJECT—Application January 24, 1956—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a business, local retail and residence use district the erection of 2 buildings of class 1 and class 3 construction to be used for storage, boiler room, compressor room, refrigerator, store, loading and unloading, mens' and womens' toilets, restroom, air conditioning equipment, and parking of patrons cars, no fee to be charged.

PREMISES AFFECTED—2127-2183 Coyle street and 3045-3067 Avenue V, northeast corner and 2128-2184 Bragg street, Block 7368, Lots 17, 19, 22, 25, 27, 29, 31, 36, 46, 53 and 61, Borough of Brooklyn.

Laid over from June 5, 1956, to June 12, 1956, at request of objector; applicant concurring.

461-37-BZ—Vol. IV

APPLICANT—Sylvan Bien, for 260 Madison Avenue Corporation, owner.

SUBJECT—Application reopened May 22, 1956 in accordance with the order of the Court in view of minutes

CALENDAR

being missing of hearing of June 1, 1955—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and restricted retail use district, the use of unbuilt upon plot for right of way and for the parking and storage of motor vehicles previously granted by the Board—see action of 354-51-A), previously denied.

PREMISES AFFECTED—22B East 39th street, south side, 98 ft. east of Madison avenue and 23 East 38th street, north side, 98 ft. east of Madison avenue, Block 868, Lot 53, Borough of Manhattan.

670-39-BZ—Vol. II

APPLICANT—Otto J. and Warren A. Sambach, for Theodore Potash, owner.

SUBJECT—Application reopened July 12, 1955 as Vol. II—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a business use, C area district the extension of an existing building, using more than the area permitted.

PREMISES AFFECTED—41-25 102nd street, northeast corner of 42nd avenue, Block 1976, Lot 10, Corona, Borough of Queens.

208-46-BZ—Vol. IV

APPLICANT—Ferdinand Savignano, for 1500 McDonald Avenue Corp., owner.

SUBJECT—Application reopened November 15, 1955 as Vol. IV—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the proposed change in occupancy from yarn manufacturing, gasoline selling station, auto laundry, lubritorium, office and showroom to yarn manufacturing, gasoline selling station, auto laundry, lubritorium, auto repairs, office and addition of boiler room.

PREMISES AFFECTED—1500-1546 McDonald avenue and 14-24 Avenue M, southwest corner, Block 6563, Lot 6, Borough of Brooklyn.

947-55-A

APPLICANT—Ferdinand Savignano, for 1500 McDonald Avenue Corp., owner.

SUBJECT—Application October 14, 1955—Appeal from a decision of the borough superintendent—re boiler room in garage area.

PREMISES AFFECTED—1500-1546 McDonald avenue and 14-24 Avenue M, southwest corner, Block 6563, Lot 6, Borough of Brooklyn.

602-51-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application reopened February 7, 1956 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed alteration and extension of (4) car garage, used in conjunction with present parking and storage of motor vehicles, accessory to milk distribution plant, into a motor vehicle repair shop for cars of milk plant.

PREMISES AFFECTED—2338 Hermany avenue, south side, 341 ft. west of Zerega avenue, Block 3697, Lots 19, 21 and 25, Borough of The Bronx.

826-53-BZ—Vol. II

APPLICANT—David Postal, for Post Bayside #1, owner.

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, parking and storage of cars awaiting service.

PREMISES AFFECTED—260-02 to 260-22 Union turnpike, southeast corner of 260th street, Block 8677, Lot 61, Bellerose, Borough of Queens.

176-55-BZ

APPLICANT—John F. Fitzsimons, for Nicholas Descicciola, owner (Delta Precision Tool and Instrument Co., lessee).

SUBJECT—Application March 8, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail and residence use district, the use of the premises as a factory in the retail portion of the lot.

PREMISES AFFECTED—147-36 Brookville boulevard, west side, 68.25 ft. south of 147th road, Block 13729, Lot 33, Rosedale, Borough of Queens.

667-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Lester L. Byck, owner.

SUBJECT—Application August 18, 1955—re decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the maintenance of an illegally existing porch within the required setback from Main Street.

PREMISES AFFECTED—141-49 Coolidge avenue and 82-11 to 82-19 Main street, northeast corner, Block 6639, Lot 51, Jamaica, Borough of Queens.

671-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Local Construction Corp., owner.

SUBJECT—Application August 22, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor motor vehicles repairs, office and sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—1028-1040 Belmont avenue and 462-466 Pine street, southwest corner, Block 4250, Lots 23 and 29, Borough of Brooklyn.

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.

PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

810-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail and residence use district, the proposed use of automatic auto laundry, office and parking for more than 5 motor vehicles, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—61-24 to 61-30 Utopia parkway and 175-01 to 175-25 64th avenue, northwest corner, Block 6891, Lot 3, Fresh Meadows, Borough of Queens.

911-55-BZ

APPLICANT—Leonard F. Rothkrug, and Samuel Gardstein, for Bangor Realty Corp., owner.

SUBJECT—Application November 16, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit parking in a business use district and partly in a residence use district the proposed use of the unbuilt upon portion of a lot for a parking lot and also for accessory parking for employees.

CALENDAR

PREMISES AFFECTED—1674-1678 Broadway, south side, 59 ft. 4 in. west of Decatur street, and 747-755 Decatur street, Block 1503, Lot 31, Borough of Brooklyn.

1022-55-BZ

APPLICANT—Paul Friedman, for Marflu Servicenter Inc., owner (General Outdoor Advertising Co., Inc., lessee).
SUBJECT—Application December 30, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, minor repairs (hand tools only), auto laundry (non-automatic), office, storage and sale of auto accessories and parking for more than 5 cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—305-319 Oakland street, west side, from India street to Huron street, 222-226 India street and 193-197 Huron street, Block 2533, Lot 33, Borough of Brooklyn.

94-56-BZ

APPLICANT—Albert Melniker, for Chain Store Realty Corp., owner.

SUBJECT—Application February 9, 1956—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, parking of vehicles awaiting service, minor adjustments of motor vehicles with hand tools only, office and sales.

PREMISES AFFECTED—1970 Victory boulevard and 5 Perry avenue, southeast corner, Block 722, Lot 1, Castleton Corners, Borough of Richmond.

214-56-BZ

APPLICANT—Roger Halle, for Colback Corp., owner (Colonial Trust Co., lessee).

SUBJECT—Application March 19, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail and residence use district, the proposed parking for bank patrons and employees and drive up deposit window, accessory to bank located on adjoining lot 14.

PREMISES AFFECTED—514-520 Bay Ridge avenue and 6901-6903 5th avenue, southeast corner, Block 5874, Lots 14-17 inclusive, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JUNE 12, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon June 12, 1956 at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

787-54-SM

APPLICANT—Ted Mehrer, for Lok-Products Company, owner.

SUBJECT—Application October 5, 1954—Drive-Lok, Striplok, T & T-Lok, Electro-Lok Suspended Ceiling System.

847-55-SM

APPLICANT—The Flour City Ornamental Iron Company, owner.

SUBJECT—Application October 13, 1955—Flour City Reversible Window, RA-60, (aluminum).

848-55-SM

APPLICANT—The Flour City Ornamental Iron Company, owner.

SUBJECT—Application October 13, 1955—Flour City Aluminum Single Hung Window, Model A-35.

395-52-SA

APPLICANT—Carrier Corporation, manufacturer.

SUBJECT—Application March 25, 1952—Carrier Corp. System Air Conditioners, Models 39H, S, T and U.

911-54-SM

APPLICANT—Michael Flynn Manufacturing Company, owner.

SUBJECT—Application November 15, 1954—Lupton $\frac{3}{4}$ Hour Test Steel Window of the solid section, window of the fixed, pivoted and projected types.

507-53-SM

APPLICANT—R. Guastavino Company, owner.

SUBJECT—Application June 17, 1953—Guastavino Akoustolith.

318-55-SA

APPLICANT—M. T. Way, for Ray-Oil Burner Company, owner.

SUBJECT—Application April 14, 1955—Ray Combination Gas-Oil Burner, Model PC.

672-55-SM

APPLICANT—Jack Z. Cohen, for August Steindl, owner.

SUBJECT—Application July 26, 1955—August Steindl Pre-Cast Steps, (stone).

965-55-SM

APPLICANT—Cobra Metal Hose, Division of DK Manufacturing Company, owner.

SUBJECT—Application November 7, 1955—Cobra Gas Appliance Connector, Models K100, K110 and K120.

607-54-SA

APPLICANT—Despatch Oven Company, owner.

SUBJECT—Application July 21, 1954—Commander 12, 18, 24, 32, 36 and 40, Indirect Gas-fired Bake Oven.

270-55-SM

APPLICANT—Structural Clay Products Institute, for Natco Corp., owner.

SUBJECT—Application March 21, 1955—Natco SCR Brick (Structural solid masonry wall unit).

727-55-SM

APPLICANT—Owens-Corning Fiberglas Corp., owner.

SUBJECT—Application August 19, 1955—Owens-Corning Fiberglas Base Sheet and Fiberglas Perma-Ply No. 6 (built-up roofing).

360-50-SA

APPLICANT—ABC Oil Burners, owner.

SUBJECT—Application for consideration—reopened April 10, 1956 as to amendment to resolution as to additional trade names—re Burnham Oil Burner, Model 55; Home Oil Burner, Model 55; Comfortzone Oil Burner, Model 55; Norge Heat Oil Burner, Model FOB-55; Radiation Oil Burner, Model 55; Richmond Oil Burner, Models P10A, P11A, and P12A; Rybolt Oil Burner Model 55, Certified Oil Burner, Model 55; Solar Flame Oil Burner, Model 55; Weil McLain Oil Burner Model 55; Cities Service Oil Burner, Model CS-55; Kleen-Heet Oil Burner, Model 80 and Fitzgibbons Oil Burner, previously approved.

511-53-SM—Vol. I

APPLICANT—Joseph Platzker, for Busatti Products Corp., owner.

SUBJECT—Application for consideration—reopened July 20, 1954 as to amendment to resolution as to change in corporation name and additional use of Busatti Plaster—re Busatti Plaster; previously approved.

812-52-SM—Vol. II

APPLICANT—Duffy Concrete Products, Inc., owner.

SUBJECT—Application for Consideration—reopened November 29, 1955 as to amendment to resolution as to greater loads for shorter spans—re Duffon Concrete Plank; previously approved.

178-56-A

APPLICANT—Samuel Cohen, for Standard Paper Co., owner.

CALENDAR

SUBJECT—Application February 24, 1956—re Appeal from a decision of the borough superintendent—stairs.
PREMISES AFFECTED—13 Frankfort street, south side, 118 ft. east of Nassau street, Block 102, Lot 7, Borough of Manhattan.

602-54-A

APPLICANT—J. M. Berlinger, for 38-42 Exchange Place Corp., owner.
SUBJECT—Application July 9, 1954—re Appeal from a decision of the borough superintendent—plastic light diffuser in stair hall.
PREMISES AFFECTED—38-42 Exchange place and 25-29 William street, southwest corner, Block 25, Lot 27, Borough of Manhattan.

861-54-A

APPLICANT—Arnold W. Lederer, for 444 Rockaway Avenue, Inc., owner.
SUBJECT—Application November 15, 1954—Appeal from a decision of the borough superintendent—re construction and egress.
PREMISES AFFECTED—444 Rockaway avenue, west side, 165 ft. 7 in. south of Pitkin avenue, Block 3521, Lot 48, Borough of Brooklyn.

749-55-A

APPLICANT—Ferdinand Savignano, for Irving Silver, owner.
SUBJECT—Application September 22, 1955—Appeal from a decision of the borough superintendent—review of Borough Superintendent decision—re change in use.
PREMISES AFFECTED—6709 5th avenue, east side, 63 ft. ½ in. south of 67th street, Block 5856, Lot 20, Borough of Brooklyn.

750-55-A

APPLICANT—Ferdinand Savignano, for Irving Silver, owner.
SUBJECT—Application September 22, 1955—Appeal from a decision of the borough superintendent, review of Borough Superintendent decision—re change in use.
PREMISES AFFECTED—6711 5th avenue, east side, 82 ft. ½ in. south of 67th street, Block 5856, Lot 19, Borough of Brooklyn.

751-55-A

APPLICANT—Ferdinand Savignano, for Irving Silver, owner.
SUBJECT—Application September 22, 1955—Appeal from a decision of the borough superintendent, review of Borough Superintendent decision—re change in use.
PREMISES AFFECTED—6713 5th avenue, east side, 101 ft. ½ in. south of 67th street, Block 5856, Lot 18, Borough of Brooklyn.

198-54-A

APPLICANT—Philip Freshman, for Sarah Nehemiah and Moses Leinwand, owners.
SUBJECT—Application March 16, 1954—re Appeal from a decision of the borough superintendent—exits, live load.
PREMISES AFFECTED—146-148 Lawrence street, west side, 110 ft south of Willoughby street, Block 151, Lot 35, Borough of Brooklyn.

565-54-A

APPLICANT—Leonard F. Rothkrug and Louis Lieberman, for Leon Siev, doing business as Siev's Nursing Home, owner.
SUBJECT—Application reopened May 8, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—live load and construction.
PREMISES AFFECTED—1020 Ocean parkway, west side, 130 ft. south of Avenue J. Block 5495, Lot 904, Borough of Brooklyn.

993-54-A

APPLICANT—Elias K. Herzog, for Postgal Realty Corp., owner.

SUBJECT—Application December 27, 1954—re Appeal from a decision of the borough superintendent—cellar egress.

PREMISES AFFECTED—345-351 West 35th street, north side, 266 ft. 4 in. east of 9th avenue, Block 759, Lot 14, Borough of Manhattan.

2-54-A

APPLICANT—Elias K. Herzog, for Maseral Realty Corp., owner.
SUBJECT—Application January 4, 1954—Appeal from an order of the fire commissioner and a decision of the borough superintendent—re egress.
PREMISES AFFECTED—422-426 East 89th street, south side, 256 ft. east of 1st avenue, Block 1568, Lot 37, Borough of Manhattan.

962-55-A

APPLICANT—Charles Spindler, for Max Labatan, doing business as Lullaby Infants Wear, owner.
SUBJECT—Application December 7, 1955—Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—7018 20th avenue, west side, 40 ft. north of 71st street, Block 6173, Lot 45, Borough of Brooklyn.

950-55-A

APPLICANT—Henry H. Moger, for E. A. Stern, et al., under will of Esther A. Hurwitz (deceased), owners (Milk Maid Realty Corp., lessee).
SUBJECT—Application December 1, 1955—filed pursuant to section 35, General Law re premises in bed of mapped street—proposed widening of Metropolitan avenue.
PREMISES AFFECTED—60-04 Metropolitan avenue, southwest corner of 60th street, Block 3492, Lots 30, 46 and 47, Maspeth, Borough of Queens.

349-56-A

APPLICANT—George P. Ames, for Gina E. Tollaksen and Jennie Wirtenson, owners.
SUBJECT—Application May 7, 1956—filed pursuant to section 35, General City Law re erection of building in bed of mapped street, 198th (Green) street.
PREMISES AFFECTED—197-20 Linden boulevard, southwest corner of 198th (Green) street, Block 12618, Lot 10, St. Albans, Borough of Queens.

243-56-A

APPLICANT—Abraham Grossman, for 110 West 14th Street Corp., owner.
SUBJECT—Application March 13, 1956—Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—110 West 14th street, south side, 150 ft. west of Avenue of The Americas, Block 609, Lot 33, Borough of Manhattan.

528-54-A

APPLICANT—Lama, Proskauer and Prober, for Merkel Inc., owner.
SUBJECT—Application June 17, 1954—Appeal from an order and decision of the fire commissioner relating to the direct method of refrigeration.
PREMISES AFFECTED—94-01 to 94-19 Sutphin boulevard and 147-01 to 147-43 95th avenue, northeast corner and 147-02 to 147-18 94th avenue, Block 9999, Lots 1, 3, 5, 7, 21, 34, 35 and 37, Jamaica, Borough of Queens.

16-55-A

APPLICANT—Sidney Daub, for 47 Walker Street Corp., owner.
SUBJECT—Application January 6, 1955—Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—47 Walker street, south side, 189 ft. 2¾ in. east of Church street, Block 193, Lot 32, Borough of Manhattan.

209-55-A

APPLICANT—John F. Fitzsimons, for George A. Rauh, owner (Dr. Bryant S. Hopper, lessee).

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SUBJECT—Application March 8, 1955—Appeal from a decision of the borough superintendent—re use of frame building—professional use.

PREMISES AFFECTED—107-17 86th avenue, northwest corner of 108th street, Block 9197, Lot 29, Richmond Hill, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JUNE 19, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 19, 1956*, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

752-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, office, storage, lubritorium, minor auto repairs, car washing and parking of motor vehicles awaiting service.

PREMISES AFFECTED—14-43 to 14-47 (14-45 official) Clintonville street, east side, 63.99 ft. south of 14th road, 151-20 to 152-20 14th road and 153-15 to 153-91 Cross Island parkway, Block 4717, Lot 16, Whitestone, Borough of Queens.

Laid over from April 10, 1956, to May 1, 1956, for inspection and decision; hearing closed; then to May 15, 1956, for further consideration by the Board and for decision; then to May 22, 1956, for decision; then to June 19, 1956 for applicant to file revised plans.

867-55-BZ

APPLICANT—Paul Friedman, for William Gottfried, owner (conditional vendee; W. L. Associates, Inc.).

SUBJECT—Application November 2, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, for a term of 15 years.

PREMISES AFFECTED—66-11 to 66-33 Queens Midtown expressway, northeast corner of Clinton avenue, Block 2394, Lot 8, Maspeth, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for applicant to file up-to-date photographs and for inspection and decision; hearing closed; then to June 19, 1956, for revised plans for entrance and exit to service road in view of sloping condition of the plot.

515-40-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Kaymos Realty Corp. and Paradis Estates, owners.

SUBJECT—Application reopened October 25, 1955 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles and the maintenance of a frame office building for use as an attendant's shelter.

PREMISES AFFECTED—139-155 (153 official) Beach 117th street, west side, 440 ft. south of Rockaway Beach boulevard, Block 757, Lots 28, 32, 34 and 37, Rockaway Beach, Borough of Queens.

Laid over from May 29, 1956 to June 19, 1956, for inspection and decision; hearing closed.

467-54-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application June 9, 1954—re (decision of the borough superintendent) under section 7h of the zoning

resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of ten years.

PREMISES AFFECTED—940-960 Belmont avenue and 199-223 Crystal street, southeast corner and 530-548 Chestnut street, Block 4228, Lot 11, Borough of Brooklyn.

Laid over from May 29, 1956 to June 19, 1956, for inspection and decision; hearing closed.

507-55-BZ

APPLICANT—William B. Lichtner, for H. and M. Morris, owners.

SUBJECT—Application June 20, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and business use district, the erection of a building for the storage and sale of floor covering material.

PREMISES AFFECTED—36-19 Rockaway Beach boulevard, southwest corner of Beach 35th street, Block 315, Lots 13, 14, 15, 21, 3032 and 35, Edgemere, Borough of Queens.

Laid over from May 29, 1956 to June 19, 1956, for inspection and decision; hearing closed.

583-55-BZ

APPLICANT—John F. Fitzsimons, for Emilio Longo, owner.

SUBJECT—Application July 15, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—168-11 93rd avenue, north side, 90.98 ft. east of 168th place, Block 10211, Lots 77, 78 and 272, Jamaica, Borough of Queens.

Laid over from May 29, 1956 to June 19, 1956, for inspection and decision; hearing closed.

674-55-BZ

APPLICANT—Lama, Proskauer and Prober, for May Goodfarb, owner (Polo Ground Motors, Inc., lessee).

SUBJECT—Application August 24, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room office and sales, parking and storage of motor vehicles, with show windows, curb cuts and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—1920-1920 Amsterdam avenue and 501 West 155th street, northwest corner, Block 2114, Lot 40, Borough of Manhattan.

Laid over from May 29, 1956 to June 19, 1956, for inspection and decision; hearing closed.

849-55-BZ

APPLICANT—Leonard F. Rothkrug, for Estate of Morris Polivnick, owner.

SUBJECT—Application October 27, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district proposed parking lot principally in conjunction with a 144 family apartment building at 80 Winthrop street (pleasure type vehicles—non transient) is contrary to Art. 11, Section 3 of the zoning resolution.

PREMISES AFFECTED—79-83 Winthrop street, north side, 643 ft. 3¾ in. east of Flatbush avenue, Block 5045, Lots 70 and 72, Borough of Brooklyn.

Laid over from May 29, 1956 to June 19, 1956, for inspection and decision; hearing closed.

882-55-BZ

APPLICANT—Leonard F. Rothkrug, for Eldorado Enterprises, Inc., owner.

SUBJECT—Application October 26, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit partly in a business and partly in a residence use district the erection and main-

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tenance of an auto laundry and to permit the sale and display of used cars on a vacant portion of premises for a term of 10 years.

PREMISES AFFECTED—166-174 Kings highway and 1676-1684 West 12th street, southwest corner and 33-47 Quentin road, Block 6619, Lot 42, Borough of Brooklyn.

Laid over from May 29, 1956 to June 19, 1956, for inspection and decision; hearing closed.

755-55-BZ

APPLICANT—Leonard F. Rothkrug, for 66-17 Grand Avenue Corp., owner (Times Square Corp., lessee).

SUBJECT—Application September 23, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a retail and residence use district, the proposed patrons and employees parking of more than 5 motor vehicles.

PREMISES AFFECTED—66-19 Grand avenue, north side, 85.44 ft. east of Hamilton place and 66-02 Perry avenue, southeast corner of 66th street, Block 2724, Lots 8 and 69, Maspeth, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for inspection and decision; hearing closed; then to June 5, 1956, at the request of the applicant to file revised plan as requested by the Board; then to June 19, 1956, for applicant to give the matter further study and to file revised plans if he so desires.

232-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Freya Heintze, (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and local retail use, D and G-1 area, district, the erection and maintenance of a supermarket, with required loading berth on the residence portion of the plot and the parking of more than 5 cars (patrons); proposed area of building is in excess of area permitted, with a side yard of less than 5 ft. in that portion of the lot in the G-1 area district.

PREMISES AFFECTED—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972, Lot 50, Laurelton, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for inspection if necessary and decision, hearing closed; then to June 5, 1956, for further consideration and decision; then to June 19, 1956, for further inspection and decision.

233-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Carmine L. Calabro, owner (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h, 7A and 7c of the zoning resolution, to permit in a retail and residence use district, the proposed parking lot for supermarket's patron use, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—133-25 233rd street, east side, 97.25 ft. north of Merrick boulevard, Block 12973, lots 6 and 9, Laurelton, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for inspection if necessary and decision; hearing closed; then to June 5, 1956 for further consideration and decision; then to June 19, 1956, for further inspection and decision.

679-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Pauline and William Hinderstein, owners.

SUBJECT—Application August 30, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the proposed erection of a structure for storage, stores, loading and unloading, parking of patrons cars (no fee to be charged).

PREMISES AFFECTED—13-55 to 13-63 Beach Channel

drive and 2201-2217 Birdsall avenue, southwest corner, Block 158, Lot 14, Far Rockaway, Borough of Queens.

Laid over from June 5, 1956 to June 19, 1956, for applicant to file revised plans as to Lot No. 4; hearing closed.

781-50-BZ—Vol. II

APPLICANT—Paul Friedman, for Empire Chevrolet, Inc., owner (G and G Auto Sales of Brooklyn, Inc., lessee; Volkswagen, contingent lessee).

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of an automobile showroom and sales (franchised Volkswagen dealer), gasoline service station, lubritorium, auto washing (non-automatic), minor repairs (hand tools only), office, storage and sale of auto accessories, parking and storage for more than 5 cars waiting to be serviced, and outdoor display and sales for more than 5 motor vehicles for a term of 15 years.

PREMISES AFFECTED—68-92 Remsen avenue and 9-35 East 51st street, southwest corner, Block 4592, Lots 1 and 4, Borough of Brooklyn.

Laid over from April 17, 1956 and set for hearing on June 19, 1956, 10 A. M.; notices to be sent out in accordance with the regular procedure.

987-54-BZ

APPLICANT—Andrew DiCamillo, for Emanuele Garofalo, owner.

SUBJECT—Application reopened May 29, 1956 for consideration as to extension of time to complete—expired December 28, 1955—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district the change in occupancy from store to manufacturing of clothing and accessory use of cellar floor.

PREMISES AFFECTED—2711 Harway avenue, north side, 77 ft. 4 in. east of 27th avenue, Block 6900, Lot 5, Borough of Brooklyn.

496-32-BZ—Vol. III

APPLICANT—David Kraus, for Nathan Temares, owner.

SUBJECT—Application reopened January 31, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed extension of building at roof level to create a new fifth floor same height as the present penthouse, using more than the area permitted, previously withdrawn.

PREMISES AFFECTED—283 East Broadway, south side, 45.6 ft. west of Gouverneur street, Block 287, Lot 13, Borough of Manhattan.

1115-40-BZ—Vol. II

APPLICANT—William H. Altman, for Joseph Mayo, owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business 1 and residence use district, proposed parking lot, extending into the residence use district.

PREMISES AFFECTED—2101-2113 Surf avenue and 2944-2962 West 21st street, northwest corner and 2943-2955 West 22nd street, Block 7058, Lot 27, Borough of Brooklyn.

96-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Lorberg Realty Company, Inc., owner (Bergen Cabinet Inc., lessee).

SUBJECT—Application reopened October 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the proposed change of use of a frame building from wagon storage to wood-

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working factory, lumber storage and offices, and erection of proposed extension (to woodworking factory) which exceeds permitted coverage.

PREMISES AFFECTED—1548-1564 Bergen street, south side, 176 ft. west of Utica avenue, Block 1354, Lots 28 and 30, Borough of Brooklyn.

809-55-A

APPLICANT—Lama, Proskauer and Prober, for Lorberg Realty Company, Inc., owner (Bergen Cabinet Inc., Lessee).

SUBJECT—Application September 7, 1955—re Appeal from a decision of the borough superintendent—frame building—factory use.

PREMISES AFFECTED—1548-1564 Bergen street, south side, 176 ft. west of Utica avenue, 1st floor, Block 1354, Lots 28 and 30, Borough of Brooklyn.

843-46-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Lillian F. Corp., owner.

SUBJECT—Application reopened January 24, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, store, storage, parking and storage for more than 5 motor vehicles, car washing, lubritorium, motor vehicle repair shop, accessory sales and office.

PREMISES AFFECTED—857 East 169th street, northwest corner of Lyman place, Block 2970, Lot 1, Borough of The Bronx.

1130-48-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Teeson Realty Corp., owner.

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and local retail use district the proposed extension in area of a plot and additional use of miniature golf course, in local retail portion of the plot.

PREMISES AFFECTED—231-05 Northern boulevard, northeast corner of 231st street, Block 8084, Lots 71, 92, 102, 112 and 122; Block 8086, Lots 1, 9 and 50; Block 8087, Lots 1, 4, 20, 25, 30, 50, 64 and 63; Block 8088, Lots 1, 9, 34, 76, 84, 105 and 111; Block 8089, Lot 7, Douglaston, Borough of Queens.

265-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman and Maurice S. Kapplow, owners.

SUBJECT—Application April 4, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the local retail use portion of a plot located in a residence, local retail and business use district the parking and storage of motor vehicles and the erection of an office, for a term of 10 years.

PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.50 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

266-55-A

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman and Maurice S. Kapplow, owners.

SUBJECT—Application April 4, 1955—filed pursuant to section 35, General City Law re premises in bed of mapped streets—Mott avenue and Dix avenue an Appeal from a decision of the borough superintendent—frame construction within fire limits.

PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.5 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

709-55-BZ—Vol. II

APPLICANT—Henry Kohler, for Louis L. Rosenberg, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under sections 21, 7e and 7h of the zoning resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a gasoline service station, sales office, lubritorium, storage and parking of more than 5 motor vehicles, within the required setback, also the erection of signs within the required setback.

PREMISES AFFECTED—1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 8299, Lots 63, 68 inclusive, Borough of Brooklyn.

806-55-BZ

APPLICANT—Paul Trapani, for N. Lanzara, owner.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district the proposed extension of the second floor of a two story building of class 3 construction used as a retail store and dwelling, using more than the area permitted.

PREMISES AFFECTED—2922½ Bruckner boulevard, south side, 125 ft. west of Edison avenue, Block 5419, Lot 191, Borough of The Bronx.

807-55-BZ

APPLICANT—Paul Trapani, for Peter and Patrick De Salvo, owners.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the extension and maintenance of an existing gasoline service station, to include auto laundry and minor repairs.

PREMISES AFFECTED—4116 White Plains avenue, southeast corner of East 230th street, Block 4843, Lot 45, Borough of The Bronx.

915-55-BZ

APPLICANT—Leonard F. Rothkrug, for Samuel Weinstein, owner (Gilmark Paper Co., lessee).

SUBJECT—Application November 15, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district the change of occupancy from a garage for more than 5 motor vehicles and motor vehicle repair shop and service station, to storage and distribution of paper products and office.

PREMISES AFFECTED—635-637 East 28th street, east side, 60 ft. north of Flatbush avenue, Block 5251, Lot 17, Borough of Brooklyn.

954-55-BZ

APPLICANT—Charles M. Spindler, for 2112 Knapp Realty Corp., owner.

SUBJECT—Application December 2, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—2133-2145 Brigham street, east side, 113 ft. 11 in. south of Avenue U, Block 7370, Lot 58, Borough of Brooklyn.

988-55-BZ

APPLICANT—Burke, Green and Groh, for Alexander F. and Amelia M. Keating, owners (Ernest LeMelle, lessee).

SUBJECT—Application December 16, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a manufacturing and local retail use district, the erection and maintenance of a gasoline service station, sales and service, car washing, minor auto repairs (with hand tools only) and lubritorium.

PREMISES AFFECTED—122-02 Farmers boulevard, west side, 266.38 ft. north of 180th street, Block 12458, Lot 115, St. Albans, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

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JUNE 19, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, June 19, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

1043-55-SM

APPLICANT—Delco-Tapestron Distributors, Inc., owner.
SUBJECT—Application November 17, 1955—Tapestron (drapery material).

206-55-SA

APPLICANT—Merjian Brothers, Inc., for United Vacuum Appliance Corp., owner.
SUBJECT—Application March 2, 1955—Connersville Multi-Jet Gas Rug Dryer, Model MJ-443-1350.

522-55-SM

APPLICANT—Ribelle V. Perotto, for Alpha Tank Company, Inc., owner.
SUBJECT—Application June 15, 1955—Alpha 275 Gallon Gasoline Storage Tank.

942-55-SA

APPLICANT—General Air Conditioning Corp., owner.
SUBJECT—Application November 15, 1955—General Chef, Combination Gas Range Refrigerator (without garbage disposer) Models R600, LKR520, RS1004, R1004 and R1004-2.

52-56-SA

APPLICANT—Acme National Refrigeration Company, Inc., owner.
SUBJECT—Application October 31, 1955—Acme Refrigerator-Range (gas-fired) Model RG5F.

409-54-SA

APPLICANT—Johnson Heater Corporation, owner.
SUBJECT—Application May 20, 1954—Johnson Gas-fired Heaters, Models JA15, JA20, JA25, JA30, JA35, JA40, JA50, HB75, HB1, HB2, HB3, HB4, HB5, JAS1, JAS1E, JAS1.5, JAS2, JAS3E, JAS53, JAS4, JAS5, JA.75, JA1.5, JA2.5, JA3, JA4, JA5, JA6, JA8, JA2, JA10 and JA12.

761-55-SM

APPLICANT—The Graymor Chemical Company, Inc., owner.
SUBJECT—Application September 20, 1955—Graymor Chemical Company, Inc., Flameproof Resin (for flame-proofing, cotton, rayon and paper).

294-56-SM

APPLICANT—American Metal Products Company, Inc., owner.
SUBJECT—Application March 19, 1956—Amerivent Gas Vent, Type B Style O and Style R Type BW, Style O and All Amerivent Fittings and Vent Caps.

577-39-SA

APPLICANT—Iron Fireman Corporation, owner.
SUBJECT—Application for consideration—reopened January 17, 1956 as to amendment to resolution as to additional models and marketing under additional trade names—re Iron Fireman Oil Burner, Model M and M3; previously approved.

764-47-SA—Vol. II

APPLICANT—Clewett Equipment Co., for Mid-Continent Metal Products Co., owner.
SUBJECT—Application reopened November 15, 1955 as Vol. II—re Lo-Blast Economite Power Type Gas Conversion Burners, Models 150C, 300C, and 500—re Lo-Blast Gas Conversion Burner; previously approved.

1176-38-SM

APPLICANT—Louisville Cement Company, owner.
SUBJECT—Application for consideration—reopened Sep-

tember 14, 1954 as to amendment to resolution as to additional mill—re Brixment (Masonry Cement); previously approved.

12-56-A

APPLICANT—Herman Kron, for Aeonitt Realty Corp., owner.
SUBJECT—Application January 11, 1956—Appeal from a decision of the borough superintendent—re non-fire-proof construction, live load, egress, etc.
PREMISES AFFECTED—38 West 53rd street, south side, 345 ft. east of Avenue of The Americas (6th), Block 1268, Lot 60, Borough of Manhattan.

941-54-A

APPLICANT—DeRose and Cavalieri, for Libby Walker Levine, owner.
SUBJECT—Application December 10, 1954—Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—4033-4039 3rd avenue, west side, 100 ft. 11 5/8 in. north of East 174th street, Block 2922, Lot 54, Borough of The Bronx.

724-51-A—Vol. III

APPLICANT—Selig Kaplan, for Pennsylvania Nursing Home, lessee (Pennsylvania Home, Inc., owner).
SUBJECT—Application reopened June 7, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—re increase in occupancy of existing nursing home.
PREMISES AFFECTED—452 Pennsylvania avenue and 658 Dumont avenue, southwest corner, Block 3805, Lot 26, Borough of Brooklyn.

237-54-A

APPLICANT—Nathan C. Horwitz and Frederick E. M. Ballon, for Fifty West Forty-Fourth Corp., owner.
SUBJECT—Application March 26, 1954—Appeal from an order and a decision of the fire commissioner—re sprinkler system.
PREMISES AFFECTED—1120-1136 Avenue of the Americas, east side, from West 43rd to West 44th streets; 51-75 West 43rd street and 48-76 West 44th street, Block 1259, Lot 1, Borough of Manhattan.

173-55-A

APPLICANT—Oscar Heyman and Brothers, Inc., lessee, for Brooks Brothers, Inc., owner.
SUBJECT—Application February 25, 1955—Appeal from an order of the fire commissioner—re certificate of fitness.
PREMISES AFFECTED—642-650 5th avenue and 2 West 52nd street, southwest corner, Block 1267, Lot 41, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 26, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 26, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

662-55-BZ

APPLICANT—Robert Gottlieb, for Vito and Frank Savino, owners.
SUBJECT—Application August 9, 1955—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the extension of a non-conforming use (residence and stores).
PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

Laid over from April 10, 1956, to May 8, 1956, at 10 A.M. for inspection and decision; hearing closed; then to June 5, 1956, for inspection and decision; then to June 26, 1956, for inspection and decision.

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663-55-A

APPLICANT—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—Appeal from a decision of the borough superintendent—re frame building business use.

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

814-55-BZ

APPLICANT—Fred C. Dahlem, for Estate of Newbold Morris, Bank of New York, trustee, owner (Martin Gollubier, lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of use of parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—1034-1040 College avenue, east side 100 ft. north of East 165th street, Block 2433, Lots 1 and 6, Borough of The Bronx.

Laid over from April 10, 1956, to May 8, 1956, for inspection and decision; hearing closed; then to June 5, 1956, for inspection and decision; then to June 26, 1956, for inspection and decision.

584-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Charlotte W. Sanders, owner.

SUBJECT—Application July 15, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed demolition, reconstruction and extension of an existing gas station, office and sales, storage, lubritorium, car washing and minor auto repairs.

PREMISES AFFECTED—699 Morris avenue and 266 East 155th street, southwest corner and 3012-3016 Park avenue, Block 2442, Lot 65, Borough of The Bronx.

Laid over from May 8, 1956, to June 5, 1956, for inspection and decision; hearing closed; then to June 26, 1956, for inspection and decision.

582-55-BZ

APPLICANT—Reginald S. Hardy, for U. K. Realty Corp., owner.

SUBJECT—Application July 14, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repairs (hand tools only) and parking of motor vehicles awaiting service, with show windows, signs and curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—1881-1889 Utica avenue, east side, from Flatlands avenue to Avenue K, Block 7798, Lots 6, 8 and 9, Borough of Brooklyn.

Laid over from May 15, 1956, to June 5, 1956, for inspection and decision; hearing closed; then to June 26, 1956, for inspection and decision.

437-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company and Katie Bakal, owners.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed demolition and reconstruction of the existing gas station, stores, motor vehicle repair shop and offices; change of occupancy to gasoline service station, parking and storage of motor vehicles, lubritorium, minor auto repairs, utility room, stores and car washing.

PREMISES AFFECTED—1387 Boston road and 680-686 East 170th street, southwest corner, Block 2937, Lots 14 and 17, Borough of The Bronx.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed; then to June 5, 1956, for inspection and decision; then to June 26, 1956, for inspection and decision.

20-56-BZ

APPLICANT—Frederick A. Ketcher, for Springhill Realty Corp., owner (Pembroke Corp., lessee).

SUBJECT—Application January 17, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district an electric ground sign.

PREMISES AFFECTED—219-11 Hillside avenue, north side, from Springfield boulevard to 219th street, Block 10689, Lot 16, Springfield Gardens, Borough of Queens.

Laid over from May 29, 1956 to June 5, 1956, for inspection if necessary and decision; hearing closed; then to June 26, 1956, for inspection and decision.

778-54-BZ Vol. II

APPLICANT—Charles M. Spindler, for Tally-Ho Realty Corp., owner.

SUBJECT—Application reopened January 31, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs, and the construction of the building on the street line without the required setback.

PREMISES AFFECTED—1320-1342 Remsen avenue, west side, 263 ft. 10 3/4 in. north of Avenue K, Block 8041, Lot 56, Borough of Brooklyn.

Laid over from June 5, 1956, to June 26, 1956, for inspection and decision; hearing closed.

763-55-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Ellen Licata, owner.

SUBJECT—Application September 27, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district 1 times height district an extension of a one family residence for a play room, bath room, porch and 2 car accessory garage.

PREMISES AFFECTED—142-07 Hoover avenue, northside, 100 ft. west of Daniels street, Block 9721, Lot 251, Jamaica, Borough of Queens.

Laid over from June 5, 1956 to June 26, 1956, for inspection and decision; hearing closed.

116-56-BZ

APPLICANT—Abraham N. Horwitz, for Harry Mortimer, owner.

SUBJECT—Application February 20, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the construction and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs (using hand tools only), office and sales of auto accessories for a term of 15 years.

PREMISES AFFECTED—2451-2459 Westchester avenue and 1400-1408 Rowland street, northeast corner, Block 3974, Lot 1, Borough of The Bronx.

Laid over from June 5, 1956 to June 26, 1956, for inspection and decision; hearing closed.

147-34-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, Inc. and Peter J. Pecorelio, owners.

SUBJECT—Application reopened March 13, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a retail use district, the proposed extension of existing gasoline service station, office, lubritorium and auto laundry, to include sales, minor auto repairs (hand tools only)

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and parking of cars in open area, with curb cut on 188th street closer to residence district than permitted and curb cuts on Hillside avenue 188th street contrary to resolution of the Board.

PREMISES AFFECTED—187-37 to 187-45 (187-41 official) Hillside avenue and 87-90 to 87-98 188th street, northwest corner, Block 9960, Lot 1, Hollis, Borough of Queens.

253-34-BZ—Vol. II

APPLICANT—Ralph E. Leff, for S. P. R. Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 as Vol. II—re (decision of the borough superintendent) under section 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, car wash, storage and sale of accessories, office, heater room, toilets, parking of more than 5 motor vehicles.

PREMISES AFFECTED—2275-2299 Westchester avenue, north side, from Doris to Glover streets; 1400-1408 Doris street and 1401-1409 Glover street, Block 3965, Lot 35, Borough of The Bronx.

66-38-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Bankers Federal Savings and Loan Association, owner.

SUBJECT—Application reopened January 17, 1956 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a local retail use district the proposal to use the 2nd floor of a 2 story building of class 1 construction for offices.

PREMISES AFFECTED—340 Avenue of the Americas and 151 West 4th street, northeast corner, Block 552, Lot 1, Borough of Manhattan.

66-38-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for First Leasing Corp., owner.

SUBJECT—Application reopened February 28, 1956 as Vol. IV—re (decision of the borough superintendent) under sections 7A, 7c and 21 of the zoning resolution, to permit in a local retail use district, G area district the erection of a one story building of class 1 construction, with stores on the first floor, parking and storage on the roof using more than the area permitted, with curb cut and ramp less than 75 ft. from the residence use district.

PREMISES AFFECTED—88 Washington place and 346-354 Avenue of the Americas, southeast corner, Block 552, Lot 5, Borough of Manhattan.

165-48-BZ—Vol. IV

APPLICANT—Paul Trapani, for Estate of Victor and Concetta Minichiello, owner (Eledeliza Oliver, Executrix).

SUBJECT—Application reopened December 6, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7a, 7c and 7e of the zoning resolution, to permit in a business use district the extension of existing gasoline service station and repair shop (hand tools only) to include automatic car wash (granted by the Board under Cal. 165-48-BZ Vol. II) but not built, and store for accessories, and reconstruction and extension of existing 2 car garage and conversion of same to auto repair shop.

PREMISES AFFECTED—2580 Gunther avenue and 1738 Gunhill road, southeast corner, Block 4494, Lots 44 and 46, Borough of The Bronx.

749-53-BZ

APPLICANT—A. H. Salkowitz, for William E. Greene and David H. Bass, owners.

SUBJECT—Application October 16, 1953—re (decision of the borough superintendent) under sections 7e, 7A and 7h of the zoning resolution to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs and office, and to permit the parking of cars waiting to be serv-

iced, with a business entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—222-19 Linden boulevard, northwest corner of 223rd street, Block 11323, Lot 1, Springfield Gardens, Borough of Queens.

327-55-BZ

APPLICANT—Samuel Miller, for Morton Pickman and Samuel M. Berley, owners (purchaser under contract: Esso Standard Oil Co.).

SUBJECT—Application April 20, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop (with hand tools only) and the parking of motor vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—202-06 Hillside avenue, southeast corner of 202nd street, Block 10496, Lot 52, Hollis, Borough of Queens.

559-55-BZ

APPLICANT—Burke, Green and Groh, for National Seating Co., Inc., owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use, D and E-1 area district, the proposed change in occupancy from a lumber yard, office and saw mill to factory, office and paint spraying, using more than the area permitted.

PREMISES AFFECTED—138-13 Springfield boulevard, east side, 130.50 ft. north of 138th road, Block 13034, Lot 34, Springfield Gardens, Borough of Queens.

560-55-A

APPLICANT—Burke, Green and Groh, for National Seating Co., Inc., owner.

SUBJECT—Application June 30, 1955—re Appeal from a decision of the borough superintendent—frame building—business use.

PREMISES AFFECTED—138-13 Springfield boulevard, east side, 130.50 ft. north of 138th road, Block 13034, Lot 34, Springfield Gardens, Borough of Queens.

862-55-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales and parking of motor vehicles awaiting service, with curb cuts, signs and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—1781-1791 Bay Ridge parkway and 7416-7422 18th avenue, northwest corner, Block 6215, Lots 47 and 49, Borough of Brooklyn.

885-55-BZ

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo and Alfred E. Santangelo, owners.

SUBJECT—Application November 9, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—92 Madison street, south side, 247 ft. 10 in. east of Catherine street, Block 276, Lot 43, Borough of Manhattan.

886-55-BZ

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo and Alfred E. Santangelo, owners.

SUBJECT—Application November 9, 1955—re (decision of the borough superintendent) under section 7h of the zon-

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ing residence use district, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—11 Monroe street, north side, 177 ft. east of Catherine street, Block 276, Lot 5, Borough of Manhattan.

928-55-BZ

APPLICANT—Gabriel Nathan, for David Koss, owner.
SUBJECT—Application November 21, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.
PREMISES AFFECTED—158-166 Beach 54th street, east side, 401.41 ft. south of Edgemere avenue, Block 343, Lot 4, Edgemere, Borough of Queens.

929-55-A

APPLICANT—Gabriel Nathan, for David Koss, owner.
SUBJECT—Application November 21, 1955—filed pursuant to section 35 General City Law re premises partially in bed of mapped street—proposed widening of Beach 54th street.

PREMISES AFFECTED—158-166 Beach 54th street, east side, 401.41 ft. south of Edgemere avenue, Block 343, Lot 4, Edgemere, Borough of Queens.

999-55-BZ

APPLICANT—Leonard F. Rothkrug, for Eugene Flotteron, doing business as E. Flotteron and Sons Lumber Co., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from a public garage for more than 5 cars, motor vehicle repair shop and service station to office, storage and distributions of paper products.

PREMISES AFFECTED—97-107 Lancaster avenue, 2596-2608 Coney Island avenue and 820-820 Avenue W, southwest corner, Block 7184, Lot 26, Borough of Brooklyn.

1010-55-BZ

APPLICANT—Albert Melniker, for Southcrest Realty Corp., owner.

SUBJECT—Application December 22, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing, lubritorium, sale of accessories, minor motor vehicle repairs, with hand tools only, and parking for more than 5 motor vehicles, with proposed curb cut within 75 ft. of the residence use district.

PREMISES AFFECTED—4124 Arthur Kill road and 600 Clay Pit road, southeast corner, Block 7293, Lot 240, Prince Bay, Borough of Richmond.

67-56-BZ

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo and Alfred E. Santangelo, owners.

SUBJECT—Application January 30, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—102 Madison street, south side, 262 ft. west of Market street, Block 276, Lot 38, Borough of Manhattan.

77-56-BZ

APPLICANT—Goldwater and Flynn, for Eighty East End Corp., owner.

SUBJECT—Application February 1, 1956—re (decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a residence use, B area district, the proposed use of the cellar and first floor of a proposed 19 story and penthouse, class A multiple dwelling, for banking quarters, also the area of the new building exceeding the permitted coverage at the first floor.

PREMISES AFFECTED—80-86 East End avenue and 535-539 East 83rd street, northwest corner, Block 1580, Lots 21-26 inclusive, Borough of Manhattan.

136-56-BZ

APPLICANT—Leonard F. Rothkrug, for Florence Meyer, owner.

SUBJECT—Application February 24, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, D area, Class 1 height district the erection of a one story building 43 ft. front on Woodhaven boulevard by 31 ft. and 27 ft. in depth irregular 12 ft. and 13 ft. in height of class 3 construction proposed to be occupied by 3 retail sales stores.

PREMISES AFFECTED—83-83 to 83-89 A Woodhaven boulevard, east side, 157.18 ft. north of Park Lane South, Block 8890, Lot 1, Glendale, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JUNE 26, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 26, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

152-52-SA

APPLICANT—Eddy Valve Company, for James B. Clow and Sons, owner.

SUBJECT—Application February 18, 1952—Clow Gasteam Radiators, 6 Tube, 38 inch and 32 inch Vented.

969-55-SM

APPLICANT—Lawrence Lavagetto, for Queens Tank and Boiler Corp., owner

SUBJECT—Application November 29, 1955—Queens Tank and Boiler Corp., 275 Gallon Fuel Oil Storage Tank with Sump.

859-55-SA

APPLICANT—Thermobloc Division of Prat-Daniel Corp., owner.

SUBJECT—Application October 18, 1955—Overhead Panel-bloc Gas-fired Infra-Red Radiant Heater, Models CR-63, CR-63B, CR-62BA, CR-125, CR-125B and CR-125BA.

618-54-SA

APPLICANT—Bradley T. Sheridan, for Iron Fireman Manufacturing Co., owner.

SUBJECT—Application July 12, 1954—Iron Fireman Type RCF Gas Oil Burner.

232-56-SM

APPLICANT—Certified Industrial Products, Inc., owner.

SUBJECT—Application March 14, 1956—All Weather Crete Insulation.

876-55-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.

SUBJECT—Application October 25, 1955—Gilbarco Submerged Turbine Pump, Model STP.

548-54-SM

APPLICANT—Scully Signal Company, owner.

SUBJECT—Application June 24, 1954—Ventalarm Signal, Series C (for installation on heavy oil tanks.)

307-55-SM

APPLICANT—Wade Manufacturing Company, owner (Agnew and Tomlinson, agents).

SUBJECT—Application April 11, 1955—Wade Carrier Fitting for Wall Hung Closet Bowls, Models W-310, W-320, W-330, W-340, W-350 and W-360.

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196-55-SA

APPLICANT—Ingersoll Conditioned Air Division of Borg-Warner Corp., owner.

SUBJECT—Application March 7, 1955—Ingersoll Suspended Oil-fired Warm Air Furnaces.

160-47-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.

SUBJECT—Application for consideration—reopened January 31, 1956 as to amendment of resolution to include new model Dispensing Pumps—re Gilbert and Barker Gasoline Dispensing Pumps, Models M96ER, M96HG, M98HG and M101; previously approved.

454-25-SA

APPLICANT—Todd Shipyard Corp., Products Division, owner.

SUBJECT—Application for consideration—reopened March 20, 1956 as to amendment of resolution as to additional models and relocation of preheater—Todd Rotary Burner, Models A, B and C; previously approved.

829-48-SA

APPLICANT—The Nu-Way Corporation, owner.

SUBJECT—Application for consideration—reopened July 6, 1955 as to amendment to resolution as to additional model Nu-Way Oil Burners—re Nu-Way Oil Burner, Models A-2, A-4, XL-2, XL-6, XL-12, XL-20, and XLO Model XLO to be marketed as Afco Oil Burner, Bard Oil Burner, Certified Oil Burner, Fire Power-O-Matic Oil Burner, Hall-Neal Victor Oil Burner, J & C Oil Burner, Poweroil Burner, Lesson Oil Burner, McDonald Oil Burner, Meyer Furnace Co., Oil Burner, Round Oak Co., Oil Burner, Rudy Oil Burner, Shephard Oil Burner, Silver Seal Oil Burner, Thatcher Oil Burner, Waterbury Oil Burner, Weil-McLain Oil Burner and Model A to be marketed as Fire Tender Oil Burner previously approved.

800-39-SM—Vol. IV

APPLICANT—United States Gypsum Company, owner-manufacturer (Wm. Bainbridge, agent).

SUBJECT—Application for consideration—reopened May 24, 1955 as to amendment to resolution as to additional acoustical plaster—re USG Red Top Cement Plaster, fibered, unfibered, extra fibered; USG Red Top #1 Moulding Plaster; USG Red Top Special Cement Plaster; USG Structo-Base Plaster, Structo-Gauge Plaster, Structo-Trowel Plaster (previously approved re USG Sabinite M, USG Sabinite Float Finish and USG Sabinite Trowel Finish, USG Structural Base Coat, USG Structural Gauging Plaster and USG Structural Trowel Finish Plaster, USG Perforatable Savinite) previously approved.

561-38-SA

APPLICANT—The Clayton Manufacturing Company, owner.

SUBJECT—Application for consideration—reopened January 10, 1956 as to amendment as to Clayton-Kerrick Steam Cleaner, Models C, LH and LHR—re Kerrick, Kleaner, Models J and L; previously approved.

847-51-SA

APPLICANT—Carrier Corp., owner-manufacturer.

SUBJECT—Application for consideration—reopened December 6, 1955 as to amendment to resolution as to include Carrier Weathermaker, Models 38C2 and 38C4—re Carrier Weathermaker, Models 38B4, 38B6 and 38B8; previously approved.

959-54-A

APPLICANT—Philip Freshman, for Terminal Fire Brokerage, Inc., owner.

SUBJECT—Application December 10, 1954—Appeal from a decision of the borough superintendent—re stairways and exits.

PREMISES AFFECTED—50 Court street, southwest corner of Joralemon street, Block 265, Lot 43, Borough of Brooklyn.

603-38-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Leibo Realty Corp., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—construction and exits.

PREMISES AFFECTED—547-571 Watkins street and 233-243 Lott avenue, northeast corner, Block 3618, Lots 1 and 3, Borough of Brooklyn.

888-55-A

APPLICANT—Solfred Maizus, for St. Andrews School of Greek American Culture, owner

SUBJECT—Application November 9, 1955—Appeal from a decision of the borough superintendent—re use of frame structure for school use.

PREMISES AFFECTED—157-50 9th avenue, south side, 170 ft. west of 160th street, Block 4555, Lot 52, Beechhurst, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JULY 3, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 3, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

256-51-BZ

APPLICANT—Paul A. Berlowitz, for Alexander R. Di Lorenzo, Jr. and Sol Goldman, owners (Anthony Lazada, lessee).

SUBJECT—Application reopened June 5, 1956 for consideration as to extension of term of variance, expired June 9, 1955—re (decision of the borough superintendent) under sections 7h and 7A of the zoning resolution, permitting in the residence use portion of a lot located in a residence, business and unrestricted use district, the parking and storage of motor vehicles for a term of years with an entrance more than the permitted distance from the intersection.

PREMISES AFFECTED—940-948 Southern boulevard and 1035-1051 and 1063 East 163rd street, northeast corner, Block 2742, Lots 3 and 70, Borough of The Bronx.

160-48-BZ—Vol. II

APPLICANT—Lathrop Douglass, for Alstores Realty Corp., owner (B. Gertz, Inc., lessee).

SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a class ½ height district, the erection of an extension to an existing building in excess of the height permitted by section 8(b) of the zoning resolution.

PREMISES AFFECTED—93-59 183rd street, east side, 62.35 ft. north of Liberty avenue, Block 10353, Lot 140, Hollis, Borough of Queens.

351-56-A

APPLICANT—Lathrop Douglass, for Alstores Realty Corp., owner (B. Gertz, Inc., lessee).

SUBJECT—Application April 10, 1956—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—93-59 183rd street, east side, 62.35 ft. north of Liberty avenue, Block 10353, Lot 140, Hollis, Borough of Queens.

814-54-BZ—Vol. II

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 as Vol. II—re (decision of the borough superintendent) under

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sections 21, 7h and 19B(d) of the zoning resolution, to permit in a residence use, F area, class ½ height district, the erection of a two story garden apartment development without the required yards and with garage and parking spaces provided calculated on the basis of the entire development and to permit the calculation of height of buildings from an elected grade within the plots and the location of more than one building on a lot.

PREMISES AFFECTED—155-03 to 155-09, 155-11 to 155-19 and 155-21 to 155-27 89th street and 89-02 to 89-04, 89-08 to 89-14, 89-16 to 89-30 and 89-32 to 89-38 155th avenue, southeast corner and 89-01 to 89-07, 89-11 to 89-35 Shore parkway, Block 11451, Lot 9; 90-02 to 90-24, 90-28 to 90-46 153rd avenue and 153-06 to 153-08 Cross Bay boulevard, southwest corner and 90-01 to 90-07, 90-09 to 90-25, 90-27 to 90-33 and 90-37 to 90-55 Shore parkway, Block 11451, Lot 50; 155-05 to 155-11 and 155-17 to 155-23 86th street and 86-06 to 86-08 and 86-20 to 86-42 155th avenue, southeast corner and 86-07 to 86-09, 86-15 to 86-21, 86-23 to 86-37 and 86-39 to 86-45 Shore parkway, Block 11466, Lot 1; 88-02 to 88-24 and 88-30 to 88-32 155th avenue and 155-06 to 155-12 and 155-18 to 155-24 89th street, southwest corner and 88-01 to 88-07, 88-09 to 88-25, 88-27 to 88-33 and 88-37 to 88-39 Shore parkway, Block 11466, Lot 25, Ozone Park, Borough of Queens.

321-56-A

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application March 13, 1956—filed pursuant to sections 60 and 310 of the Multiple Dwelling Law for variation of the provisions of sections 27, 28 and 33 of the Multiple Dwelling Law as to the required open spaces, height of buildings and location of garage and parking spaces, and an application pursuant to section 36 of the General City Law to permit the erection of buildings not fronting on legally mapped streets.

PREMISES AFFECTED—155-03 to 155-09, 155-11 to 155-19 and 155-21 to 155-27 89th street and 89-02 to 89-04, 89-08 to 89-14, 89-16 to 89-30 and 89-32 to 89-38 155th avenue, southeast corner and 89-01 to 89-07, 89-11 to 89-35 Shore parkway, Block 11451, Lot 9; 90-02 to 90-24, 90-28 to 90-46 153rd avenue and 153-06 to 153-08 Cross Bay boulevard, southwest corner and 90-01 to 90-07, 90-09 to 90-25, 90-27 to 90-33 and 90-37 to 90-55 Shore parkway, Block 11451, Lot 50; 155-05 to 155-11 and 155-17 to 155-23 86th street and 86-06 to 86-08 and 86-20 to 86-42 155th avenue, southeast corner and 86-07 to 86-09, 86-15 to 86-21, 86-23 to 86-37 and 86-39 to 86-45 Shore parkway, Block 11466, Lot 1; 88-02 to 88-24 and 88-30 to 88-32 155th avenue and 155-06 to 155-12 and 155-18 to 155-24 89th street, southwest corner and 88-01 to 88-07, 88-09 to 88-25, 88-27 to 88-33 and 88-37 to 88-39 Shore parkway, Block 11466, Lot 25, Ozone Park, Borough of Queens.

683-29-BZ—Vol. II

APPLICANT—Vincent Piampiano, owner (Esso Standard Oil Company, lessee.)

SUBJECT—Application reopened March 20, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the reconstruction and extension in area of existing gasoline service station, lubritorium and auto laundry, previously granted by the Board under Cal. 683-29-BZ—Vol. II, also the additional uses of minor auto repairing (hand tools only), used car lot, and parking of motor vehicles awaiting service, all for a term of 15 years.

PREMISES AFFECTED—50-56 Sand lane, southwest corner of Hylan boulevard, Block 3266, Lot 29, Arrochar, Borough of Richmond.

69-36-BZ—Vol. II

APPLICANT—Office of the President of the Borough of Brooklyn, for City of New York, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under section

7e of the zoning resolution, to permit in a residence use district, the proposed extension and alteration of a building, and change of use from carpenter shop, welding shop, store room, asphalt roller storage and open storage shed to carpenter shop, office, storage room, sign shop, spray room, and sign storage.

PREMISES AFFECTED—5511-5629 19th avenue, northeast corner of 57th street, Block 5495, Lot 1, Borough of Brooklyn.

624-37-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for William L. McDonald, owner (Herman Wald, lessee).

SUBJECT—Application reopened January 10, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district, the proposed auto repair shop with hand tools only, no body and fender work, and car washing and polishing.

PREMISES AFFECTED—2421 Boston road, northwest corner of Waring avenue, Block 4430, Lot 57, Borough of The Bronx.

28-56-A

APPLICANT—Fred C. Dahlem, for William L. McDonald, owner (Herman Wald, lessee).

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—frame extension within the fire limits.

PREMISES AFFECTED—2421 Boston road, northwest corner of Waring avenue, Block 4430, Lot 57, Borough of The Bronx.

1501-39-BZ—Vol. III

APPLICANT—James R. Curreri, for Rosa Marinelli, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, to consider use of existing garages formerly accessory, for rental purposes, and parking upon unbuilt upon portion of the plot.

PREMISES AFFECTED—2012 Daly avenue, east side, 66 ft. south of East 179th street, Block 3127, Lot 11, Borough of The Bronx.

762-41-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Alge Holding Corp., owner.

SUBJECT—Application reopened June 7, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a restricted retail use district, the proposed use of the basement of a 5 story hotel of class 3 construction, located in the residence use portion of the plot, for a restaurant.

PREMISES AFFECTED—82-84 Pierrepont street and 178 Henry street, southwest corner, Block 242, Lot 37, Borough of Brooklyn.

330-42-BZ—Vol. V

APPLICANT—Gilbert Lazerus, for Jeron Company, Inc., owner.

SUBJECT—Application reopened May 15, 1956 as Vol. V—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a one story business building, without the required loading berth, and differing in layout from plans approved by the Board under Cal. 330-42-BZ—Vol. IV.

PREMISES AFFECTED—95-40 to 95-48 Queens boulevard, south side, 130 ft. west of 63rd drive, Block 3080, Lot 31, Rego Park, Borough of Queens.

370-56-A

APPLICANT—Gilbert Lazerus, for Jeron Company, Inc., owner.

CALENDAR

SUBJECT—Application April 13, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—95-40 to 95-48 Queens boulevard, south side, 130 ft. west of 63rd drive, Block 3080, Lot 31, Rego Park, Borough of Queens.

448-46-BZ—Vol. IV

APPLICANT—Reginald S. Hardy, for Edward Senft and Arthur Senft, owners.

SUBJECT—Application reopened March 13, 1956 as Vol. IV—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from public garage for more than 5 cars to warehouse for toys.

PREMISES AFFECTED—2354-2372 East 19th street, west side, 100 ft. north of Avenue X, Block 7403, Lot 29, Borough of Brooklyn.

201-56-A

APPLICANT—Reginald S. Hardy, for Edward Senft and Arthur Senft, owners.

SUBJECT—Application February 3, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—2354-2372 East 19th street, west side, 100 ft. north of Avenue X, Block 7403, Lot 29, Borough of Brooklyn.

711-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use district, the erection and maintenance of a refreshment stand, gasoline service station, lubricatorium, auto repairs, car washing, office and sales, car washing, storage, parking of motor vehicles (no fee to be charged), proposed erection of 2 buildings (not accessory to each other) on 1 lot.

PREMISES AFFECTED—114-01 to 114-19 (114-05 official) Farmers boulevard, east side, from 114th road to Murdock avenue; 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue, Block 11007, Lot, 1, St. Albans, Borough of Queens.

915-54-BZ—Vol. III

APPLICANT—Reuben A. Lazarus, for Double Jack Realty, Inc., owner.

SUBJECT—Application reopened March 20, 1956 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the proposed extension in area of an existing parking lot, for the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—233-245 West 22nd street, north side, 260 ft. 9½ in. west of 7th avenue, Block 772, Lots 22, 23, 24, 25, 26, 27 and 28, Borough of Manhattan.

901-55-BZ

APPLICANT—Henry J. Nurick, for 16-20 Halsey Street Garage Corp., owner.

SUBJECT—Application November 7, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—10-18 Halsey street, south side, 80 ft. east of Bedford avenue, Block 1842, Lots 11 and 14, Borough of Brooklyn.

922-55-BZ

APPLICANT—Burke, Green and Groh, for Sam Rosenberg, owner.

SUBJECT—Application November 18, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gas-

oline service station, office, accessory sales, minor repairs with hand tools only, and automatic auto laundry.

PREMISES AFFECTED—133-46 to 133-76 Springfield boulevard, northwest corner of Colfax street, Block 11134, Lot 1, Springfield Gardens, Borough of Queens.

951-55-BZ

APPLICANT—Kenneth W. Milnes, for Socony Mobil Oil Co., Inc., owner.

SUBJECT—Application December 2, 1955—re (decision of the borough superintendent) under sections 7a and 7i of the zoning resolution, to permit in a business use district, the reconstruction of legally existing non conforming gasoline service station, to include a new one story service station building, sales office, lubricatorium, minor motor vehicle repairs, and new gasoline pump island.

PREMISES AFFECTED—1098 Richmond road, southwest corner of Targee street, Block 3181, Lot 1, Concord, Borough of Richmond.

1035-55-BZ

APPLICANT—Irving Kirschenbaum, for Alpha Realty Co., owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7e, 21 and 19j of the zoning resolution, to permit in a residence use, B area, Class 1½ and 2 height district, the erection of an 18 story office building, extending into the residence use district, using more than the permissive coverage, without the required rear yard, and without the required loading berth.

PREMISES AFFECTED—133-135 East 40th street and 355-361 Lexington avenue, northeast corner, Block 1295, Lots 21, 23 and 24, Borough of Manhattan.

45-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Besmer Realty Co., owner.

SUBJECT—Application January 24, 1956—re (decision of the borough superintendent) under sections 7A, 7c, 7e and 7i of the zoning resolution, to permit in a business and residence use district, the proposed reconstruction of an existing auto laundry, gas station, grease pits, and sale of used cars (5 cars only), to gasoline service station, lubricatorium, auto repairs, office and sales, storage and boiler room, parking and storage of motor vehicles, high speed auto laundry, with proposed signs, entrances, show window and curb cut within 75 ft. of the residence district.

PREMISES AFFECTED—5202-5218 18th avenue and 1776-1780 52nd street, southwest corner and 1769-1781 53rd street, Block 5473, Lots 32, 34, 36 and 52, Borough of Brooklyn.

181-56-BZ

APPLICANT—Joseph Lau, for A. L. Eastmond and Sons, Inc., owner.

SUBJECT—Application February 15, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and retail use district, a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—313-315 West 142nd street, north side, 64 ft. 11 in. east of Bradhurst avenue, Block 2043, Lots 32 and 33, Borough of Manhattan.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application reopened—January 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side, 202.59 ft. east of 108th street, Block 8235, Lot 10, and part of Lot 11, Borough of Brooklyn.

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408-56-BZ

APPLICANT—John F. Fitzsimons, for William Gottfried, owner (conditional vendee: Atlas Terminals, Inc.).

SUBJECT—Application June 6, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit partly in a manufacturing and partly in a retail use district, the erection and maintenance of a milk bottling and distributing plant with accessory uses of loading, parking, garage for more than 5 motor vehicles, automobile washing and motor vehicle repairs.

PREMISES AFFECTED—51-40 59th street and 58-27 52nd avenue, northwest corner, 51-19 58th lane and 58-35 Tyler avenue, Block 2344, Lot 4, Woodside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

JULY 10, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 10, 1956 at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

263-19-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Pilot Associates, Inc., owner.

SUBJECT—Application reopened September 20, 1955 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change of occupancy from storage garage for more than 5 motor vehicles, lubricatorium, motor vehicle repair shop, for motor vehicles dealt in by automobile agency, to warehouse, packaging, mailing and office.

PREMISES AFFECTED—564-592 (722-746 old numbers) St. John's place, south side, 333 ft. 8 in. east of Classon avenue, Block 1178, Lot 26, Borough of Brooklyn.

766-55-A

APPLICANT—Reginald S. Hardy, for Pilot Associates, Inc., owner.

SUBJECT—Application August 8, 1955—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—564-592 (722-746 old numbers) St. John's place, south side, 333 ft. 8 in. east of Classon avenue, Block 1178, Lot 26, Borough of Brooklyn.

210-21-BZ—Vol. II

APPLICANT—Arthur A. Schiller, for Board of Higher Education, City of New York, owner.

SUBJECT—Application reopened October 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change of occupancy of a 5 story building from administrative locker room, clinics, etc. formerly occupied by Dept. of Hospitals, to offices for use by the Board of Higher Education.

PREMISES AFFECTED—535-545 East 80th street and 18-26 East End avenue, northwest corner, Block 1577, Lot 23, Borough of Manhattan.

956-27-BZ—Vol. III

APPLICANT—Fred C. Dahlem, for Max Meyers, owner (Al Goldman, lessee).

SUBJECT—Application reopened April 24, 1956 as Vol. III—re (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district, proposed extension and erection of a gasoline service station, sales of accessories, car washing, lubricatorium, parking and storage of more than 5 motor cars, and addition of motor vehicle repair shop and ignition service.

PREMISES AFFECTED—1508-1510 Jerome avenue, east side, 105.41 ft. north of East 172nd street, Block 2846, Lot 6, Borough of The Bronx.

176-35-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Church of Our Lord Jesus Christ of the Apostle Faith, Inc., owner.

SUBJECT—Application reopened April 3, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sales room, lubricatorium, car washing, storage, minor repairs, with hand tools only, parking and storage of motor vehicles.

PREMISES AFFECTED—1236-1244 Prospect avenue and 850-854 Home street, southeast corner, Block 2693, Lot 29, Borough of The Bronx.

374-37-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Lucie Blaesius, owner (Kesbec, Inc., lessee).

SUBJECT—Application reopened March 20, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the conversion of an existing premises consisting of a carpenter shop, dwelling, 10 car metal garage, tire, battery and ignition service, to a gasoline service station, lubricatorium, car wash, minor motor vehicle repairs, parking and storage of cars.

PREMISES AFFECTED—2165-2175 Southern boulevard and 820 East 182nd street, southwest corner, Block 3111, Lot 59, Borough of The Bronx.

229-53-BZ—Vol. II

APPLICANT—Maxfield Blaubeux, for Eva Jocknowitz and DeKalb Properties, Inc., owners (Waldbaum, Inc., lessee).

SUBJECT—Application reopened May 24, 1955 as Vol. II—re (decision of the borough superintendent) under sections 19A, 6j and 21 of the zoning resolution, to permit in a building located partly within a business and residence use district a proposed market with provision for off street loading and unloading.

PREMISES AFFECTED—876-880 DeKalb avenue, south side, 175 ft. west of Sumner avenue and 353 Kosciusko street, north side, 205 ft. 2½ in. west of Sumner avenue, Block 1782, Lots 27 and 51, Borough of Brooklyn.

121-54-BZ—Vol. II

APPLICANT—Otto J. and Warren A. Sambach, for Ellanef Machine Tool Co., owner.

SUBJECT—Application reopened October 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection of a building for the proposed use of locker and rest rooms for adjoining machine shop.

PREMISES AFFECTED—97-09 50th avenue, north side, 80 ft. east of 97th street, Block 1880, Lot 43, Corona, Borough of Queens.

403-54-BZ

APPLICANT—John F. Danko, owner.

SUBJECT—Application May 21, 1954—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a retail and residence use district the alteration and extension in area of an existing gasoline service station, auto repair shop and the sale and display of used cars, and the additional uses of auto laundry (non-automatic), and parking of motor vehicles awaiting service, with business entrance within 75 ft. of the residence use district.

PREMISES AFFECTED—30-51 81st street, northeast corner of 31st avenue, Block 1130, Lot 40, Jackson Heights, Borough of Queens.

910-54-BZ

APPLICANT—Maxfield Blaubeux, for Aaron and Michael Berg, owners (Herman and Barney Antonoff, lessees).

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SUBJECT—Application December 1, 1954—re (decision of the borough superintendent) under sections 6, 7A, c, d and 21 of the zoning resolution, to permit partly in a residence use district and partly in a retail use district the change of occupancy and rearrangement of facilities from auto laundry and greasing pit on the outside to lubricatorium in the building and omission of auto laundry.
PREMISES AFFECTED—1847-1851 East 5th street, east side, 80 ft. 2½ in. north of Kings highway, Block 6662, Lot 42, Borough of Brooklyn.

653-55-BZ

APPLICANT—Gabriel Nathan, for Peter Tessler, owner.
SUBJECT—Application August 4, 1955—re (decision of the borough superintendent) under sections 7c, 7f and 7i of the zoning resolution, to permit in a retail use district the construction of a public garage, gasoline service station and auto repair shop.
PREMISES AFFECTED—571-585 Aztec place and 24-01 to 24-07 Brookhaven avenue, southwest corner, Block 259, Lot 33, Far Rockaway, Borough of Queens.

719-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Isaac V. Cohen, owner.
SUBJECT—Application August 19, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection of a gasoline service station, lubricatorium, minor auto repairs, car washing, storage room, office and sales and parking and storage of motor vehicles.
PREMISES AFFECTED—1202-1224 Prospect avenue, east side, 180 ft. north of Stebbins avenue and 1153-1163 Stebbins avenue, Block 2693, Lot 12, Borough of The Bronx.

831-55-BZ

APPLICANT—Burke, Green and Groh, for Edward J. Riesbeck and Dr. Andrew Presto, owners.
SUBJECT—Application October 20, 1955—re (decision of the borough superintendent) under sections 7e and 7h, to permit in a residence use district, the proposed erection of a drive in restaurant and free parking for patrons cars.
PREMISES AFFECTED—85-15 Astoria boulevard, northwest corner of 86th street, Block 1097, Lot 8, Jackson Heights, Borough of Queens.

949-55-BZ

APPLICANT—Herman E. Horwood, for H. J. B. Service, Inc., owner.
SUBJECT—Application December 1, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district a new curb cut, accessory to gasoline service station.
PREMISES AFFECTED—794 East 183rd street and 2315 Southern boulevard, southwest corner, Block 3113, Lot 30, Borough of The Bronx.

981-55-BZ

APPLICANT—Leonard F. Rothkrug, for F. H. D. Corporation, owner (Par-Mar Motors, Inc., lessee).
SUBJECT—Application December 13, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business district the change of occupancy from storage garage for more than 5 cars and office to storage of more than 5 cars, office, motor vehicle repair shop, welding, painting and spraying in a building located partly within a business district.
PREMISES AFFECTED—63 Pennsylvania avenue, east side, 185 ft. 4½ in. north of Atlantic avenue and 132 New Jersey avenue, west side, 227 ft. 3 in. north of Atlantic avenue, Block 3670, Lot 9, Borough of Brooklyn.

72-56-BZ

APPLICANT—Robert Gottlieb, for Milton Posmentier, owner.

SUBJECT—Application February 1, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of 15 motor vehicles of passenger car type for a term of 5 years.

PREMISES AFFECTED—3305-3307 Parkside place, west side, 45 ft. north of East 209th street, Block 3355, Lot 154, Borough of The Bronx.

253-56-BZ

APPLICANT—George B. Duckowney, for Edith Linnea Jacobson, owner.

SUBJECT—Application March 28, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the construction of a one story building to be occupied as retail stores.

PREMISES AFFECTED—160-02 to 160-10 Horace Harding expressway and 61-13 to 61-15 160th street, southeast corner, Block 6756, Lot 109, Flushing, Borough of Queens.

359-56-BZ

APPLICANT—Vorhees, Walker, Smith and Smith, for Sealantic Fund, Inc., owner of land (The Protestant Center—owner of building and lessee of land).

SUBJECT—Application May 11, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, B area, class 1½ height district, the erection of an 18 story office building of class 1 construction, exceeding the permissive coverage, height limit exceeding the permissive.

PREMISES AFFECTED—470-476 Riverside drive, east side, 621-635 West 119th street, 620-634 West 120th street and 61-79 Claremont avenue, Block 1991, Lot 1, Borough of Manhattan.

407-56-BZ

APPLICANT—Paul Friedman, for Richmond Hill Savings Bank and Joseph Boesch, owners (Vendee under contract, Richmond Hill Savings Bank).

SUBJECT—Application June 4, 1956—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district the erection of an extension to an existing bank building located on the business use district portion of the plot and to permit in a C area district the coverage of a greater area of the lot than is permitted by Sec. 13(b) of the zoning resolution.

PREMISES AFFECTED—115-20 Jamaica avenue, southwest corner of 116th street, Block 9305, Lot 9 (formerly Lots 9 and 12), Richmond Hill, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

JULY 17, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, July 17, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

89-56-A

APPLICANT—Hexagon Laboratories, Inc., owner.

SUBJECT—Application February 15, 1956—Appeal from a decision re an order of the fire commissioner re sprinkler system.

PREMISES AFFECTED—3536 Peartree avenue, north side, 145 ft. east of Boston road, Block 5282, Lot 48, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining Minutes of Meeting of May 29, 1956)

487-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Cushman and Sons, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 19A(h) of the zoning resolution, permitting in a residence use district, for a term of years (10), the change of present uses of bake shop, storage and locker room, garage for more than five motor vehicles and packing room (previously granted by the Board) to storage of plumbing supplies, pipe cutting and threading, garage for more than five motor vehicles, offices, locker room, loading and unloading with door openings to loading berths less than the required width.

PREMISES AFFECTED—518-522 72nd street, south side, 298 ft. east of York avenue and 517-523 East 71st street, north side, 273 ft. east of York avenue, Block 1483, Lot 38, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on May 22, 1954, on certain conditions; and

WHEREAS, the resolution was further amended on September 14, 1954; and

WHEREAS, time to obtain permits and complete the work was extended on May 24, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 25, 1954 as thereafter amended by resolutions adopted through May 24, 1955 only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." (Alt. 143/54)

993-48-BZ

APPLICANT—Shreve, Lamb and Harmon Associates, for Grace Evangelical Lutheran Church, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired February 19, 1953—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence use B area district, the erection and maintenance of a building to be used as an addition to existing chapel, using more than the area permitted.

PREMISES AFFECTED—2922 Valentine avenue and 239 East 199th street, northeast corner, Block 3297, Lots 32, 33 and 55, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald DePace.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Con-

nolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 15, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended February 19, 1952; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 20, 1951, as thereafter amended by resolutions adopted through February 19, 1952 only as to the time within which to obtain permits and complete the work, so as to permit construction of the upper part of the building, and that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." (Alt. 881/48 and Alt. 412/56)

246-50-BZ—Vol. IV

APPLICANT—Burke, Green and Groh, for Stagg Construction Corp., owner.

SUBJECT—Application for consideration—reopening as to rehearing as Vol. IV—re Application (decision of the borough superintendent); under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a one story commercial building (stores).

PREMISES AFFECTED—114-01 to 114-15 Springfield boulevard, southeast corner, of 114th avenue, Block 11234, Lot 101, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: John W. McClancy, Jr.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Request to grant a new hearing denied.

THE VOTE FOR NEW HEARING—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, the prior records are as follows:

Vol. I, July 11, 1950—Application for a zoning variance to permit a gasoline service station denied unanimously.

Vol. II, February 2, 1954—Application for a zoning variance for a gasoline station withdrawn.

Vol. III, Application reopened March 16, 1954 on alleged new facts; withdrawn July 7, 1954.

May 7, 1956 papers filed requesting rehearing as to a zoning variance to permit a gasoline station.

Resolved, that the application for a new hearing be and it hereby is denied.

32-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7i and 7A of the zoning resolution, permitting in the business use portion of a plot located in a residence and business use district, the extension in area of existing gasoline service station and the installation of five additional gasoline storage tanks and to rebuild the existing station to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories,

MINUTES

and permitting the parking and storage of motor vehicles, with signs and show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—1534-1544 Bushwick avenue and 48-56 Aberdeen street, southwest corner, Block 3468, Lot 28, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 19, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 19, 1955 only so far as it refers to the requirement for the finish of the walls of the accessory building so that as *amended* this portion of the resolution shall read:

"that the west wall of the accessory building may be constructed of concrete block with a white cement wash, as now proposed and shown on plans marked "Received May 9, 1956" (one sheet) instead of face brick *on condition* that in all other respects the requirements of the resolution above cited shall be complied with." (N.B. 919/54)

285-55-BZ

APPLICANT—John J. Tricarico, for Nick Pitta, owner.

SUBJECT—Application for consideration—reopening as to amendment and correction of plans—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution permitting in a business use district the erection and maintenance of a gasoline service station, motor vehicle repair shop, and permitting the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1777-1783 McDonald Avenue, east side, 170 ft. 8½ in. north of Avenue P. Block 6608, Lot 64, Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Tricarico.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 6, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 6, 1956, so as to record the correct depth of the lot to read 112 ft. as now shown on revised plans marked "Received May 4, 1956" (2 sheets) and to permit the use of an existing wall on the rear lot line higher than the proposed wall, *on condition* that in all other respects the resolution above cited shall be complied with. (N.B. 451/55)

215-34-BZ—Vol. II

APPLICANT—Paul Friedman, for Catherine L. Harrison, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application (decision of the borough superintendent) under section 7e

of the zoning resolution, to permit in a business district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—118-02 to 118-12 Merrick boulevard, southwest corner of 118th street, Block 12371, Lot 324, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Arthur Levine.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

13-53-BZ—Vol. I

APPLICANT—Solfred Maizus, for Samuel M. Berley and Lee E. Ellman, owners.

SUBJECT—Application January 13, 1953—Application (decision of the borough superintendent) under section 7h of the zoning resolution to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—40-50 80th street, northwest corner of 41st avenue, Block 1490, Lot 18, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

13-53-BZ—Vol. II

APPLICANT—Solfred Maizus, for Samuel M. Berley and Lee Ellman, owners.

SUBJECT—Application for consideration—reopening as Vol. II as to parking use subject to regular procedure—re Application (decision of the borough superintendent); previously dismissed, under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—79-17 41st avenue, north side, west 80th street, Block 1490, Lot 18, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

816-53-BZ—Vol. II

APPLICANT—Paul Friedman, for Houser Buick, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of uses, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition under sections 7e, 7i, 7f, 7h and 21 of the zoning resolution, permitting in the local retail use, D area district portion of a plot located in a residence and local retail use D and E-1 area district, the erection and maintenance of a structure to be used as an automobile showroom for authorized automobile dealer, office and storage of auto parts and accessories, including storage garage with gasoline tank and pump for dealer's use (no gasoline to be sold) motor vehicle repair shop and paint spray booth, using more than the area permitted and permitting signs extending above top of roof beams and also on the side walls of pylon in the local retail use portion of plot and

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permitting the parking of patron's and employees motor vehicles on unbuilt upon portion of plot (no fee to be charged).

PREMISES AFFECTED—218-25 Hempstead avenue, north side, 182.25 ft. east of 218th street, Block 10766, Lot 52, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Arthur Levine.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

987-54-BZ

APPLICANT—Andrew DiCamillo, for Emanuele Garofalo, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired December 28, 1955—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the change in occupancy on first floor from store to manufacturing of clothing and accessory use of cellar floor.

PREMISES AFFECTED—2711 Harway avenue, north side, 77 ft. 4 in. east of 27th avenue, Block 6900, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank Sellitto.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and set for hearing June 19, 1956, at 10 A.M., subject to the regular procedure, waiving all requirements except a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

168-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Frederick W. I. Lundy, owner.

SUBJECT—Application for consideration—reopening as to rehearing—re Application (decision of the borough superintendent); previously denied, under sections 7e and 7h of the zoning resolution, permitting the parking of motor vehicles of patrons of existing kiddie playland located in a retail use district, to be extended into residence use portion of plot and to permit curb cuts in residence use portion of plot, for a period of ten years.

PREMISES AFFECTED—2601-2629 Emmons avenue, north side, from East 26th street to East 27th street, Block 7499, Lots 40 and 80, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened for rehearing under a different section of the zoning resolution, namely 7c, previously denied on July 12, 1955 under Section 7e and h, subject to the regular procedure.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

Adjourned 4:10 P.M.

Joseph J. Doyle, *Chief Clerk.*

REGULAR MEETING

TUESDAY MORNING, JUNE 5, 1956, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, May 22, 1956, were approved as printed in the Bulletin of May 29, 1956, Vol. 41, No. 22.

437-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company and Katie Bakal, owners.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed demolition and reconstruction of the existing gas station, stores, motor vehicle repair shop and offices; change of occupancy to gasoline service station, parking and storage of motor vehicles, lubricatorium, minor auto repairs, utility room, stores and car washing.

PREMISES AFFECTED—1387 Boston road and 680-686 East 170th street, southwest corner, Block 2937, Lots 14 and 17, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 26, 1956, at 10 A.M. for inspection and decision; hearing previously closed.

815-52-BZ—Vol. II

APPLICANT—Reuben Rappaport, for City Bank Farmers Trust Co. and Florence D'Olier, Trustees under will of Thomas Diamond, owners (N.R.M. Garage Corp., lessee).

SUBJECT—Application reopened January 10, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and business use district, the proposed combining of both buildings for garage and parking of more than 5 motor vehicles, and the proposal to extend use of garage wherein gasoline and oil is sold.

PREMISES AFFECTED—248-250 West 80th street and 2231-2239 Broadway, southwest corner, Block 1227, part of Lots 54 and 59, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. for inspection and decision; hearing previously closed; no appearance for applicant.

23-56-A

APPLICANT—Reuben Rappaport, for City Bank Farmers Trust Co. and Florence D'Olier, Trustees under will of Thomas Diamond, owners (N.R.M. Garage Corp., lessee).

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—non-fireproof construction and exits.

PREMISES AFFECTED—248-250 West 80th street and 2231-2239 Broadway, southwest corner, Block 1227, part of Lots 54 and 59, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. for decision in conjunction with Cal. 815-52-BZ, Vol. II; no appearance for applicant.

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778-54-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Tally-Ho Realty Corp., owner.

SUBJECT—Application reopened January 31, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs, and the construction of the building on the street line without the required setback.

PREMISES AFFECTED—1320-1342 Remsen avenue, west side, 263 ft. 10¾ in. north of Avenue K, Block 8041, Lot 56, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Theodore Paul Sherris and Margaret Straub.

For Administration: Samuel L. Becker, Dep't of Buildings and Hyman Cleon for Borough President, Bklyn.

ACTION OF BOARD—Laid over to June 26, 1956, at 10 A.M. for inspection and decision; hearing closed.

816-54-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Eli Brody, owner.

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F-1 area district, the proposed erection of a one story and cellar building of class 3 construction, to be used for doctors' offices, with less than the required rear yard.

PREMISES AFFECTED—21-35 Bell boulevard, east side, 241.21 ft. north of 24th avenue, Block 5958, Lot 57, Bay-side, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. for applicant to report to the Board as to parking facilities and also as to proposed use of the cellar.

232-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Freya Heintze, owner (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and local retail use, D and G-1 area, district, the erection and maintenance of a supermarket, with required loading berth on the residence portion of the plot and the parking of more than 5 cars (patrons); proposed area of building is in excess of area permitted, with a side yard of less than 5 ft. in that portion of the lot in the G-1 area district.

PREMISES AFFECTED—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972, Lot 50, Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Joseph Schneider.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 19, 1956, at 10 A.M. for further inspection and decision; hearing previously closed.

233-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Carmine L. Calabro, owner (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h, 7A and 7c of the zoning resolution, to permit in a retail and residence use district, the proposed parking

lot for supermarket's patron use, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—133-25 233rd street, east side, 97.25 ft. north of Merrick boulevard, Block 12973, lots 6 and 9, Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Joseph Schneider.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 19, 1956, at 10 A. M. for further inspection and decision; hearing previously closed.

582-55-BZ

APPLICANT—Reginald S. Hardy, for U.K. Realty Corp., owner.

SUBJECT—Application July 14, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repairs (hand tools only) and parking of motor vehicles awaiting service, with show windows, signs and curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—1881-1889 Utica avenue, east side, from Flatlands avenue to Avenue K, Block 7798, Lots 6, 8 and 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: Herbert J. Lipp.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 26, 1956, at 10 A. M. for inspection and decision; hearing previously closed.

584-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Charlotte W. Sanders, owner.

SUBJECT—Application July 15, 1955—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed demolition, reconstruction and extension of an existing gas station, office and sales, storage, lubritorium, car washing and minor auto repairs.

PREMISES AFFECTED—699 Morris avenue, 266 East 155th street, southwest corner and 3012-3016 Park avenue, Block 2442, Lot 65, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 26, 1956, at 10 A. M. for inspection and decision; hearing previously closed.

662-55-BZ

APPLICANT—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the extension of a non-conforming use (residence and stores).

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 26, 1956, at 10 A.M. for decision; hearing previously closed.

663-55-A

APPLICANT—Robert Gottlieb, for Vito and Frank Savino, owners.

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SUBJECT—Application August 9, 1955—Appeal from a decision of the borough superintendent—re frame building business use.

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 26, 1956, at 10 A.M. for decision; in conjunction with Cal. 662-55-BZ; hearing previously closed.

679-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Pauline and William Hinderstein, owners.

SUBJECT—Application August 30, 1955—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the proposed erection of a structure for storage, stores, loading and unloading, parking of patrons cars (no fee to be charged).

PREMISES AFFECTED—13-55 to 13-63 Beach Channel drive and 2201-2217 Birdsall avenue, southwest corner, Block 158, Lot 14, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, William Hinderstein and Maurice H. Kronowitz.

For Opposition: Murray Fox, William Fischman, Saverio Chimenti, Esther Birkander, Madalana Laera, Nora Lawless, Carmella Russo and Alice Maddalena.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 19, 1956, at 10 A.M. for applicant to file revised plans as to Lot No. 4; hearing closed.

755-55-BZ

APPLICANT—Leonard F. Rothkrug, for 66-17 Grand Avenue Corp., owner (Times Square Corp., lessee).

SUBJECT—Application September 23, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a retail and residence use district, the proposed patrons and employees parking of more than 5 motor vehicles.

PREMISES AFFECTED—66-19 Grand avenue, north side, 85.44 ft. east of Hamilton place and 66-02 Perry avenue, southeast corner of 66th street, Block 2724, Lots 8 and 69, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Mildred Mickalouskas, William Szachacz and M. Senkiewicz.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 19, 1956, at 10 A.M. for applicant to give the matter further study and to file revised plans if he so desires.

763-55-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Ellen Licata, owner.

SUBJECT—Application September 27, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area, 1 times height district, an extension of a one family residence for a play room, bathroom, porch and 2 car accessary garage.

PREMISES AFFECTED—142-07 Hoover avenue, north side, 100 ft. west of Daniels street, Block 9721, Lot 251, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Joseph.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 26, 1956, at 10 A.M. for inspection and decision; hearing closed.

814-55-BZ

APPLICANT—Fred C. Dahlem, for Estate of Newbold Morris, Bank of New York, trustee, owner (Martin Gollubier, lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of use of parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—1034-1040 College avenue, east side 100 ft. north of East 165th street, Block 2433, Lots 1 and 6, Borough of The Bronx.

APPEARANCES—

For Applicant: M. Gollubier.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 26, 1956, at 10 A.M. for inspection and decision; hearing previously closed.

20-56-BZ

APPLICANT—Frederick A. Ketcher, for Springhill Realty Corp., owner (Pembroke Corp., lessee).

SUBJECT—Application January 17, 1956—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, an electric ground sign.

PREMISES AFFECTED—219-11 Hillside avenue, north side, from Springfield boulevard, to 219th street, Block 10689, Lot 16, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 26, 1956, at 10 A.M. for inspection and decision; hearing previously closed.

43-56-BZ

APPLICANT—Lanta, Proskauer and Prober, for Meyer Berfond, owner.

SUBJECT—Application January 24, 1956—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a business, local retail and residence use district, the erection of 2 buildings of class 1 and class 3 construction to be used for storage, boiler room, compressor room, refrigerator, store, loading and unloading, mens' and womens' toilets, restroom, air conditioning equipment, and parking of patrons cars, no fee to be charged.

PREMISES AFFECTED—2127-2183 Coyle street and 3045-3067 Avenue V, northeast corner and 2128-2184 Bragg street, Block 7368, Lots 17, 19, 22, 25, 27, 29, 31, 36, 46, 53, 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Irving Lew and Vito De Palo.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 12, 1956, at 10 A.M. at request of objector; applicant concurring.

116-56-BZ

APPLICANT—Abraham N. Horwitz, for Harry Mortimer, owner.

SUBJECT—Application February 20, 1956—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the construction and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs (using hand tools only), office and sales of auto accessories for a term of 15 years.

PREMISES AFFECTED—2451-2459 Westchester avenue and 1400-1408 Rowland street, northeast corner, Block 3974, Lot 1, Borough of The Bronx.

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APPEARANCES—

For Applicant: Abraham N. Horwitz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 26, 1956, at 10 A. M. for inspection and decision; hearing closed.

30-48-BZ—Vol. II

APPLICANT—Adolph Friedel, for Moe Friedel, owner.

SUBJECT—Application reopened May 8, 1956 for consideration of extension of term of variance expired February 24, 1954—re (decision of the borough superintendent) previously granted on condition, under sections 7c, 7i, 7A and 7h of the zoning resolution, permitting in a residence and business use district, the reconstruction and extension of existing gasoline service station to include boiler room, lubritorium, auto laundry, motor vehicle repair shop, sale of accessories and office and also the parking and storage of more than five motor vehicles and with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—1701-1725 Bedford avenue and 109-131 Sullivan place, northeast corner, Block 1304, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Adolph Friedel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application (Vol. I) under sections 7c and 7e of the zoning resolution, to permit in a residence and business use district, the proposed changed of use from existing office, gasoline service station and lubritorium, to include the parking and storage of more than five motor vehicles, affecting premises 1701-1725 Bedford avenue and 109-131 Sullivan place (street), northeast corner, Block 1304, Lot 1, Borough of Brooklyn, was withdrawn without prejudice on December 7, 1948; and

WHEREAS, on September 27, 1949 the Board reopened this application as Vol. II, subject to the usual procedure, to consider a new decision of the borough superintendent; and

WHEREAS, on February 7, 1950 this application was granted on condition under section 7c to permit gasoline service station to be reconstructed and to permit the parking and storage of motor vehicles under section 7h for a term of two years within the residence use portion of the plot; and

WHEREAS, on April 11, 1950 this application was reopened and resolution amended to read—"that there shall be erected along the rear lot line to the east a substantial masonry wall—"; and

WHEREAS, on October 17, 1950 this application was reopened and resolution amended and time to complete extended; and

WHEREAS, on June 5, 1951 the Board reopened this application and amended the resolution as to curb cuts; and

WHEREAS, on February 5, 1952 and February 24, 1954 the term of variance was extended under section 7h for a term of two years; and

WHEREAS, on July 27, 1954 the Board reopened the application and amended resolution to read—"that in event the owner desires to maintain a diner on the premises as proposed, such extension of use may be permitted"; and

WHEREAS, the resolution was further amended on June 1, 1955; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation; and

WHEREAS, this application was reopened on May 8, 1956 and set for hearing on June 5, 1956, at 10 A.M., subject to the regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 7, 1950, as thereafter amended by resolution adopted through June 1, 1955, only so far as it refers to the extension of the term of the variance so that as amended this portion of the resolution shall read:

"that the premises may be occupied for a term of two years from the date of this amended resolution, under Section 7h, for the parking and sale of cars as previously permitted *on condition* that in all other respects the resolution above cited shall be complied with and a new certificate of occupancy shall be obtained."

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district, the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

APPEARANCES—

For Applicant: H. Nordheim and William Slapo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 3, 1955 after due notice by publication in the Bulletin; laid over to June 7, 1955, to permit the applicant to obtain a decision from the Building Department as to structural conditions to comply with the Labor Law and to permit the filing of a companion administrative appeal to be heard with the zoning application on the laid over date; laid over, date to be set for hearing when companion "A" appeal has been examined and set for hearing; the "A" and "BZ" cases to be heard on the same date; then set for hearing January 10, 1956; then February 15, 1956, for inspection and decision; hearing closed; then to February 28, 1956, for applicant to file revised plan; then laid over to March 20, 1956, for further inspection and decision; then to April 3, 1956, for applicant to furnish consent of adjoining owner for use of property as means of egress from foot of fire escape; then to April 24, 1956, at request of the applicant, to obtain a consent of the adjoining owner for exit across his property; then to May 8, 1956, for applicant to file consent of adjoining owner for exit; then to June 5, 1956, at request of the applicant, to file consent of adjoining owner; and

WHEREAS, the district maps accompanying the zoning resolution show that Thompson street is in residence and business use, B and C area, class 1½ height districts; Spring street is in retail, business and unrestricted use, B area, class 1½ height districts; the site is in a retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated September 4, 1951 acting on amendment to Alt. Applic. 1676-45, reads:

"16. In a Retail Use District no manufacturing or treatment of products shall be carried on other than such as are incidental to the conduct of a retail business conducted on the premises or such other manufacturing as is now permitted in a business district, provided that in such other manufacturing that not more than 5% of the total floor space of the building is so used. Article II Para. 4-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 23.4 ft. frontage by 100 ft. in depth, on which is

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located a building 23.4 ft. front by 96 ft. in depth, 4 stories, 56 ft. in height, of class 3 construction, used for manufacturing on all floors; that it is proposed to permit manufacturing on all floors, not incidental to conduct of retail business conducted on premises; and

WHEREAS, the applicant states that the present owner has held title to the property since July 15, 1944; that the assessed valuation of land is \$9,000 and of the building \$11,000 making a total of \$20,000; that the building was erected 1911; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant was unable to obtain a consent of the adjoining owner for permission to exit through his premises; that, however, he requested the Board grant the application in view of the long time that such means of egress has been available for the subject building, and with the understanding that in the event such egress ceases to be available, a second means of exit will be provided; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, as to objection 16, to permit the occupancy of the building throughout for manufacturing, as proposed and as indicated on plans filed with this application, marked "Received September 18, 1951", 1 sheet, "March 3, 1955", 1 sheet and "March 15, 1956", 3 sheets, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto, other than as modified by the Board this day by resolution adopted under Cal. 444-55-A; and that such fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within six months from the date of this resolution.

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner.
SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent—relating to egress and construction.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

APPEARANCES—

For Applicant: H. Nordheim and William Slapo.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated May 31, 1955, on amendment to Alt. App. 1676 of 1945 reads:

"10—Means of egress including cellar should comply with Section 270 of the L.L.

"12—Required liveload for manufacturing and storage is 120 lbs. per sq. ft.

"17—Building should be of fireproof construction as it exceeds the tabular height limit, Sect. C26-254.0 B.C. and Sect. 270 of the Labor Law."

and

WHEREAS, the applicant stated to the borough superintendent in the amendment filed May 12, 1955, upon which the decision dated May 31, 1955, was issued that the liveload for all floors will be 120 lbs. per sq. ft.; and

WHEREAS, the applicant has not appealed on objection 12 relating to liveload; and

WHEREAS, the applicant states the building is 4 stories, 56 ft. in height, 23 ft. 4 in. front by 96 ft. in depth of class 3

construction and erected 1911, located on a lot 23 ft. 4 in. front by 100 ft. depth in a retail use B area, Class 1½ height district, and used and occupied since 1946—cellar; storage and boiler, no persons; 1st floor—factory-printing, 2 persons; 2nd floor—factory, metal candy-molds, 10 persons; 3rd floor—storage, no persons; 4th floor—factory—silk printing, 3 persons; no change in use or occupancy is now proposed; type of storage proposed is not stated; and

WHEREAS, the applicant states the building is provided with one interior 3 ft. 8 in. wide fireproof stairs, fireproof enclosed; equipped with fireproof self-closing doors leading direct to street and provided with a ladder and scuttle to roof and one stack of fire escapes on the rear wall extending to roof by stair and to street and yard by ladder with egress from yard to fireproof passage 60 Thompson Street, window and door openings on the course of the fire escape are fireproof self-closing; adjoining building to the east and west are 56 ft. in height; and

WHEREAS, violation No. 1819 of 1949, issued by the borough superintendent February 2, 1955 stated that the violation existed of Section C26-178.0-183.0 of the Administrative Code in that the building had been changed from five to four stories by relocating floor beams contrary to plans approved under Alt. App. 1676 of 1945, and that the first and second stories were occupied without a Certificate of Occupancy; and

WHEREAS, the applicant has filed an extract from the minutes of the Court of Special Sessions of the County of New York, dated May 24, 1955, stating that the defendant Leah Slapo was discharged on her own recognizance on October 19, 1954, on a charge of violation of the Multiple Dwelling Law; and

WHEREAS, the applicant states the building formerly consisted of two buildings and by the construction of two side walls and a roof became a single unit of Class 3 construction; that the floor beams of both buildings were raised so as to create higher ceilings and in the process the fifth floor was eliminated; that the roof was not raised; thus, the building remains the same height as formerly; that this applied to the front buildings; that the rear building was a two-story building and additional brick walls were added to bring it up to the same level of the front building and its floor beams were also raised to bring its floor levels on the same level as the front building; and

WHEREAS, the applicant contends that the buildings had out-lived their usefulness as tenements due to the depreciation of neighboring property that were converted to commercial uses; that the type of occupancies in the building are such that they did not produce noise or odor; that the third floor is used for the storage of furniture, and the blue-printing process stated to be on the fourth floor is actually off-set printing; that the number of occupants on each floor is limited; that the exit facilities are adequate; that the front stairway is entirely fireproof, enclosed in fireproof walls and lead to the street, and is provided with 3 ft. 8 in. wide fireproof doors at each floor; and

WHEREAS, the applicant contends as to the fire escape at the rear of the building that such fire escape and means of escape at the rear yard level were accepted by the Tenement House Commissioner October 24, 1913, under Alt. App. 889 of 1912, and afford exit from the rear yard to fire passage of No. 60-62 Thompson Street; and

WHEREAS, plans filed with this appeal marked, "Received, June 3, 1955" indicate the use of the cellar (marked basement) as storage and all other floors as factory; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. App. 1676/45, Objection No. 10 and that the appeal be and it hereby is *granted*, to permit the continuance of the exits from the cellar, as shown on plans filed marked "Received March 15, 1956", 3 sheets, *on condition* that the rear fire escape shall be maintained in good structural con-

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dition with exit to roof and drop ladder to yard; that the means of exit from this fire escape may be through adjoining premises as has existed, but in the event the owner of adjoining premises refuses to permit its continuance, the owner of subject premises shall provide a lawful means of exit from the rear fire escape through the building to the street; that as to objection 17 the building shall not be increased in height or area and in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board this day by resolution adopted under Cal. 626-51-BZ; and *withdrawn* as to Objection 12, to comply.

469-52-BZ—Vol. III

APPLICANT—Alex Danin, for Cord-Meyer Development Co., owner (Bay Terrace Cooperatives Sections 3, 4 and 5 Inc., lessee).

SUBJECT—Application reopened May 24, 1955 as Vol. III—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the substitution of two story garden simplex apartments for each two duplex single family units, within the same building envelope.

PREMISES AFFECTED—212-14 to 212-52 16th avenue, southeast corner of 212th street, Block 5118, Lot 30; 15-15 to 15-41 and 15-47 to 15-63 212th street and 212-19 to 212-49 16th avenue, northeast corner, Block 5857, Lot 110; 15-18 to 15-42; 15-70 to 15-86 and 16-18 to 16-34 212th street, northwest corner 18th avenue, Block 5863, Lot 60; 16-21 to 16-37 212th street, southeast corner of 16th avenue, Block 5918, Lot 30; 16-41 to 16-65 and 16-71 to 16-87 212th street, southeast corner 18th avenue, Block 5918, Lot 40; 209-37 to 209-77 and 211-07 to 211-49 18th avenue, northwest corner 212th street, Block 5863, Lot 110; 18-47 to 18-59 and 18-73 to 18-95 211th street; 211-03 to 211-23; 211-27 to 211-55; 211-67 to 211-91; 211-95 to 211-99 23rd avenue; 211-02 to 211-12; 211-39 to 211-41 and 211-36 20th avenue; 18-04 to 18-28; 18-34; 20-08 to 20-24; 20-28 212th street; and 18-15 to 18-41; 211-10 to 211-34; 211-38 to 211-50; 211-54 18th avenue, southwest corner, Block 5872, Lot 2, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alex Danin and Charles H. Mulligan, Jr.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on May 24, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on June 5, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, F-1 area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 26, 1955 acting on N.B. Applic. 7453-52, reads:

"1. Substitution of two story garden simplex apartments for each 2 duplex single family units does not conform to BSA variance granted by the Board on July 14, 1953 under Cal. No. 469-52-BZ—Vol. II and 161-53-A."

(See schedule "D").

and

WHEREAS, the applicant states that the premises consist of plots, as follows: block 5863, lot 60, irregular, 736.35 ft. fronting 212th street, average depth 572.65 ft.; block 5918, lot 30, irregular, 262.85 ft. fronting 212th street, 421.03 ft. fronting 16th avenue; block 5857, lot 110, irregular, 595.21 ft. fronting 212th street, 411.65 ft. fronting 16th avenue;

block 5918, lot 40, irregular, 312 ft. fronting 212th street, average depth 318 ft.; block 5863, lot 110, irregular, 1034 ft. fronting 18th avenue, average depth 289 ft.; block 5872, lot 2, 695 ft. fronting 212th street, 791 ft. fronting 23rd avenue, approximately 697 ft. fronting 18th avenue, approximately 925 ft. fronting 211th street; 1036 ft. fronting east and west sides 20th avenue, average depth 700 ft.; that it is proposed to permit the following changes; 282 duplex (single family units) containing living quarters on the 1st floor and sleeping quarters on the 2nd floor (each unit containing 5 rooms) be eliminated and instead of these apartments there be constructed 141 1st floor simplex apartments (each unit containing 5 rooms) and 141 2nd floor simplex apartments (each unit containing 5 rooms); that this will be accomplished by utilizing the 1st floor of each 2 duplex apartments as a 5 room simplex apartment and by utilizing the 2nd floor of each 2 duplex apartments as a 5 room simplex apartment (see schedule D); that this change merely substitutes a 2 story garden simplex apartment unit for each 2 duplex single family units and in no way whatsoever will it affect the previous decision with respect to construction and general layout of the project; that the location of each of the 25 revised buildings will in no way be changed, nor will the over-all dimensions, area and cubic contents of these buildings be changed as a result of this proposed revision; that similarly, the number of families to be accommodated by the project, the number of exterior garages, the number of interior garages, the number of parking spaces, all will *not* change; and

WHEREAS, the applicant contends that this application is made because the sponsor of the Bay Terrace project has determined from experience gained in the past 24 months, that the simplex apartment units are in far greater demand by the public and are far more acceptable to the needs of the public, than the duplex units; that the original distribution of apartment units calling for 50% simplex and 50% duplex units, was dictated by the FHA, and in light of the sponsor's experience of great difficulty in selling the duplex units, the FHA has changed its regulations and permitted Bay Terrace cooperative sections 3, 4 and 5 to be built entirely of simplex units in order to alleviate the undue hardship suffered by the sponsor in having to sell a dwelling unit considered undesirable by the public; that although at present specific plans have been filed with the Board for sections 1 through 5 inclusive, a total of 1,062 apartments, additional plans have been prepared with the building department so that the area will eventually be built up by the sponsor with 3,500 apartment units, and all the preliminary planning was based on a complete development of this size; that in order to make a project of this magnitude possible, it was necessary for the sponsor to take and accomplish the following steps since the variance was adopted on July 14, 1953; and alteration map No. 3613 was filed with and approved by the City; that this alteration map extensively changes the area, closes mapped streets, provides for dedications by the sponsor to the City of a public school site, presently under construction as P.S. 169, an extension to an existing playground, a strip of land adjoining the parkway and the construction of chain link fencing along the perimeter of the project; that an agreement was entered into with the City whereby the sponsor undertook the building of an extensive network of storm water drains and sanitary sewers including the installation of large size sewer pipes in very deep trenches for the purpose of accommodating all 3500 families; that work on the installation of these utilities has been completed for sections 3 and 4 and a portion of section 5 will be completed within a few weeks; that in accordance with the agreement with the City, the sanitary sewers were designed of a size sufficient to take in the sewerage of many of the homes in a large area in the vicinity of the development and a large segment of this sanitary sewer has already been completed; that all the streets in the area were substantially widened in the planning for a large development, the additional land necessary for this street widening to be dedicated to the City and the paving to be done by the sponsor;

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and

WHEREAS, the applicant further contends that the afore-listed commitments could not have been made by the sponsor for a development of fewer than 3500 dwelling units; that the cost of the lands dedicated to the City and the cost of the very extensive sewer system can be borne only if their cost is to be allocated to the many apartment units that will constitute the entire development; that it is obvious that the apartments must be attractive to the public for otherwise they could not be sold and the development could not proceed; that many of the aforescribed heavy expenses have already been incurred by the sponsor and the financial losses that would result in a discontinuation of the project would be overwhelming; that aside from the obligations undertaken by the sponsor, the Department of water, gas and electricity of the City of New York has already installed water mains in the area to accommodate a large development and the utility companies have likewise revamped their facilities for the expected large developments; that at the present time, the revised plans for sections 3, 4 and 5, for which approval is hereby requested, have been completed in every detail and filed with the building department, and filed and approved by the FHA; that a construction permit for section 3 has been secured from the building department (permit No. 1728-54 to 1731-54 inclusive) and some building operations within this section, including the acquisition and the placement of over 100,000 cubic yards of fill and preparations for piling, have been completed; and

WHEREAS, the applicant states that the present owner has held title to the property since 1946 and that the assessed valuation of land is \$114,050.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 14, 1953 only so far as it refers to the type of buildings involved and to permit, in lieu of the duplex single family units as previously permitted, buildings as now proposed, two-story garden simplex apartments as shown on plans marked "Received April 28, 1955" 9 sheets, and "March 16, 1956", 13 sheets, *on condition* that the resolution above cited shall be complied with.

103-54-BZ—Vol. II

APPLICANT—Siegel and Green, for L. S. C. Realty Corp., owner.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection of an outdoor amusement center, also the maintenance of an illuminated business sign.

PREMISES AFFECTED—1950 Bruckner boulevard, south side, 364.8 ft. west of Pugsley avenue, Block 3677, Lots 58 and 61, Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel and Frank Jollento.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 17, 1956 subject to regular procedure, to consider new proposal, previously withdrawn; and

WHEREAS, a public hearing was held on this application on June 5, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Bruckner boulevard and Houghton avenue are in a residence use, E area, class 1 height district; and

WHEREAS, the decision of the borough superintendent,

dated December 1, 1955 acting on Alt. Applic. 1044-55, reads:

"1. Proposed erection of an outdoor amusement center on a plot located in a Residence use district is contrary to Art. 2, Sec. 3 of the Z. R.

"2. Proposed illuminated business sign in a Residence use district is contrary to Art. 2, Sec. 3 of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 79.15 ft. in depth, now vacant; that it is proposed to level the site, enclose the premises with a fence having gates to both streets and to install on the premises outdoor amusement devices for patron amusement; and

WHEREAS, the applicant states that the subject premises are now zoned for residence use, E area, since April 26, 1945; that prior thereto these premises were zoned for business use B and C area;

WHEREAS, the applicant contends that Bruckner boulevard since its widening has become a heavily trafficked arterial highway; that this particular area, especially to the south, is sparsely developed and was formerly low lying marsh land filled in and used by the department of sanitation and others as a dump; that the future development of this area is doubtful, irrespective of its present zoning; that while this immediate area is zoned for residence use, it is not residential in character nor conducive to residential development; that since the establishment of Bruckner boulevard as a through highway, this particular block between White Plains road and Pugsley avenue has been established as an amusement center; that the Board's records will disclose the several variances of similar nature granted for all the other premises comprising this entire block, except the subject premises, as well as the golf driving range that exists on a large tract of land immediately south of the subject premises; that the proposed illuminated business sign on the building face is a required incidental facility, which experience has shown to be necessary for the successful conduct of the operations of this enterprise and cannot adversely affect anyone, as it will face Bruckner boulevard which is a 187 ft. wide street without a single development on its north and opposite sides; that a grant of this variance would result in the improvement of a vacant plot otherwise undesirable for its zoned residential purposes; that the temporary term requested will afford an ample safeguard for the future character of this area, if and when it becomes desirable for conforming development; that the granting of this variance will enable the owners to obtain a beneficial use of their property and would not adversely affect the character of this neighborhood and would permit a use compatible with other surrounding uses; and

WHEREAS, the applicant states that the present owner has held title to lot 58 since December 8, 1950 and to lot 61 since February 6, 1953; that the assessed valuation of lot 58 is \$4500 and of lot 61 \$1500; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term expiring on May 4, 1964 to permit the use of the premises substantially as proposed and as indicated on plans filed with this application marked "Received December 6, 1955" 2 sheets, and "April 24, 1956" one sheet, *on condition* that all existing uses on the plot shall be removed and the plot shall be leveled substantially to the grade of Bruckner Boulevard and Houghton Avenue and shall be constructed and used as proposed and as indicated on such plans; that there shall be erected on all lot lines a woven wire fence of the chain link type not less than five feet six inches in height with no openings therein except gates not over 10 ft. in width to Bruckner Boulevard and a gate of similar width to Houghton Avenue where shown; that as to objection No.

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2 there may be an illuminated business sign of the dimensions as shown on such plans; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

297-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sylvia Griff, owner.

SUBJECT—Application reopened May 8, 1956 for consideration as to extension of time to complete expired October 26, 1955—re (decision of the borough superintendent) previously granted on condition, under sections 21, 7c and 19A, permitted in the business use portion of plot located in a residence and business use, D area district, the demolition of existing frame structure on lot 23, and the erection of a new one-story extension, using more than the area permitted; and permitting an opening from proposed extension to existing frame structure to construct one large store; and permitted a horizontal exit door between two structures; and permitting an entrance to a proposed loading area, both located in the residence use portion of plot, with loading area less than 33 ft. in depth, and less than 14 feet in height.

PREMISES AFFECTED—65-61 to 65-65 Grand avenue and 56-64 to 56-72 Hamilton place, northwest corner, Block 2719, Lots 21, 22 and 23, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, on October 26, 1954 this application was granted by the Board on certain conditions, under sections 21, 7c and 19A(h) of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use, D area district, the demolition of existing frame structure on lot 23 and the erection of a new one story extension using more than the area permitted, and to permit an opening from proposed extension to existing frame structure, to construct one large store and to permit a horizontal exit door between two structures; and to permit an entrance to a proposed loading area, both located in the residence use portion of plot, with the loading area less than 33 ft. in depth, and less than 14 ft. in height; and

WHEREAS, the applicant requested reopening of this application, amendment of the resolution and extension of time, to obtain permits and complete the work, which had expired by time limitation on October 26, 1955; and

WHEREAS, this application was reopened on May 8, 1956 and set for hearing on June 5, 1956 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on June 5, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated April 20, 1956 acting on Alt. Applic. 120-54, reads:

"1. Proposed extension to a wood frame building occupied as a store and dwelling is contrary to Section 4.1.2. and contrary to Resolution of Board of Standards Cal. No. 790-49-A.

2. Area of the plot to be built upon exceeds percentage permitted for a D area, Sec. 14 Zoning Resolution.

3. Provide two enclosed stairways from cellar directly to the street Section 6.1.2.2.3 and 6.3.3.

4. The portion of the loading and unloading area, more than 101.04' from Grand avenue is in a Residence Use District and contrary to Art. 2 Sec. 3 of the Zoning Resolution.

5. Provide one loading berth at least 33' deep and at least 14' high, Sec. 19A Zoning Resolution, Subd. h 1 and 2.

Note: Above premises were subject to Board of Standards and Appeals Variance under Calendar Number 297-54-BZ and 790-49-A, Vol. II. Since Board resolution adopted October 26th, 1954 has expired, this matter is referred back to the Board."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 26, 1954 by adding thereto:

"that all permits shall be obtained and all work completed and a new certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution;"

and to amend the next to the last sentence in such resolution so that as amended this portion of the resolution shall read:

"that access doors may be constructed in the cellar where shown on plans as cited in resolution adopted October 26, 1954."

450-55-BZ

APPLICANT—Leonard F. Rothkrug, for Thomas Nastasi, owner.

SUBJECT—Application June 7, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the occupancy of a class 4, single family residence by 2 families.

PREMISES AFFECTED—157-22 Powell Cove boulevard, south side, 180 ft. east of 157th street, Block 4554, Lot 50, Beechhurst, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 8, 1956 after due notice by publication in the Bulletin; laid over to June 5, 1956, for inspection and decision; hearing closed; applicant to file report as to houses in area having more than one family; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Powell Cove boulevard are in a residence use, G-1 area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 12, 1955 acting on Alt. Applic. 762-55, reads:

"1. Proposed two family house is contrary to Zoning Resolution Sec. 16-C-a which states that in a G-1 district no dwelling shall be erected or altered other than for occupancy for a single family."

and

WHEREAS, the applicant states that the premises consist of a plot, 80 ft. frontage by 200 ft. in depth, on which is located a one-and-one-half story building of class 4 construction, 40 ft. front, 29 ft. in depth, 24 ft. in height; that certificate of occupancy No. Q78506 was issued December 28, 1951, after completion of work under N.B. 9496-50 providing for a boiler room, toilet and two car garage in the cellar and dwelling for one family on the 1st floor and attic; that the premises are illegally occupied by two families since 1951, shortly after the issuance of the certificate of occupancy; and

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WHEREAS, the applicant contends that the owner purchased the land when the premises was in an F area district and building plans were approved and construction was commenced while the premises were in an F area district; that the area district was not changed until July 24, 1951 while the building was under construction; that at any time prior to the change of area district, the owner could have erected a two family dwelling or amended his building plans to change the proposed occupancy from one to two families; that it was the owner's intention to erect a house which could be used at some future time by 2 families; that the owner particularly thought that one of his children's family would occupy the house with him and soon after the house was completed, the owner's daughter's family moved in with him and occupies the second apartment in the building; that the premises consist of an unusually large plot, 80 ft. by 200 ft. in area, and the building is set back 45 ft. from the street, 20 ft. from each side lot line and 126 ft. from the rear lot line; that there is only one building on this large lot and ideal conditions prevail which provide light, air and ventilation to both apartments; that although the neighborhood is still a newly developed one, most of the homes were built when the premises was in a D area and F area district, which provisions of the zoning resolution permit 2-family occupancies; that a majority of the homes within the area affected by this appeal are occupied by two families; and

WHEREAS, the applicant states that the present owner has held title to the property since July 20, 1950; that the assessed valuation of land is \$5,500 and of the building \$8,000 making a total of \$13,500; that the building was erected in 1951; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which is of the opinion that this building should be used for one family only, as designed; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 762/55, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

529-55-BZ

APPLICANT—Henry C. Brucker for Alfred W. and Amelia Ziegler, owners.

SUBJECT—Application June 29, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a E area district, the erection of a two story one family dwelling with side yard of less width than required by section 18b of the zoning resolution.

PREMISES AFFECTED—78-30 82nd street, west side, 277.15 ft. south of 78th avenue, Block 3832, Lot 57, Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Oscar F. Schmitt and Alfred W. Ziegler.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Conolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 5, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 78th avenue are in a residence use, E area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 3, 1955 acting on N.B. Applic. 2434-55, reads:

"1. Provide minimum sideyard for an E area district as required by Sec. 18(b) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a vacant lot, 20 ft. frontage by 90 ft. in depth; that it is proposed to erect a two story, one family dwelling of class 3 masonry construction, 18 ft. 8 in. by 36 ft. in area, with accessory garage located in the cellar, set back 20 ft. from the street line with a 34 ft. rear yard set flush on the southerly side line and 1 ft. 4 in. from the northerly line; and

WHEREAS, the applicant states that the present owners purchased this lot on February 9, 1944; that on May 9, 1952 they sold the lot to Arthur and Ruth Carroll who subsequently intended to erect a one family dwelling on the lot but found out that the zoning resolution side yard requirement of 5 ft. limited any potential dwelling to a width of 15 ft., which is insufficient; that the original owners refunded the purchase price of the land and took back title to same; that since then they have been paying taxes on the lot with no possibility of erecting any improvements, except an insufficient 15 ft. wide dwelling which is too narrow to lay out practical size rooms therein; that there is no possibility of disposing of the lot with this restriction upon it; that one block westerly and one half block northerly, the district is D area zone and the dwelling as proposed could be erected without any question; that the proposed building will be in keeping with the other dwellings in the neighborhood in all respects; and

WHEREAS, the applicant contends that no light and ventilation will be impaired by the granting of this variance because the proposed building is adjoining 78th road, which is physically in effect—curbed, paved sidewalks, open to traffic but does not show on the city map; that title to same is in Amelia and Alfred Ziegler name and the names of the owners of block 3833, lots 33, 37 and 55; and

WHEREAS, the applicant states that on October 5, 1934 the area zone was changed from D to E; and

WHEREAS, the applicant states that the present owner has held title to the property since February 9, 1944; that the assessed valuation of land is \$1,200 and of the building \$200 making a total of \$1400; and

WHEREAS, the applicant states that 78th Road while mapped and open for traffic is owned by the abutting owners and that this owner has title to the middle of the street to which the yard may be considered as extending; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 as to the width of the side yard, so as to permit the width of such side yard to be as proposed and as indicated on plans filed with this application, marked "Received June 29, 1955", 4 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

656-55-BZ

APPLICANT—Hurley, Kearney, Lane and Mattison, for St. Charles Hospital, owner.

SUBJECT—Application August 9, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking of motor vehicles for physicians and personnel of St. Charles Hospital.

PREMISES AFFECTED—295 Hicks street, east side, 198 ft. north of State street, Block 261, Lot 9, Borough of Brooklyn.

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APPEARANCES—

For Applicant: George P. Lane.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 5, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, State street, Henry street and Hicks street are in a residence use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated July 26, 1955 acting on Alt. Applic. 2019-55, reads:

"1. Proposed parking of motor vehicles in a residence use district is contrary to Art. II Sect. 3 of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100 ft. in depth, now vacant; that it is proposed to use the plot for the parking of motor vehicles for physicians and personnel of St. Charles Hospital; and

WHEREAS, the applicant contends that the hospital is a voluntary, non-profit-making organization operated under the general supervision of the Roman Catholic Diocese of Brooklyn and is devoted to the care of crippled and defective children; that at the present time there are literally no parking facilities in the area for physicians and personnel of the hospital and as a consequence these persons, and the physicians in particular, who require the use of their automobiles daily, are required to park their autos some distance away from the hospital; that the proposed facility will be restricted solely to the parking of motor vehicles by these persons and no fee will be charged; that the property will be entirely enclosed with a fence and entrance thereto will be had by means of a gate leading from Hicks street; that the premises are located within a residence district; that if the site were part of the same lot upon which the hospital is located, it could be used as proposed without permission of the Board and it is only because it is on another lot that permission must be sought; that the hospital renders a very valuable service to the community, a service which is impaired because of the great inconvenience caused to physicians and personnel because of the absence of parking facilities; and

WHEREAS, the applicant states that the present owner has held title to the property since May 19, 1949 and that the assessed valuation of land is \$2,600; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h, for a term of five years, to permit the premises to be occupied for the parking of motor vehicles belonging to physicians and personnel of St. Charles Hospital, located on Block 261, lots 16 and 18, *on condition* that all uses on the premises shall be removed and the premises graded to the level of Hicks street, graded with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on all lot lines where walls of adjoining buildings do not occur, a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height with an opening thereon on Hicks street, 10 ft. in width, which opening shall be fitted with gates which shall be kept closed when the parking lot is not in use; that opposite such opening the curb cut may be 12 ft. in width; that the sidewalk and curbing

abutting the premises shall be restored or reconstructed to the satisfaction of the Borough President; that during the term of this variance, the premises shall be occupied for no other use; that no sign shall be erected except a sign attached to the fence near the entrance, which sign shall not extend beyond the building line and not be illuminated, advertising only the private use of the premises for parking and such other information as the commissioner of licenses may require; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within six months from the date of this resolution.

738-55-BZ

APPLICANT—Patrick D. Concagh, for 333 West 46th Street Corp., owner.

SUBJECT—Application September 21, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—333-337 West 46th street, north side, 378 ft. west of 8th avenue, Block 1037, Lots 16, 116 and 117, Borough of Manhattan.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 8, 1956 after due notice by publication in the Bulletin; laid over to June 5, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and West 46th street are in a residence use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated September 8, 1955 acting on Alt. Applic. 1408-55, reads:

"1. Proposed parking lot in a Residence use district for more than five motor vehicles is contrary to Article II Section 3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 52 5/6 ft. frontage by 100 ft. 5 in. in depth, occupied by 3 old rooming houses to be demolished; that it is proposed to occupy the site as a parking lot for more than 5 motor vehicles; that it is further proposed to level the plot to grade and provide the necessary wire fencing and bumpers; that it is requested that a distance of 15 ft. be permitted between the terminating posts in the wire fence at the entrance to the plot on West 46th street opposite the curb cuts; and

WHEREAS, the applicant states that it is felt that the use zoning of this area is basically wrong; that in 1936 when the use zoning was changed from business to residence it was hoped that by raising the restrictions this area could be brought back; that after 19 years of this experiment it is obvious that it has done more harm than good, that there is certainly no indication in this neighborhood that any owner intends to build a conforming use; that the neighborhood has continually gone down since the change in zoning and no new residence uses have been constructed in this area for many years; that these premises, consisting of 5305 sq.ft., are occupied by three old rooming houses constructed about 50 years ago; that the proposed demolition of these buildings would be a definite first step toward clearing the area for some future more modern use of the premises; that to permit the owner to use the resulting vacant area for off-street parking in order to pay the cost of demolition and taxes until an opportunity presents itself

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to construct a profitable new building, seems only fair; that the subject premises are bounded on 3 sides by very old 3 and 5-story multiple dwellings and on the south by West 46th street, which is a one-way, eastbound street; that it is planned to store a maximum of 30 cars on the proposed parking lot; and

WHEREAS, the applicant contends that the old buildings presently standing on the site were constructed about 50 years ago and are not economically realistic; that the income from them is in fact not great enough to offset the cost of taxes, operation and maintenance at today's prices; that the owner has carefully considered the possibility of constructing a conforming use on this site but came to the obvious conclusion that it would be entirely inappropriate and a total waste of money in this noisy, run-down commercial district; that the only practicable possibility appears to be complete demolition of the existing buildings and the operation of a commercial parking lot until such time as a conforming use can be economically feasible; and

WHEREAS, the applicant further contends that the site is located on the fringe of the theatrical district and within a short distance of Times square; that Madison Square garden is situated on the west side of 8th avenue between 49th and 50th streets and there are a great many theaters, movies, nightclubs, restaurants, hand laundries and other service establishments in the immediate vicinity; that during the day time the stores along 8th avenue would be served as well as patrons of the Garden and the moving picture theaters; that although there is a small parking lot between the subject site and 8th avenue on 46th street, which was recently granted by the Board under Cal. No. 397-54-BZ, and a few other lots in the surrounding neighborhood, the total number of car spaces provided for off-street parking is still far below the requirements; that the demand for off-street parking facilities in this area probably exceeds that of nearly all other areas of the City; that the granting of this application would not in any way adversely affect the immediate neighborhood; that the elimination of the three old rooming houses would create additional light and air for surrounding buildings on the south side of 47th street and along the north side of 46th street; that it would also create a fire block in this long row of old buildings; and

WHEREAS, the applicant states that the present owner has held title to the property since January 11, 1954 and January 6, 1953; that the assessed valuation of land is \$39,000 and of the buildings \$6,500 making a total of \$45,500; that the buildings were erected in 1884; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises to be occupied for parking, substantially as proposed and as indicated on plans filed with this application, marked "Received September 21, 1955", 2 sheets, *on condition* that all buildings and uses on the premises shall be removed and the premises leveled substantially to the grade of West 46th street, graded with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on all lot lines where walls of adjoining buildings do not occur, a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height; that a similar fence shall be erected on the street building line, with a gate not over 10 feet in width for entrance and exit and with curb cut opposite not exceeding 15 ft. in width; that during the term of this variance the premises shall be occupied for no other use and no signs shall be erected, except one sign attached to the fence near the entrance, not extending beyond the building line and not illuminated, advertising only the parking use, rates charged and such other information as the commissioner of

licenses may require; that there may be constructed a building not over one story in height and 100 sq.ft. in area, which may be of frame, for use as an office and shelter for the attendant, erected on the front of the lot near the entrance; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

764-55-BZ

APPLICANT—Burke, Green and Groh for Joseph and Marie Danisi, owners.

SUBJECT—Application September 27, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed use of existing building, for office, distributing, and storage building for beverages; more than one building on the plot.

PREMISES AFFECTED—120-42 Springfield boulevard, west side, 91.04 ft. north of 121st avenue, Block 12694, Lot 56, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Joseph Danisi.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 5, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 121st avenue are in a residence use, E-1 area, class ½ height district; Springfield boulevard is in residence and retail use, E-1 area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated September 13, 1955 acting on Alt. Applic. 1421-55, reads:

"1. Proposed office and distributing and storage building for beverages in a residence use district is contrary to Art. 2 Sec. 3 of the Zoning Resolution.

2. Only one building permitted on one plot, sec. 1(v)." and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. 2 in. frontage by 92 ft. 44 in. in depth, on which are located two buildings of class 3 construction 14 ft. 2 in. by 36 ft. 3½ in. designated building B; 14 ft. 2¼ in. by 14 ft. 1-¾ in. designated building A, now vacant, formerly used for storage of building material; and a two story brick and frame dwelling at the rear of the site, 29 ft. by 29 ft. ¾ in.; and

WHEREAS, the applicant states that the property referred to is presently zoned as a residence district, class 1/2 height district and E-1 area district; that as of July 25, 1916 the property was zoned as a business district, a one times height district and a D area district; that the present residence designation became effective on January 21, 1947 and the present height and area designations became effective on June 30, 1952; that no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that under N.B. 4416-1937 a one story concrete block storage shed, 14 ft. by 36 ft., foundation 12 in. concrete 4 ft. below grade, was used for the storage of building material with the building erected in the front of a lot; that the rear of the lot was used for a residential dwelling; that under N.B. 4493 of 1937 permission was granted for a one story block office building to be used as an accessory building to the building material business on the same premises; that there was no certificate of occupancy issued for either building; that the premises

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were used for many years for the storage of materials; and when the storage of materials business was abandoned, the two front buildings were blocked up and have not been in use for the past 8 years; and

WHEREAS, the applicant further contends that the only new work proposed on these buildings, outside of the general restoration, is the installation of a small exit door in the wall facing Springfield boulevard in building B; that the only other change shown on the plan is the location of a future curb cut and the change of occupancy of the building on the front of the lot; that since these erected buildings have been used almost solely for business purposes until they were abandoned by the former owner, the use of said premises, though now in a residential district, for a business use would not be out of conformity with the former use of the premises or with the general use of the surrounding properties on Springfield boulevard; and

WHEREAS, the applicant states that the present owner has held title to the property since June 16, 1954; that the assessed valuation of land is \$4,000 and of the building \$1,900 making a total of \$5,900; that the building was erected in October, 1937; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of ten years to permit the premises and existing buildings to be occupied substantially as proposed and as indicated on plans filed with this application marked "Received September 27, 1955" 4 sheets, *on condition* that the existing building shall not be extended and in all other respects shall comply with all laws, rules and regulations applicable thereto; that suitable fences shall be maintained on the lot lines; that there shall be to Springfield Boulevard a curb cut not exceeding 15 ft. in width; that until such curbs are installed the cut may be toward the center of the premises; that in all other respects the building and occupancy shall comply with the requirements applicable if the premises were located in a local retail district; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

784-55-BZ

APPLICANT—Goldwater and Flynn, for Housing Enterprises Inc., owner.

SUBJECT—Application October 4, 1955—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor motor vehicle repairs, washing, parking and storage of motor vehicles.

PREMISES AFFECTED—30-11 Francis Lewis boulevard, east side, from 30th avenue to 32nd avenue, Block 6021, Lot 1, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Rosenblum and L. R. Colman.

For Opposition: David Guralnick, Regina Mergel, Nicholas Mergel, Loretta Bell, Elinore Goodman (Samuels), Marianne Kreiman, Mary A. Clarke, Josephine Viola, Kate Neiderberger, Mary Emerzalorf, Anna Devlin, Frances Melanson, Martin Grealish, Emi Kopkex, Joseph Brennan, Alfred Romerio, Salvatore Costanzo and Carlo Buscemi.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.. 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 1, 1956 after due notice by publication in the Bul-

letin; laid over to June 5, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 30th avenue and 32nd avenue are in local retail and residence use, D area, class 1 height districts; Francis Lewis boulevard is in a local retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 16, 1955 acting on N.B. Applic. No. 4052-55, reads:

"1. Proposed use of gasoline selling station, lubricatorium, minor motor vehicle repairing, washing, parking and storage of motor vehicles in a Local Retail district extending into residence district is contrary to Art. II Sections 4-c & 3 of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 190.18 ft. frontage by 111.43 ft. in depth, now vacant; that it is proposed to erect a parkway type gas station and separate the plot from adjoining properties by brick walls to a suitable height along the rear and side lot lines; that the building itself will be 76 ft. in length and 31 ft. 8 in. in depth; that it will be set back from Francis Lewis boulevard as shown on plans submitted with this application; and

WHEREAS, the applicant states that the plot fronts 190.18 ft. on Francis Lewis boulevard, including a diagonal piece of 10.36 ft. which fronts on Utopia parkway, 111.43 ft. on 30th avenue and 95.34 ft. on 32nd avenue; and

WHEREAS, the applicant contends that Francis Lewis boulevard is a principal traffic highway connecting with Cross Island boulevard, Triborough bridge and Whitestone bridge and also connecting to the south with the principle highways of Queens and the Rockaways; that this section of Francis Lewis boulevard is devoted mainly to business uses and also includes within a short radius two gas stations, for which variances were granted by the Board; that the section is amply provided with retail stores and it is believed that the proposed structure would be of greater benefit to the property along the rear, since it would provide greater light and ventilation than conforming structure built up to the rear lot line; that if a taxpayer were built, the loading and unloading of merchandise would certainly not be as beneficial as the proposed building, set back from the rear line and from Francis Lewis boulevard; that the size of the plot will give ample room for the functioning of a modern, progressive type of station that will bear comparison with the gas stations now within the area of notification; and

WHEREAS, the applicant states that the present owner has held title to the property since January 8, 1949 and that the assessed valuation of land is \$13,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions e and h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. App. 4052/55, Objection No. 1, be and it hereby is *affirmed* and the application be and it hereby is *denied*.

788-55-BZ

APPLICANT—Charles M. Spindler, for John and Margaret Rose, owners.

SUBJECT—Application October 5, 1955—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, proposed motor vehicle repair shop and parking and storage of more than 5 motor vehicles, for a term of 15 years.

PREMISES AFFECTED—150-47 12th road, north side, 100.50 ft. west of Clintonville street, Block 4517, Lot 41, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

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For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 15, 1956 after due notice by publication in the Bulletin; laid over to June 5, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Clintonville street are in a business use, D area, class 1 height district; 12th road is in business and residence use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 16, 1955 acting on N.B. Applic. 3241-55, reads:

"1. Proposed motor vehicle repair shop & parking & storage of more than 5 motor vehicles located within a business use district is contrary to Art. II Sec. 4a(29) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 55 ft. frontage by 150 ft. in depth, now vacant; that it is proposed to construct a one story masonry building, 42 ft. by 66 ft. in size, to be used as a motor vehicle repair shop; that the unbuilt upon portion of the plot will be fenced with a 5 ft. high woven wire base on a 6 in. concrete base and will be used for the parking and storage of more than five motor vehicles; that the proposed building will be set 15 ft. back from the building line and will have a face brick facade; and

WHEREAS, the applicant states that the site consists of an interior vacant plot with a frontage of 55 ft. on 12th road and a depth of approximately 150 ft., located entirely within a business use district; that the adjoining vacant lot to the west (tentative lot 43) is under the same ownership as the site; that the use zoning of the site was changed from unrestricted to business use on April 16, 1938; that the height and area designations have remained unchanged since 1916; and

WHEREAS, the applicant contends that the adjoining gas station to the east, lot 39, is leased and operated by Raytal Service Station, Inc., who have a conditional contract to purchase the site under appeal and who will operate the proposed motor vehicle repair shop; that this adjoining gas station on lot 39 was reconstructed under a zoning variance granted by the Board under Cal. No. 197-39-BZ; that there is considerable industrial development in the surrounding area; that there is a factory in block 4517, lot 45 just west of the vacant lot 43 which adjoins the site; that to the rear of the site in block 4517, lot 21 are two new factory and warehouse buildings just being completed; that also in the affected area to the rear is another factory in block 4517, lot 29 and also within the affected area on 12th road, there is a commercial wet wash laundry in block 4518, lot 21; that there are also a number of other parking lots, factories and gas stations within the area shown on the block diagram; that it is felt that the proposed site, located between a gas station and a factory building, with an intervening vacant plot under the same ownership as the site, will not adversely affect the surrounding area; that the demand for repair shop facilities is so great that this service can no longer be properly provided in the adjoining gas station and the proposed building will provide an adequate area to house the needed repairing facilities and will also provide adequate area for auto safety inspection when the new law requiring same becomes effective; and

WHEREAS, the applicant states that the present owner has held title to the property since July 17, 1953 and that the assessed valuation of land is \$4,600; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted under certain conditions; and

WHEREAS, the applicant stated that the owner had no intention to request gasoline pumps in front of the building on the proposed paved space; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7h and i to permit the premises to be developed so that the motor vehicle repair shop building and parking at the rear and the front substantially as proposed and as indicated on plans filed with this application marked "Received October 5, 1955" 3 sheets may be constructed and maintained on condition that all buildings and uses now on the premises shall be removed and the premises shall be constructed substantially as thereon shown; that there shall be no cellar under the proposed building; that there shall be no windows opening on the lot line to the west; that the portion of the premises at the front of the building proposed to be left unbuilt upon shall be paved with concrete; that the driveway and rear portion of the plot proposed to be used for parking shall be surfaced with concrete or clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on all lot lines where walls of buildings do not occur and where walls of buildings on adjoining lots do not occur a woven wire fence of the chain link type not less than 5 ft. 6 in. in height, except that for 15 ft. both to the east and to the west there shall be a masonry wall not less than four feet six inches in height where shown; that curb cuts shall be limited to two curb cuts where shown, one 20 ft. and one 19 ft. in width; that the sidewalks and curbing in front of the premises shall be restored or repaired to the satisfaction of the borough superintendent; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed and a certificate of occupancy shall be obtained within the requirements of Section 22A of the Zoning Resolution.

793-55-BZ

APPLICANT—Gabriel Nathan, for James, Sarah and Louis Cappell, owners.

SUBJECT—Application October 6, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed use of vacant land for parking lot for more than 5 motor vehicles and boats.

PREMISES AFFECTED—60-02 to 60-12 Beach Channel drive and 401-421 Beach 60th street, northwest corner, Block 430, Lots 130 and 140, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan.

For Opposition: William Cohn.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 5, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Beach Channel drive and Beach 60th street are in a residence use, D area, class 1 height district; and

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WHEREAS, the decision of the borough superintendent, dated September 29, 1955 acting on Alt. Applic. 1844-55 reads:

"1. Proposed use of vacant land in a Residence Use District for an open parking lot for more than 5 motor vehicles and boats is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 109.26 ft. frontage by 228.35 ft. in depth, irregular, now vacant; that it is proposed to use the premises for the open parking and storage of motor vehicles and boats; and

WHEREAS, the applicant states that the property was zoned undetermined use from July 25, 1916 until December 28, 1939, when it was changed to a residence use district; and

WHEREAS, the applicant contends that James Cappell, owner of lot 130, operates the boat yard at the foot of Beach 60th street and his son, Louis Cappell, owner of lot 140, operates the gasoline service station across the street at the northeast corner of Beach Channel drive and Beach 60th street; that it is their intention to operate this parking lot jointly for the patrons of the boat yard and for cars and and trucks waiting to be serviced at the gasoline station; that the need for off-street parking is particularly acute during the summer resort season; that the Cappell Boat yard, one of the largest in the Rockaways, will soon lose to the City, for the new Edgemere housing project, their property on Beach 59th street, lots 96 and 102 in block 482; that they have used this property for parking for boat patrons' cars for over 30 years; that the proposed site will replace this lost property; and

WHEREAS, the applicant states that the Chamber of Commerce of the Rockaways, which is greatly concerned with the private boating activities in Rockaway, is in receipt of a letter from the department of parks recommending that the Cappell boat yard relocate its facilities nearby when the City takes its existing facilities; and

WHEREAS, the applicant states that the present owners have held title to lot 130 since January 29, 1953 and to lot 140 since November 12, 1954 and that the assessed valuation of land is \$3,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises to be occupied for the parking and storage of motor vehicles as shown on plans filed with this application marked "Received October 6, 1955", 3 sheets, *on condition* that all structures and uses on the premises shall be removed and the site leveled substantially to the grade of Beach Channel drive and Beach 60th street, graded with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on all lot lines a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height with no openings therein except one to Beach 60th street, toward the north, not over 15 ft. in width with curb cut opposite of similar width and two curb cuts to Beach Channel Drive; that all such openings in the fence shall be fitted with gates which shall be kept closed when the parking lot is not in operation; that signs shall be restricted to a permanent sign attached to the fence near the entrance, advertising the parking and storage use, rates charged and such other information required by the Commissioner of Licenses; that such sign shall not extend beyond the building line or be illuminated; that during the term of this variance, the 5 feet along Beach 60th street proposed to be taken for widening may be included in the premises as long as no building is erected on that portion; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that in all other respects the occupancy shall comply

with all laws, rules and regulations applicable thereto other than as amended this day by resolution adopted under Cal. 794-55-A; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

794-55-A

APPLICANT—Gabriel Nathan, for James, Sarah and Louis Cappell, owners.

SUBJECT—Application October 6, 1955—filed pursuant to section 35, General City Law re premises located in bed of mapped street—proposed widening of Beach 60th street.

PREMISES AFFECTED—60-02 to 60-12 Beach Channel drive and 401-421 Beach 60th street, northwest corner, Block 430, Lots 130 and 140, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan.

For Administration: Samuel L. Becker, Dept. of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated September 29, 1955, on Alt. App. 1844/55 reads:

"2. Proposed use of land in the bed of a mapped street must be referred to the Board of Standards & Appeals for decision, per General City Law. Sec. 35."

and

WHEREAS, the applicant states the premises consist of a lot 109.26 ft. front by 228.35 ft. irregular in depth, in a residence use, D area, Class 1 height district; now vacant, proposed to be used for the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant states the owner of lot 130 and owner of lot 140 propose to operate the parking lot in question, jointly, for patrons of a boat yard and gasoline station located nearby; and

WHEREAS, the applicant contends that the proposed widening of Beach 60th street has been on the map since May 11, 1923, and to date the city has taken no action; that it would be an undue hardship to deprive the owners of the full use of their property; that there will be no structure except the fence located on the portion of the lot within the bed of the mapped street widening.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 1844/55, Objection No. 2 be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit that portion of the premises along Beach 60th street proposed to be widened as shown on the City map, to be included within the confines of lots 130 and 140, *on condition* that the resolution adopted this day by the Board under Cal. 793-55-BZ, permitting the premises to be occupied for parking, is complied with and that no building is erected on such proposed widening.

893-55-BZ

APPLICANT—M. Martin Elkind, for 640 East 13th Street Corp., owner.

SUBJECT—Application November 10, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the proposed parking for more than 5 motor vehicles.

PREMISES AFFECTED—529 East 11th street, north side, 285.6 ft. west of Avenue B, Block 405, Lot 48, Borough of Manhattan.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 5, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 11th street are in a residence use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated October 11, 1955 acting on Alt. Applic. 1438-55, reads:

"1. Proposed parking space for over five motor vehicles is contrary to section 3 of the Zoning Resolution. Area is located in Residence use District."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 103.3 ft. in depth, now vacant, with a woven wire fence at the building line; that it is proposed to prepare the ground for parking use by grading the surface and installing a surface consisting of cinders and binders, which will be rolled and graded; that wherever adjoining walls do not occur, a suitable fence as required by regulations will be installed; that a curb cut will be installed and an opening provided in the present fence; and

WHEREAS, the applicant states that as of July 25, 1916 the property was zoned as a business district and the present residence designation became effective on November 29, 1945; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that the proposed parking use of the subject premises is a community facility greatly needed on this street; that at the present time all available curb space is solidly lined with cars morning and night; that residents on this street who use their cars during the day as well as business people who work in this area are constantly faced with a great problem in trying to find a place to park, and the proposed use, while not large enough to park many cars, will solve a problem for at least some who live or are in business in this immediate vicinity; that a parking lot on this street would not adversely affect any nearby owner nor create a unique condition; that although the zoning along this street is residential, there are many business uses in the form of stores existing in many of the buildings on adjacent property, and furthermore, there is a two story garage building on lot 49 immediately adjoining the subject premises; and

WHEREAS, the applicant states that the present owner has held title to the property since February 4, 1955 and that the assessed valuation of land is \$9,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises to be occupied for parking and storage, *on condition* that all buildings and uses on the site shall be removed and the plot leveled substantially to the grade of East 11th street, graded with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on all lot lines where walls of adjoining buildings do not occur including the street building line, a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height, with an opening therein on the street building line not over 12 ft. wide, as shown on plans filed with this application, marked "Received November 10, 1955", 2 sheets, and with curb cut opposite not exceeding 15 ft. in width; that such opening shall be equipped with gates which shall normally be kept closed when the parking lot is not in

operation; that during the term of this variance the premises shall be used for no other use and no building shall be erected thereon; that such portable fire fighting appliances shall be installed as the fire commissioner shall direct; that the sidewalks and curbs abutting the site shall be reconstructed or repaired to the satisfaction of the Borough President; and that all permits, including a certificate of occupancy, shall be obtained and all work completed within six (6) months from the date of this resolution.

930-55-BZ

APPLICANT—Fred C. Dahlem, for Valentine Galick, owner.

SUBJECT—Application November 21, 1955—re (decision of the borough superintendent) under sections 7f, 7i, 7c and 21 of the zoning resolution, to permit in a retail use, D area district, the use of a building for motor vehicle repairs and garage for more than 5 motor vehicles and extension of subject building to occupy 100% of the area of the lot.

PREMISES AFFECTED—424-426 East 10th street, south side, 306 ft. west of avenue D, Block 379, Lot 21, Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 10, 1956 after due notice by publication in the Bulletin; laid over to May 8, 1956, for inspection and decision; hearing closed; then to June 5, 1956, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a retail use, D area, class 1 height district; East 10th street is in retail and manufacturing use, D area, class 1 height districts; Szold place is in a manufacturing use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated November 21, 1955 acting on Alt. Applic. 1730-55, reads:

"1. Proposal to occupy subject bldg. for motor vehicle repairs and for garage for more than five (5) motor vehicles is contrary to Art. II Sect. 4(a) 29 & 15 of the Zoning Resolution.

2. Proposal to extend subject bldg. to occupy 100% of the area of the lot is contrary to Art. IV Sect. 14(c) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. 4 in. frontage by 92 ft. 3-1/4 in. in depth, on which is located a building 40 ft. 4 in. front, 70 ft. in depth, one story in height; that it is proposed to occupy building for motor vehicle repairs and garage for more than 5 motor vehicles, and extension of subject building to occupy 100% of the area of the lot; and

WHEREAS, the applicant states that under N.B. Applic. 197-50 a one story brick building was erected 40 ft. 4 in. wide and 70 ft. deep and certificate of occupancy No. 39155 was issued for garage for 3 motor vehicles, warehouse and loading platform and 5% manufacturing; that the premises were vacant until the Stuyvesant Steel & Wire Co. rented same for use as warehouse, storing large coils of wire; that the Stuyvesant Steel and Wire Co. recently decided to move and Mr. Valentine Galick who now operates a body and fender shop at No. 2 Szold place purchased the building on 10th street known as No. 424-426 East 10th street for the

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purpose of using this building to hold excess cars awaiting repairs in the Szold place shop; that it is proposed to divide his business by doing body and fender work in the Szold place shop, for which he has permits from the time this area was unrestricted; and

WHEREAS, the applicant further states that the building in question is the 10th street building and it is requested to have a garage for more than 5 motor vehicles and a repair shop with a limitation to use hand tools and no body and fender work, or take in any cars for storage for fees, this garage to be a non-storage garage; and

WHEREAS, the applicant contends that at present the surplus cars are in the street and it is a hardship constantly moving them about; that 10th street is a two way street with a bus route on same; that permission is also requested to cover the entire rear yard with the shop and garage as the space is badly needed and at present is only a rubbish dump where people in neighboring buildings throw refuse; and

WHEREAS, the applicant states that the present owner has held title to the property since August 18, 1955; that the assessed valuation of land is \$10,500 and of the building \$18,500 making a total of \$29,000; that the building was erected in 1950; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the zoning resolution and that the application be and it hereby is granted under Section 21 as to area, to permit the extension of the building at the rear as proposed and indicated on plans filed with this application, marked "Received November 21, 1955", 5 sheets, and to permit under section 7i the building to be occupied as a garage for more than five motor vehicles and for motor vehicle repairing, *on condition* that there shall be no windows opening in the rear or side lot lines of the proposed extension; that the extension in all other respects shall comply with all laws, rules and regulations applicable thereto; that the motor vehicle repairs shall be of the usual type, with hand tools and light motor driven tools, excluding all collision and heavy work, but permitting the use of an acetylene torch, subject to a permit from the fire commissioner; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

977-55-BZ

APPLICANT—Robert Gottlieb, for E. Devlin, Inc., owner (Walter B. Cooke, Inc., lessee).

SUBJECT—Application December 9, 1955—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business and residence use, B area district, the erection of an extension to be used in conjunction with the existing funeral parlor, on the residence portion of the plot, using more than the area permitted.

PREMISES AFFECTED—1 West 190th street and 2501 Jerome avenue, northwest corner, Block 3201, Lot 56, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 15, 1956 after due notice by publication in the Bulletin; laid over to June 5, 1956, for inspection and decision; hearing closed; applicant to file additional plan showing additional exit from the 2nd floor; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in business and residence use, B area, class 1¼ height districts; Jerome avenue is in business and retail use, B area, class 1¼ height districts; 190th street is in business, residence and retail use, B area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 1, 1955 acting on Alt. Applic. 1112-55, reads:

"1. Proposed erection of an extension to be used in conjunction with the existing funeral parlor on the residence portion of the lot which is located partly in a business use district and partly in a residence use district is contrary to Art. 2, Sec. 3 of the Z.R.

2. Proposed occupancy of the entire portion of the lot which is in residence use district is contrary to Sec. 12B(b) of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 65 ft. frontage on Jerome avenue, 115 ft. in depth on West 190th street, presently improved with a two story and cellar, class 3 building, 65 ft. by 90 ft., used as a funeral parlor; that it is proposed to extend the building by building up the entire rear yard 25 ft. by 65 ft. for two stories; 15 ft. of this extension would be in the residence zone; and

WHEREAS, the applicant contends that the building, erected in 1927 as a funeral home, has become the largest of its kind in The Bronx and needs more office and record storage space to keep up with the great amount of work done there; that the building, being only 90 ft. in depth, could legally be extended 10 ft. up to a height of 23 ft., but this width would not give enough area for the required need; that by extending the additional 15 ft., no harm would be done to adjoining property on the north as this has already been erected the full 115 ft. for a frontage of 252 ft. by a grant of the Board under Cal. No. 1-30-BZ; that the property to the west has a yard which contains a two car garage; that the character of the neighborhood would in no way be affected by the erection of the extension; that no windows are planned at the west and the front would match the present front on 190th street; that the main entrance to the funeral home is now on Jerome avenue and this would be maintained as all funerals leave from Jerome avenue; that the property is expensive and is assessed for \$90,000; that as the need for the office and record storage space is urgent, to deprive the owner of this required space would be of great hardship to him; that the area of present yard is 1625 sq.ft.; area in business district, 650 sq. ft.; area in residence district is 975 sq.ft.; allowable coverage in business district 100% equals 650 sq.ft.; allowable coverage in residence district, 65% of 975 equals 633.75 sq.ft.; proposed erection in residence district, 975 sq.ft.; excess coverage in residence district equals 341.25 sq.ft.; that in view of the fact that the greater percentage of the lot is in a business district and as the proposed erection in the residence district would be kept below 23 ft., and as the building extension would not adversely affected the light or ventilation of adjoining property, the variance is requested; and

WHEREAS, the applicant states that the present owner has held title to the property since November 15, 1953; that the assessed valuation of land is \$35,000 and of the building \$55,000 making a total of \$90,000; that the building was erected in 1927; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate

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case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the proposed extension in the rear of the building for the use in conjunction with the use of the existing building substantially as proposed and as indicated on plans filed with this application marked "Received December 9, 1955" 8 sheets, and "May 22, 1956" one sheet, as to additional door for exit to new stair, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

991-55-BZ

APPLICANT—Charles M. Spindler, for Claire-Al Realty Corp., owner.

SUBJECT—Application November 15, 1955—(decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district, the proposed extension in area and reconstruction of an existing gasoline service station, and use of premises for a gasoline service station, office and sale of auto accessories, lubrication, washing, minor repairs (with handtools only), parking and storage of motor vehicles, with proposed curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—236-244 Dyckman street, southwest corner of Seaman avenue, Block 2246, Lots 61, 63, 65, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph C. Haus and Abraham Weiskopf.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 8, 1956 after due notice by publication in the Bulletin; laid over to May 15, 1956, at request of objector, applicant concurring; then to June 5, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Seaman avenue are in business and residence use, B area, class 1¼ height districts; Dyckman street is in business and unrestricted use, B area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated November 7, 1955 acting on Alt. Applic. 1714-55, reads:

"1. Proposed extension in area, and reconstruction of existing gasoline service station, partly in a business and partly in a residence district, and use of premises for a gasoline service station, office and sale of auto accessories, lubrication, washing, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles is contrary to Art. II, Sec. 3 and Sec. 4(a) (29) and (46) of Z. R.

2. Proposed curb cuts on Seaman Ave. within 75'-0" of residence use district are contrary to Art. II Sec. 7-A of Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 83 ft. frontage by 127 ft. in depth, irregular; that this plot is made up of three tax lots; that lot 65 is a triangular lot fronting on Seaman avenue; that this plot was the subject of a variance by the Board under Cal. No. 144-48-BZ permitting the construction of a diner extending into the residence use district, and also varying section 7-A to

permit show windows and signs within the prohibited distance from the residence use district; that this diner was never constructed and the property has now changed ownership; that lot 63, with a frontage of 58 ft. on Dyckman street is now occupied as a gas station and parking lot and is also developed with a three story brick building containing a store and the gas station office on the 1st floor and dwelling above; that this gas station was constructed under fire department approval within the business use district prior to 1925 and is now operating under fire department permits; that lot 61, with a frontage of 25 ft. on Dyckman street and a depth of 100 ft. is occupied as a one story and cellar public garage covering the entire lot, constructed under N.B. 126-16; that in addition to the garage door leading to Dyckman street, there are doors to the 1st floor and cellar of this garage from the adjoining gas station plot (lot 63); that both of these plots have been operated in conjunction with one another and the fire department records for both occupancies are listed in the same folder; and

WHEREAS, the applicant states that it is now proposed to demolish the 3-story building on lot 63 and to alter and rebuild the present garage building to form a modern gasoline service station accessory building; that the entire cellar of the present garage will be filled in, a portion of the 1st floor will be demolished and new walls facing both streets will be constructed to form a new face brick facade for the accessory building; that minor repairs will be with hand tools only and will be confined to the interior of the accessory building; that a brick fence wall will be constructed along the south lot line and returning along Seaman avenue for the portion of the site that is within the residence use district (approximately 25 ft.); that shrubbery and planting, protected by a concrete curb will be provided along all lot lines within the residence use district and along the fence wall on Seaman avenue; and

WHEREAS, the applicant states that a curb cut is requested on Seaman avenue within the business use district; that although section 7-A applies to this site there is only one lot beyond the subject site within the residence use district; that this lot is the narrow end of a multiple dwelling, with a frontage of only 20 ft. 9 in. on Seaman avenue, half of which is the rear yard of the building; that at this point, Seaman avenue ends where it meets Riverside drive and opposite the end of Seaman avenue is the stone retaining wall of Fort Tryon park; that there is no park entrance at this point, the nearest entrance being located at the intersection of Riverside drive and Broadway, well over 200 ft. from the subject site; that there is also no legal pedestrian crossing of Riverside drive at the corner of Seaman avenue; and

WHEREAS, the applicant contends that the westerly lot line of the site adjoins the blank masonry wall of a one and two story garage, repair shop and auto showroom which is under the ownership of the same individual who owns the site under appeal; that just west of this garage and repair shop building is a parking lot on the corner of Dyckman street and Payson avenue, also under the same ownership and beyond this parking lot there are two other public garages within the affected area on Dyckman street; that the southerly portion of the plot extending into the residence use district will be used for parking and storage of motor vehicles; that this parking use is very necessary in this heavily populated area and a large percentage of present parking occupants reside in the adjoining apartment house; that the modern gas station herein proposed will be a considerable improvement over the old buildings now occupying the site; and

WHEREAS, the applicant states that the present owner has held title to the property since September 8, 1955; that the assessed valuation of land is \$58,000 and of the building \$18,000 making a total of \$76,000; that the building was erected in 1916; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate

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case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the extension of area to cover the plot substantially as proposed and as shown on plans filed with this application marked "Received November 15, 1955" 5 sheets, *on condition* that all buildings and uses not proposed to be retained shall be removed and the premises shall be leveled substantially to the grade of Seaman Avenue and Dyckman Street and shall be constructed and arranged substantially as indicated on such plans; that the existing building proposed for garage and motor vehicle repairing, toward the north, shall not be increased in height or area; that the renovation thereto as proposed may be constructed; that the existing cellar shall be filled to grade; that pumps shall not be erected nearer than fifteen feet to the street building line and shall be of a low approved type; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks including the existing tanks which shall be tested by the Fire Commissioner as to suitability for reuse; that curb cuts shall be restricted to two curb cuts, each 30 ft. in width, to Seaman Avenue and two curb cuts of similar width to Dyckman Street; that such curb cuts may be permitted under Section 7A of the zoning resolution where such section applies; that curbing and sidewalks abutting the premises shall be reconstructed or repaired to the satisfaction of the borough superintendent; that signs shall be restricted to permanent signs attached to the front facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection at the intersection where shown of a post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend diagonally for a distance of not over four feet beyond the building line; that the plot where not occupied by accessory building and pumps shall be paved with concrete or asphaltic pavement; that along the southwesterly lot line there shall be erected and maintained, where shown, a brick masonry wall not less than 5 ft. 6 in. in height; that planting, where shown, shall be maintained with suitable planting material properly protected with curbing not less than 8 in. in height and 6 in. in width; that such portable firefighting appliances shall be maintained as the fire commissioner shall direct; that under section 7i there may also be repairing maintained within the accessory building mainly with hand tools for adjustments only; that under Section 7c, there may be parking and storage of motor vehicles on spaces where there will be no interference with the servicing of the station and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

1005-55-BZ

APPLICANT—Albert Melniker, for Gertrude Le Blanc, owner.

SUBJECT—Application December 21, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, car washing, lubritorium, sale of accessories, minor motor vehicle repairs, with hand tools only, parking for more than 5 motor vehicles, for a term of 15 years.

PREMISES AFFECTED—234 Jewett avenue and 899 Post avenue, northwest corner, Block 1027, Lot 1, West Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-

ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 1, 1956 after due notice by publication in the Bulletin; laid over to June 5, 1956, for applicant to arrive at an agreement with the Borough President as to the procedure relative to the street widening and road paving and to file copy with the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Jewett avenue and Post avenue are in a retail use, D area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated December 13, 1955 acting on N.B. Applic. No. 1235-55, reads:

"1. Proposed use of premises as a gasoline service station, car washing, lubritorium, sale of accessories, minor motor vehicle repairs with hand tools only and parking for more than 5 motor vehicles on a lot located in a business use district is contrary to Art. II Sect. 4(a) (15) (29) (46) (52) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 139.75 ft. frontage by 100 ft. in depth, on which is located a two story residence, to be demolished; that it is proposed to erect a gasoline service station to contain the conjunctive uses of car washing, lubritorium, sale of accessories, minor motor vehicle repairs with hand tools and parking for more than 5 motor vehicles; that it is also proposed to install new curb and sidewalks to conform with the adopted widening line; that it is further proposed to provide fencing and landscaping to the property line abutting the adjoining property to protect the character of the existing church cemetery; that signs for the building and the open area will be of such nature as not to conflict with traffic signs or traffic signals; that construction of this gas station will require the removal or demolition of an existing frame structure now on the property in question; and

WHEREAS, the applicant states that Dwight street is not shown on the area plan due to the fact that this street has been eliminated from the street system map and a sewer easement has been substituted in its place; that the existing dwelling shown on drawing No. 2 will be demolished if a variance is granted; that this drawing shows the property in question, originally consisting of lots 1 and 6 in block 1027; that these two lot numbers were merged as lot No. 1 and all building department applications were filed as block 1027, lot No. 1; that the existing dwelling as shown on drawing No. 2 was erected prior to 1898; that the proposed street widening for Jewett and Post avenues as indicated on drawing 3 and 4 represents an area to be given up for the purpose of widening, in the amount of 2400 sq. ft.; and

WHEREAS, the applicant contends that this proposed building has been designed in a manner that will harmonize with the neighborhood and will be set back in order not to obstruct the intersection of Jewett and Post avenues; that the widened portion of both streets will be deeded to the City of New York without cost to the City; that this will be of definite help to the traffic conditions at this corner; that the owner will request that a change be made in the existing bus stop to conform with the new lines of street widenings and curb cuts; that the need for this gas station has been stimulated by the tremendous increase in traffic on Jewett avenue, the general growth and increase of population on Staten Island and the increase in commercial activity in the immediate neighborhood; that if a variance is granted, the proposed building will be leased and operated by a major oil company; that a review of the financial aspect of this improvement indicates that if a variance is granted, it should preferably be for a term of not less than 15 years; that the total cost of the proposed building and property in question will represent over \$40,000; that amortization and depreciation over a period of less than 15 years would create a financial burden and would make lending arrangements with a financial institution quite difficult; that this property is under option to purchase with an expiration date of April 30, 1956; and

MINUTES

WHEREAS, the applicant states that the present owner has held title to the property since January 21, 1954; that the assessed valuation of land is \$6,300 and of the building \$3,600 making a total of \$9,900; that the residence building was erected prior to 1898; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the premises as proposed to be reduced in size, as indicated on plans filed with this application, marked "Received December 21, 1955", 5 sheets, "March 23, 1956", 1 sheet, and "May 16, 1956", 1 sheet, to be occupied as a gasoline service station and accessory uses, substantially as proposed and indicated on such plans, *on condition* that the premises as proposed to be reduced in area shall be constructed and arranged as indicated on such plans; that all existing buildings and uses on the entire premises shall be removed and the site leveled to the grades of Post and Jewett avenues; that the accessory building shall be of the design and arrangement indicated, faced with faced brick on all sides and have no cellar; that pumps shall be of a low approved type, erected not nearer than 15 ft. to the new building line; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that the portion of the present lot 1 proposed to be donated to the city including curbs and sidewalks shall be leveled, graded and paved to the specifications of the borough president; that curb cuts shall be restricted to three, two on Jewett avenue and one on Post avenue, each 24 ft. in width, located where indicated; new sidewalks as well as existing sidewalks abutting the premises shall be constructed or repaired to the satisfaction of the borough president; that where not occupied by accessory building and pumps, the premises, as proposed to be reduced, shall be paved with concrete or asphaltic paving; that there shall be erected on the rear lot line to the west and the side lot line to the north, except where rear wall of accessory building will occur, a masonry wall not less than 5 ft. 6 in. in height; that there shall be no windows in the rear of the accessory building; that signs shall be restricted to permanent signs attached to the front facade of the accessory building and the illuminated globes of the pumps, excluding all roof and temporary signs but permitting the erection within the building line where shown, of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, and which sign may extend beyond the building line for a distance of not more than 4 feet; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that under section 7i for a similar term, there may be minor repairing with hand tools only for adjustments maintained solely within the accessory building; that under Section 7h, there may be parking and storage of motor vehicles on spaces where there will be no interference with the servicing of the station; that the work proposed to be done in connection with the portion of the lot to be given to the city shall be substantially in accordance with letters filed with the Board from the Borough President's Office, dated April 30, 1956 and May 24, 1956; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 1:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 5, 1956, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

1464-39-GR

APPLICANT—Perry-Carrington Engr. Company.

SUBJECT—Reopening and amendment as to additional inspection agency (Perry-Carrington Engr. Company).

APPEARANCES—

For Applicant: E. M. Magarian and E. M. Ford.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 1464-39-GR

Subject: Amendment to resolution as to additional inspection agency.

Perry-Carrington Engineering Company, Marshfield, Wisconsin requested by letter dated February 28, 1956 that Milford E. Tesmer and Clarence H. Perry of the Perry-Carrington Engineering Company be approved as an Approved Inspection Agency.

Mr. Clarence H. Perry is a Registered Professional Engineer. He has engaged in general engineering practice for the past fifteen years.

Mr. Tesmer has been employed in general engineering for the past nine years.

The applicants has also filed letters of reference from the City Engineer of the City of Marshfield.

The Committee on Test has reviewed the qualifications and experiences of the applicant and on the basis of the data submitted, the Committee therefore recommends that Clarence H. Perry and Milford E. Tesmer of the Perry-Carrington Engineering Company be approved as an inspection agency under the provisions of the Rules of the Board of Standards and Appeals on Inspection of Opening Assemblies and that such approval shall remain in force until rescinded by the Board and that all inspections shall be under the supervision of the applicant.

(Sgd.) HARRIS H. MURDOCK,

Chairman,

JOHN A. DARTS,

Assistant Engineer.

GEORGE F. SKLENARIK,

Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted December 18, 1939 as *amended* through June 28, 1955, to *approve* an additional opening protective assembly inspection agency in accordance with the report of the committee.

1464-39-GR

APPLICANT—George S. Rider Company.

SUBJECT—Application for consideration and report as to additional inspection agency (George S. Rider Co., Cleveland).

APPEARANCES—

For Applicant: E. M. Magarian and E. M. Ford.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 1464-39-GR

Subject: Amendment to resolution as to additional inspection agency.

George S. Rider Company, Cleveland, Ohio requested by letter dated February 6, 1956 that Joseph J. Demma and William J. Schieff of the George S. Rider Company be approved as an Approved Inspection Agency.

The Board on July 2, 1940 under Cal. No. 1464-39-GR approved the George S. Rider Company as an approved agency wherein the inspection was to be done by a Mr. H. R. Neff and a Mr. R. F. Amos.

Both Mr. J. Demma and Mr. Wm. Scheeff are graduate engineers and Registered Professional Engineers and are both employees of the George S. Rider Company.

The Committee on Test has reviewed the qualifications and experiences of the applicants and on the basis of the data submitted the committee, therefore, recommends that J. Demma and William Scheeff of the George S. Rider Company, Cleveland, Ohio be approved as Inspection Agency under the provisions of the Rules of the Board of Standards and Appeals on Inspection of Opening Protective Assemblies and that such approval shall remain in force until rescinded by the Board and that all inspections shall be under the supervision of the applicant.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer.
GEORGE F. SKLENARIK,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted December 18, 1939 as *amended* through June 28, 1955 to *approve* an additional opening protective assembly inspection agency in accordance with the report of the committee.

252-45-SA

APPLICANT—Metropolitan Refining Company, Inc., owner.
SUBJECT—Application for consideration—reopened February 7, 1956 as to amendment to resolution as to additional name—re Metropolitan Feeder (water treatment appliance); previously approved.

APPEARANCES—

For Applicant: S. Johnson.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 252-45-SA

Subject: Amendment to resolution as to additional name.

Metropolitan Refining Company, Inc., Long Island City, requested by letter dated January 10, 1956 that the resolution adopted April 2, 1946 approving the Metropolitan Feeder, a water treating appliance, be amended to permit the Alken-Murray Corp., 131 East 23rd Street, New York to market the Metropolitan Feeder under their name. The application was reopened by a vote of the Board February 7, 1956.

Recommendation

The Committee on Test recommends that the resolution adopted April 2, 1946 under Cal. No. 252-45-SA be amended so as to permit the Alken-Murray Corp., to market the Metropolitan Feeder under the name Alken-Murray Corp., on condition that under whichever name marketed the re-

quirements of the resolution adopted April 2, 1946 under Cal. No. 252-45-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer.
GEORGE F. SKLENARIK,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 2, 1946 in accordance with the above report.

459-45-SM

APPLICANT—Truscon Steel Company, owner.

SUBJECT—Application July 9, 1945—Truscon Steel Double Hung Series 138 and 145 Windows.

APPEARANCES—

For Applicant: Albert B. Meyer.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 459-45-SM

Subject: Truscon Steel Double Hung Series 138 and 145 Windows.

Truscon Steel Company, Youngstown, Ohio filed July 9, 1945 an application with the Board of Standards and Appeals for approval of the material known as Truscon Steel Double Hung Series 138 and 145 Windows under the provisions of Article 11, Sub Article 7, Chapter 26 Administrative Building Code.

Purpose

The material is a three-quarter hour fire resistive window.

Description

The assembly includes a double hung, spring counter balanced hollow metal window frame, equipped with a latch at the center meeting rail with an in-opening solid-section ventilator below and a hollow-metal fixed window frame with an out opening, solid section ventilator below. The two sections are provided with a hollow metal vertical mullion between them.

The windows are constructed of hot rolled steel strip. All sash and frame members are electro galvanized, and bonderized and finished with baked on coat of paint.

Frame members are coped and welded and sash corners are coped, interlocked and welded.

The windows are provided with weather stripping at the head, jamb, sills and meeting rails and weathering blocks are provided at opposite ends of meeting rails. The sash is provided with lift handles, pull down handle and sweep lock. The windows are glazed with 1/4 inch wire glass.

The maximum sizes are as follows: Single or multiple fixed units 5'-4" wide by 9'-9" high; Single or multiple double hung units 5'-0" wide by 9'-9" high; Out projecting ventilator 5'-4" wide by 2'-7" high.

The in-projecting ventilators set in hollow metal mullions shall not be used in this type protection.

Inspection and Test

The assembly was tested in accordance with the requirements of C26-610.0 Administrative Building Code at the Underwriters Laboratories in the presence of Comm. E. W. Kleinert Committee on Test.

The window successfully passed the fire and hose stream test. The complete report Retardant 3763-1 is on file with and is part of the record.

MINUTES

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Truscon Steel Double Hung Series 138 and 145 Windows for use in New York City as having met the requirements of C26-610.0 Administrative Building Code under the provisions of Article 11, Sub Article 7, Chapter 26 Administrative Building Code as a three quarter hour fire resistive window on condition that the maximum sizes shall be as herein described, that in-projecting ventilators shall not be used and that each window bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 459-45-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner.
JOHN A. DARTS
Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

1105-48-SA

APPLICANT—Automatic Burner Corporation, owner.
SUBJECT—Application for consideration—reopened January 24, 1956 as to amendment to resolution as to additional trade names—re ABC Oil Burner Model 52A; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 1105-48-SA

SUBJECT: Amendment to resolution as to additional trade names.

Automatic Burner Corp., Chicago, Illinois, requested by letter dated December 21, 1955 that the resolution adopted May 3, 1949 and amended through December 14, 1954 under Cal. No. 1105-48-SA be amended so as to permit the ABC Oil Burner, Model 52A to be marketed by the National U.S. Radiator Corp., Johnstown, Pa., under the trade name National US Oil Burner, Model 52A. The application was reopened by a vote of the Board January 24, 1956.

Description

The model 52A was approved by the Board under Cal. No. 1105-48-SA on May 3, 1949.

Recommendation

The Committee on Test recommends that the resolution adopted May 3, 1949 and as amended through December 14, 1954 under Cal. No. 1105-48-SA be amended so as to permit the ABC Oil Burner Model 52A to be marketed under the following trade names; including those previously approved under Cal. No. 1105-48-SA; Cities Service Oil Burner Model CS 52A, Luxaire Oil Burner Model 52A, Moncrief Oil Burner Model 52A, Kalamazoo Oil Burner Model 52A, Meyer Oil Burner Model 52A, Dowagiac Oil Burner Model 52A, Comforts Zone Oil Burner Model 52A, Solar Flame Oil Burner Model 2, Liebhich Oil Burner 2L6 and Pacific Steel Boiler #6 Oil Burner and Fitzgibbons Oil Burner Model 52A, Kleen-Heat Oil Burner Model 77A, Norge Oil Burner Model COB-12, Burnham Oil Burner Model 52A, International Economy Oil Burner, Silent Automatic Models OCE-14, OCE-25 and OCE-35, Crane Line Oil Burner

Models 4872, 4888, 7872, 7888, 4460, 4464, 4472, and 4888. Jackson and Church Poweroil Model JC-52A and the Armstrong Oil Burner Model D-6-1 and C-6-2 and Silent Automatic Oil Burner Models 14-COA, 25-COA, 35-COA and the National U.S. Oil Burner, Model 52A, on condition that the requirements of the resolution adopted May 3, 1949, under Cal. No. 1105-48-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer.
GEORGE F. SKLENARIK,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 3, 1949 through December 14, 1954 in accordance with the above report.

895-51-SA

APPLICANT—L. J. Mueller Furnace, owner (Clewett Equipment Co., agent).

SUBJECT—Application December 17, 1951—Mueller Climatrol Oil Fired Air Conditioners, Models 50, 201, 202, 209, 211, 212, 214, 215, 216, 218, 219 and 253, approval of.

APPEARANCES—

For Applicant: R. L. Clewett.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.... 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 895-51-SA

Subject: Mueller Climatrol Oil Fired Air Conditioners, Models 50, 201, 202, 209, 211, 212, 214, 215, 216, 218, 219 and 253.

The L. J. Mueller Furnace Company, filed December 17, 1951 an application with the Board of Standards and Appeals for approval of the Mueller Climatrol Oil Fired Air Conditioners, Models 50, 201, 202, 209, 211, 212, 214, 215, 216, 217, 218, 219 and 253, under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals. The L. J. Mueller Furnace Company has transferred its assets to the Worthington Corporation but will continue operations as the Mueller Climatrol Division of the Worthington Corporation.

Purpose

Oil fired domestic and commercial heating units.

Description

Mueller Climatrol Type 50 Oil fired Winter Air Conditioners are designed for residential and commercial installations and manufactured in sizes ranging from 100,000 to 225,000 BTU output. The units are of welded steel construction and are fired by pressure atomizing burners. Controls consist of combination single speed fan switch and limit control. Two speed combination switch instead of single speed may be used with two speed motor. A Barometric draft regulator, a Minneapolis-Honeywell thermostat and a Protecto relay are installed. The cabinet is of steel with radium corners insulated with corrugated asbestos, laminated with aluminum foil. The inner front panel contains 1 inch of rock wool insulation. The burners are either Type 454 or Type 464 pressure atomizing previously approved. The fuel unit includes Rota-Roll pump with pressure regulator, duplex wire gauze oil strainer anti-hum diaphragm, oil pressure gauge and brass prining plug. The firing assembly includes a 10,000 V. transformer, ignition wires with snap terminals, electrodes insulated with porcelain and grounded to eliminate static, nozzle, inner and outer blast tubes and primary and secondary air turbulators. Supplied with burner are MH

MINUTES

TM-11A three wire thermostat, with RA116A constant ignition protecto relay and refractory with vermiculite insulation.

Inspection and Test

A model of the oil fired air conditioners was inspected and tested at 11 South Fullerton Avenue, Montclair, New Jersey and found to operate as designed. Present at the test were Chief Engr. L. V. Huber of the Committee on Test. The oil fired air conditioner has been listed by the Underwriters Laboratories, Mis. Pet. 1803, Application No. 48C2553.

Recommendation

On the basis of the inspection and test and the data submitted by the Applicant, the Committee on Test recommends the approval of the Mueller Climatrol Oil Fired Air Conditioners, Models 50, 201, 202, 209, 211, 212, 214, 215, 216, 217, 218, 219 and 253 for use in New York City in domestic and commercial installations when installed and operated in accordance with this report and the provisions of the Oil Burner Rules of the Board, provided each appliance bears a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 895-51-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer.
GEORGE F. SKLENARIK,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

116-52-SM

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application for consideration—reopened September 27, 1955 as to amendment to resolution as to proportions of Structo-Lite Premixed Plaster—re Red Top Structo Lite Plaster; previously approved.

APPEARANCES—

For Applicant: Wm. W. Bainbridge.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Conolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 116-52-SM—Vol. II

Subject: Amendment to resolution as to proportions of Structo-Lite premixed plaster.

United States Gypsum Company, New York requested by letter dated August 1, 1955 that the resolution adopted July 15, 1952 under Cal. No. 116-52-SM be amended so as to permit the approved material Structo-Lite to be furnished in accordance with the requirements of C26-464 as amended by Local Law 1 of 1955.

Description

The material Structo-Lite is a premixed perlite-gypsum plaster. There is no change in the material as approved July 15, 1952 under Cal. No. 116-52-SM—Vol. I wherein the Board required that each bag be labeled "Scratch" or "Brown" as C26-464.0 required that the scratch coat to be 100 lbs. of gypsum to 2 cu. ft. of perlite and the brown coat to be 100 lbs. of gypsum to 3 cu. ft. of perlite.

Recommendation

The Committee on Test recommends that as C26-464 was amended by Local Law No. 1 of 1955 to permit both the scratch and brown coats of plaster to be 100 lbs. of gypsum to 2½ cu. ft. of perlite, the resolution adopted July 15, 1952

under Cal. No. 116-52-SM be amended so as to permit Structo-Lite premixed plaster of a mix of 100 lbs. of gypsum to 2½ cu. ft. of perlite on condition that the requirements of the resolution adopted July 15, 1952 under Cal. No. 116-52-SM are complied with, except that the bags in which the material is marketed do not have to be marked "Scratch" or "Brown".

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer.
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 15, 1952 in accordance with the above report.

430-49-SA

APPLICANT—Square Manufacturing Company, owner.
SUBJECT—Application for consideration—reopened April 10, 1956 as to amendment to resolution as to additional model drink dispenser—re Square Manufacturing Co. Carbonated Beverage Dispenser, Model 5008; previously approved.

APPEARANCES—

For Applicant: Joseph Marcus.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Conolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 430-49-SA

Subject: Amendment to resolution as to additional model drink dispenser.

Square Manufacturing Company, Chicago, Illinois requested by letter dated March 28, 1955 that the resolution adopted July 12, 1949 under Cal. No. 430-49-SA be amended so as to include an eight flavor drink vending machine. The application was reopened by a vote of the Board April 10, 1956.

Purpose

The purpose of this appliance is to vend carbonated beverages.

Description

The requested dispenser is basically the same as the dispenser approved by the Board July 12, 1949 under Cal. No. 490-49-SA except for cabinet design modifications to take care of the additional drinks.

The water supply system, CO₂ system and cooling system are identical to the approved appliances.

Recommendation

The Committee on Test recommends that the resolution adopted July 12, 1949 under Cal. No. 430-49-SA be amended so as to include the Eight Drink Machine Carbonated Beverage Dispenser on condition that the requirements of the resolution adopted July 12, 1949 under Cal. No. 430-49-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer.
George F. Sklenarik
Assistant Engineer

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 12, 1949 in accordance with the above report.

MINUTES

774-52-SA

APPLICANT—Automatic Products Company, owner.
SUBJECT—Application for consideration—reopened April 10, 1956 as to amendment to resolution as to additional model—re Sodashoppe-6 Drink (dispenser soft-drinks); previously approved.

APPEARANCES—

For Applicant: Irving Edelson.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 774-52-SA

Subject: Amendment to resolution as to additional model.
Apco Inc., New York requested by letter dated March 9, 1956 that the resolution adopted December 23, 1952 under Cal. No. 774-52-SA be amended so as to include an eight drink automatic dispenser. The application was reopened by a vote of the Board April 10, 1956.

Purpose

The appliance is designed to automatically dispense, in a paper cup upon insertion of a coin, a refrigerated drink.

Description

The eight drink machine is similar to the machine approved by the Board December 23, 1952 under Cal. No. 774-52-SA except that two extra outlets have been added to the machine in order to dispense the two extra flavors. In all other respects, the water supply system, carbonator system and refrigeration system are identical to the six drink machine approved by the Board December 23, 1952 under Cal. No. 774-52-SA.

Recommendation

The Committee on Test recommends that the resolution adopted December 23, 1952 under Cal. No. 774-52-SA be amended so as to include the eight drink dispenser on condition that the requirements of the resolution adopted December 23, 1952 under Cal. No. 774-52-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer.
GEORGE F. SKLENARIK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of December 23, 1952 in accordance with the above report.

367-54-SA

APPLICANT—Johnson Heater Corp., owner.
SUBJECT—Application May 4, 1954—Johnson Forced Warm Air Heaters (oil fired), Models JA.75, JA1, JA1.5, JA2, JA2.5, JA3, JA4, JA5, JA6, JA7, JA8, JA1.2, JA35, JA40, JA50, HB75, HB1, HB2, HB3, HB4, HB5, JAS1, JAS1E, JAS1.5, JAS2, JAS2E, JAS3, JAS3E, JAS4, JAS5, JA10, JA12, JA15, JA20, JA25, and JA30, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE VOTE TO CONSIDER—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 367-54-SA

Subject: Johnson Forced Warm Air Heaters Oil Fired, Models JA75, JA1, JA1.2, JA1.5, JA2, JA2.5, JA3, JA4, JA5, JA6, JA7, JA8, JA10, JA12, JA15, JA20, JA25, JA30, JA35, JA40, JA50, HB75, HB1, JB2, HB3, HB4, HB5, JAS1, JAS1E, JAS1.5, JAS2, JAS2E, JAS3, JAS3E, JAS4, JAS5, JAS6, JAS7, JAS8 and JAS10.

Johnson Heater Corp., owner-manufacturer filed May 4, 1954 and application with the Board of Standards and Appeals for approval of the Johnson Warm Air Heaters (oil fired) and the above mentioned model numbers, under the provision of C19-570, and the Oil Burner Rules of the Board of Standards and Appeals and Article 12, Chapter 26, Administrative Building Code.

Purpose

Warm air heaters, oil fired, for use in domestic, commercial and industrial installations.

Description

Johnson Tubular Warm Air Heaters are all welded steel and gas tight construction using as prime direct heating surfaces multiple banks of practically self cleaning single pass criss cross air heating tubes placed directly over the fire for the highest possible transfer of heat from the fire to the air. The heater construction is such that the external air pressure surrounding the tubular heater core is always greater than the internal pressure within the combustion chamber and in no case can any product of construction escape into the circulated air being heated. The heaters use slow speed centrifugal blowers for large volume of air, long life and minimum maintenance. The large open type buildings are heated by these heaters using our exclusive Johnson method of heating by discharging large volume of low temperature air at low velocity into the area to be heated from outlets at the heater only. Areas in excess of 1,500,000 cubic ft. are being heated by this method with only the one free standing heater using no duct work or conveying piping. The heaters are designed, however, for use with a conventional duct system where required.

The heaters are either placed on the floor in the area of the building to be heated, in the basement or suspended from the ceiling. The heaters are fired by oil burners approved for use in New York City. The units are equipped with fully automatic standard approved power atomizing type oil burners and controls for use with light fuel oil. The large sizes of heaters are designed for use with approved Horizontal Rotary Burner equipment and controls to use the heavier No. 4, 5 and 6 oils as fuels automatically. An interlock is used on blowers of the larger models to prevent discharge of oil into fire box unless blower is in operation.

Inspection and Test

An inspection of this heater was made and tested at the plant of the Studebaker Corporation of New Hyde Park, Long Island and was found to operate as designed. Present at the test was Chief Engr. L. V. Huber of the Committee on Test and K. S. Johnson, Jr., representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends

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the approval of the Johnson Forced Warm Air Heaters Oil Fired, Models JA75, JA1, JA1.2, JA1.5, JA2, JA2.5, JA3, JA4, JA5, JA6, JA7, JA8, JA10, JA12, JA15, JA20, JA25, JA30, JA35, JA40, JA50, HB75, HB1, HB2, HB3, HB4, HB5, JAS1, JAS1E, JAS1.5, JAS2, JAS2E, JAS3, JAS3E, JAS4, JAS5, JAS6, JAS7, JAS8, and JAS10 for use in New York City with fuel oil not heavier than No. 6 U. S. Department of Commerce Standards provided each heater has a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 367-54-SA." and provided also that in garages the heater is located at least 8 ft. above the floor and equipped with a 40/40 mesh screen over the combustion air intake and further that all installations shall comply with the Oil Burner Rules and Art. 12, Chapter 26, Administrative Building Code.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

487-55-SM

APPLICANT—Nazareth Cement Co., owner.
SUBJECT—Application May 25, 1955—Nazareth Air-Entraining Portland Cement, Types IA and IIA and Nazco (High Early Strength) Air-Entraining Portland Cement, Type IIIA, approval of.

APPEARANCES—

For Applicant: Edmund C. Morgan.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 487-55-SM

Subject: Nazareth Air Entraining Portland Cement, Types IA and IIA and Nazco Type IIIA.

Nazareth Cement Company, Nazareth, Pa., filed May 25, 1955 an application with the Board of Standards and Appeals for approval of the material known as Nazareth Air Entraining Portland Cement, Types IA and IIA and Nazco Type IIIA under the provisions of C26-312.0.C Administrative Building Code and for use under the Rules of the Board adopted under Cal. No. 64-55-SR.

Purpose

The material is a portland cement for use in structural concrete.

Description

In the manufacture of the air entraining cement, the air entraining agent is introduced into the clinker of portland cement and the two are interground so as to pass the specification of this type of cement; this intergrinding takes place in the tube mills.

Inspection and Test

Samples of the various types were collected placed in containers and sealed, the sealed containers were submitted to the laboratory for test in accordance with the requirements of the Rules for approval of Air Entraining Cements adopted under Cal. No. 64-55-SR.

The cements met the requirements and the complete report is on file with and is part of the record.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test recommends the approval of the Nazareth Air Entraining Portland Cement Type IA and IIA and Nazco Type IIIA as manufactured at the applicant's plant located at Nazareth, Pa., as meeting the requirements of C26-312.0 Administrative Building Code as superseded by the General Resolution adopted under Cal. No. 64-55-SR for use in New York City under C26-191.0 Administrative Building Code and the permissive uses under Cal. No. 64-55-SR on condition that the type of cement shall be legibly marked and that each bag or container shall be marked, tagged or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 487-55-SM.", including the type of cement and when marketed in bulk for use in New York City, the bill of lading shall be similarly marked.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

565-55-SA

APPLICANT—Leonard F. Rothkrug, for Sentry Norden Oil Heating Co., Inc., owner.

SUBJECT—Application June 21, 1955—Water Lining and Integral Fuel Oil Heater, (preheater), approval of.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 565-55-SA

Subject: Water Lining and Integral Fuel Oil Heater (preheater).

Leonard F. Rothkrug for Sentry Norden Oil Heating Company, Inc., New York filed June 21, 1955 an application with the Board of Standards and Appeals for approval of the appliance known as the Water Lining and Integral Fuel Oil Heater (fuel oil preheater) under the provisions of the Oil Burner Rules of the Board.

Purpose

A method of preheating fuel oil for use with oil burners.

Description

This apparatus is used in connection with the firing of standard type commercial and industrial heating boilers, using No. 6 oil as fuel. It is a means of extending the length of a standard boiler furnace, permitting greater flame travel and at the same time adding radiant heating surface, together with forced circulation to the boiler. It reduces high heat temperatures in the boiler furnace. About a year ago this unit was redesigned to include an integral fuel oil heater of the non-contaminating type in its construction.

The appliance consists of two cylinders, one having a larger diameter than the other—one cylinder set within perimeter of the other, allowing a space of approximately 3" between both cylinders. Water from the boiler is circulated by means of a pump through the space between the cylinders, where it picks up heat from the direct action of the oil burner flame. The resultant hot water is returned to the boiler at the water line. This water is moved in constant

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circulation during the firing period of the oil burner. While the water is being circulated it attains a high temperature of approximately 230° with no pressure on the boiler.

This high temperature is attained because of the fact that the water is in a confined space in small quantity and under forced circulation. This water temperature of 230° provides a skin temperature on the outside of the Water Wall shell of approximately 210°.

The Water Wall shell is constructed of 5/16" thick A.S.M.E. boiler plate. On to this shell is welded a compartment. This is a sealed compartment and consists of a series of baffles welded to the Water Wall shell and arranged in such a fashion that when No. 6 oil is introduced into the lower portion of the compartment, the oil being under pump circulation is moved back and forth in constant motion over the hot surface of the Water Wall shell. A temperature rise of 100° is thereby easily attained because not alone is the hot surface of the Water Wall being used, but the baffle plates already referred to act as extended heating surface.

On installations where this unit has been used, it has provided heated oil up to temperatures of 180°. Because the oil is separated from the boiler water by a wall 5/16" thick, there is no possibility of the oil contaminating the boiler water. The thickness of this boiler plate exceeds the total thickness of the tubing used, even in presently approved non-contaminating heaters. The boiler meets with the low pressure Code of the A.S.M.E.

Inspection and Test

This apparatus was inspected and tested at 259 West 72nd Street, New York City, and found to operate as designed. Present at this test were Asst. Engr. J. A. Darts, of the Committee on Test and L. Rothkrug and others representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Water Lining and Integral Fuel Oil Heater (fuel oil preheater), for use in New York City when installed in accordance with this report, and the requirements of the Oil Burner Rules and the Boiler Code, provided each unit bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 565-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman.
JOHN A. DARTS,
Assistant Engineer.
GEORGE F. SKLENARIK,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

603-55-SA

APPLICANT—Air Conditioning Engineering Co., owner.

SUBJECT—Application July 8, 1955—Perfectaire Oil-fired Suspended Horizontal Forced Warm Air Furnaces and Floor Mounted, Models H75, H90, H110, F150, F245, F325, F385, F585, F815, S75, S90, S110, S155, S230, S345 and S520, approval of.

APPEARANCES—

For Applicant: Ruth I. Shafer.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Conolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 603-55-SA

Subject: Perfectaire Oil Fired Suspended Horizontal Forced Warm Air Furnaces and Floor Mounted Models No. H75, H90, H100, F150, F245, F385, F585, F815, S75, S90, S110, S115, S230, S345, S420 and S520.

Air Conditioning Engr. Company, Cambridge, Mass. filed July 8, 1955 an application with the Board of Standards and Appeals for approval of the appliances known as the Perfectaire Oil Fired Suspended Horizontal Forced Warm Air Furnace and Floor Mounted Models H75, H90, H110, F150, F245, F385, F585, F815, S75, S90, S110, S155, S230, S345 and S520 under the provisions of Article 12, Chapter 26 Administrative Building Code and the Oil Burner Rules of the Board.

Purpose

The appliance is an oil fired warm air furnace used for domestic and commercial heating.

Description

The furnaces are designed for either floor mounting or for suspension installation.

The furnaces consists of oil burner, blower, motors, filters, controls, heat exchanger, combustion chamber and inner and outer casing.

The oil burner used in conjunction with the furnace is the New Way Oil Burner; approved by the Board under Cal. No. 829-48-SA. The blower is of the squirrel cage type. The filters are of the disposable type, glass strands and are Underwriters approved. The controls consists of thermostat, primary relay, combination fan and limit switch, draft control and magnetic starter. The heat exchanger is made of 12 gauge steel. The combustion chamber is of 18 gauge type 430 stainless steel. The outer casing is of 22 gauge steel and the inner casing of 26 gauge steel.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts Committee on Test and it was noted that the oil burner was approved by the Board under Cal. No. 829-48-SA. The oil fired units have been approved by the Underwriters Laboratory under MP2132.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Perfectaire Oil Fired Suspended Horizontal Forced Warm Air Furnaces and Floor Mounted Models; H75, H90, H110, F150, F245, F385, F585, F815, S75, S90, S110, S115, S230, S345, S420 and S520 for use in New York City in domestic and commercial installations with fuel oil not heavier than No. 2 on condition that all installations shall comply with the requirements of Article 12, Chapter 26, Administrative Building Code and the Oil Burner Rules of the Board and each appliance bear a label reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 603-55-SA."

The Committee further recommends that these units may be marketed by Overhead Heaters, New York, Inc., under the trade name of Risco and that the suspended units may be installed in garages on condition that they are suspended at least 8'-0" above the level of the garage floor, that the air for combustion passes through a 40/40 mesh screen installed in the air intake of the oil burner.

(Sgd.) HARRIS H. MURDOCK,
Chairman.
JOHN A. DARTS,
Assistant Engineer.
GEORGE F. SKLENARIK,
Assistant Engineer,

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

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605-54-SA

APPLICANT—Despatch Oven Co., owner.

SUBJECT—Application July 21, 1954—Commander Bake Oven (electrically heated), Models 12, 18, 24, 32, 36 and 40, approval of.

APPEARANCES—

For Applicant: George S. Ewing.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 605-54-SA

Subject: Commander Bake Oven, Models 12, 18, 24, 32, 36 and 40 (electrically heated).

Despatch Oven Company, Minneapolis, Minnesota filed July 21, 1954 an application with the Board of Standards and Appeals for approval of the appliance known as the Commander Bake Oven, Models 12, 18, 24, 32, 36 and 40 (electrically heated) under the provisions of C26-191.0 Administrative Building Code.

Purpose

The appliance is an electrically heated oven used for the baking of bread, rolls, cakes, etc.

Description

The frame work of the oven and the panels and insulation is the same construction as the oven described under Cal. No. 607-54-SA.

The heating system consists of high-grade, open coil, nickel nichrome alloy wire elements mounted in ceramic insulators. The elements are so designed as to maintain a low temperature in order that a uniform temperature control might be maintained. The heater is prewired and includes all internal wiring with terminals brought to the outside of the heater chamber for final field connections and element arranged in banks.

The set circuit on an electrical oven is controlled through a disconnect switch and is on continuously when oven is in operation controlling circuit operates through an automatic contactor and is operated by the controlling instrument.

Inspection and Test

The appliance was inspected by Asst. Engr. J. A. Darts Committee on Test. The appliance operated as designed and the controls operated as required.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Commander 12, 18, 24, 32, 36 and 40 (Electrically Heated) Bake Oven for voluntary use in New York City as a bake oven in commercial establishments, on condition that all electrical work shall comply with the requirements of the Electrical Code and further that the appliance bears a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 605-54-SA."

(Sgd.) HARRIS H. MURDOCK,

Chairman,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

642-55-SA

APPLICANT—Worcester Taper Pin Co., owner.

SUBJECT—Application July 21, 1955—Browning Liquid Fuel Cutting Torch, Model U-15A Oxy-Gasoline, approval of.

APPEARANCES—

For Applicant: Paul Sibley.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 642-55-SA

Subject: Browning Liquid Fuel Cutting Torch, Model U-15A.

The Worcester Taper Pin Company of Worcester, Mass., filed July 21, 1955 an application with the Board of Standards and Appeals for approval of the Browning Liquid Fuel Cutting Torch, Model U-15A under the provisions of Section C19-93.0a Administrative Code.

Purpose

A torch to be used for metal cutting.

Description

The Browning U-15A cutting torch employs an oxygen-gasoline flame for the cutting of metals up to 6 inches in thickness when using the largest of the cutting tips available. The torch is supplied in one length only (approx. 19½ in.) and one head angle (83°). The valves used for the control of fuel and oxygen are of a design which prevents separation of the valve stem from the packing nut in the event either valve is opened wide.

Oxygen is supplied to the torch from a standard I.C.C. cylinder through a regulator and sufficient length of oxygen hose. The gasoline, which should be of the unleaded type, is supplied from a special fuel container which has a maximum capacity of about 3 gallons. This container is approximately 9½ inches in diameter and 11 inches high and is made of welded steel. A support in the form of a skirt is tacked to the bottom of the container. Each container, after fabrication is tested by the manufacturer for leakage by means of an air pressure test of 90 psig while submerged in water. The tested container is then equipped with a flame arresting screen assembly which is placed into a brass filler opening and projects into the top of the container about 3 inches. A brass filler cap and relief valve assembly is screwed into the filler opening to seal off the container and to provide a means of pressure relief in the event of abnormal container pressure. Relief valve is set to open at 35 psig. A hand operated pump is used to pressurize the container to a nominal 20-25 psig to deliver liquid gasoline to the torch. It is a plunger type pump with threaded adapter, silver soldered to the pump tube, which is screwed into one of the fuel container openings so that a spring loaded valve at the bottom of the pump tube is normally submerged in the liquid fuel. A small diaphragm type pressure gauge calibrated from 0-30 psig is installed in a container opening to indicate internal air pressure. The remaining container opening accommodates a fuel shut-off assembly which includes a valve, a ball type excess flow check and a draft tube. The fuel container is painted a bright red color and the word "gasoline" is stencilled in ½ inch letters on the side.

When in use, a Fram cartridge type filter with brass cup is attached to the outlet valve. Torch and filter are connected by a special fuel hose. This hose has nominal inside and outside diameter of 3/16 inch and 7/16 inch respectively, is lined with a Thiokol tube, has a red colored outerjacket of oil resisting synthetic reinforced with a single braid rayon construction and is provided with suitable brass fittings. Its minimum rupture pressure is 900 psig.

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Inspection and Test

A sample torch was inspected and tested at 761 Humboldt street, Brooklyn by Asst. Engr. G. F. Sklenarik, Committee on Test. The torch and fuel container were designed as described in the data filed by the manufacturer and functioned in a satisfactory manner. Present at the test were William Mohler, sales engineer for Worcester Taper Pin Company, manufacturer and Hugo Barthelson, manager of R. H. Preston and Company, agent.

Recommendation

On the basis of the inspection and test and the data filed by the applicant including report #12373 of September 15, 1954 by the Factory Mutual Laboratories and file MH-6127 of June 8, 1955 of the Underwriters Laboratories both accepting the design and operation of this appliance, the Committee on Test recommends the approval of the Browning Liquid Fuel Cutting Torch, Model U-15A under the provisions of C19-93.0 of the Administrative Code on condition that only unleaded gasoline will be used as fuel and that such gasoline will be stored for use in accordance with the requirements of Article 8, Chapter 19 Administrative Code pertaining to volatile inflammable oils and any additional requirements of the Fire Commissioner and further that each torch and each container bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 642-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

877-55-SM

APPLICANT—Beacon Manufacturing Co., owner.
SUBJECT—Application October 26, 1955—Beacon Closet Bowl Wax Gasket, Models 101, 102 and 103, approval of.
APPEARANCES—

For Applicant: Leon Waldman.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Conolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

RE: Cal. 877-55-SM

Subject: Beacon Closet Bowl Wax Gasket 101 and 102.

Beacon Manufacturing Company, Cleveland, Ohio filed October 26, 1955 an application with the Board of Standards and Appeals for approval of the material known as Beacon Closet Bowl Wax Gasket 101 and 102 under the provisions of C26-1250.0 Administrative Building Code.

Purpose

To provide a floor slab or ring of material impervious to moisture for use with toilet bowls.

Description

The gaskets are made from pure microcrystalline wax which is a mineral by product of oil wells, the wells having paraffine base oil. The wax has a melting point of not less than 145°.

Inspection and Test

Samples of the gaskets were examined by Asst. Engr. J. A. Darts Committee on Test. It was noted that only gasket 102 met Federal Specification HHG-536a.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Beacon Closet Bowl Wax Gasket 102 for setting toilets bowls under the provisions of C26-1250.0 Administrative Building Code on condition that each container or package in which the material is marketed shall bear a label reading as follows: "Approved by the Board of Standards for use in New York City under Cal. No. 877-55-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

683-38-SA—Vol. II

APPLICANT—Janitrol Surface Combustion Corporation, owner.

SUBJECT—Application for consideration—reopening as for test and report as to additional models—re Janitrol Gas-fired Unit Heaters, Series UBS-94 and DUCT-94, Models UBS-50-94; UBS-65-94; UBS-85-94; UBS-100-94; UBS-125-94; UBS-175-94; UBS-200-94 and UBS-225-94, Janitrol Gas-fired Uniters, Series UG-37, CG-37, UAS-14, UAC-14 and BAC-14; previously approved.

APPEARANCES—

For Applicant: Harold J. Mackay.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Conolly 4
Negative: 0

342-52-SA

APPLICANT—Janitrol Surface Combustion Corporation, owner.

SUBJECT—Application for consideration—reopening as for test and report as to additional models—re Janitrol Winter Air Conditioners, Gas-fired, Series BBC-24; previously approved.

APPEARANCES—

For Applicant: Harold J. Mackay.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Conolly 4
Negative: 0

343-52-SA

APPLICANT—Surface Combustion Corporation, owner.

SUBJECT—Application for consideration—reopening as for test and report as to additional models—re Janitrol Winter Air Conditioner (gas-fired) Series FEC-84; previously approved.

APPEARANCES—

For Applicant: Harold J. Mackay.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Conolly 4
Negative: 0

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349-52-SA—Vol. II

APPLICANT—Surface Combustion Corp., owner.
SUBJECT—Application for consideration—reopening as for test and report as to additional models—re Janitrol Unit Heaters, Models BCCA-05, BCC-05 and BCCL-05, Series FES-05; previously approved.

APPEARANCES—

For Applicant: Harold J. Mackay.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

335-53-SA

APPLICANT—Janitrol Surface Combustion Corporation, owner.

SUBJECT—Application for consideration—reopening as for test and report as to additional models—re Janitrol Gas-fired Duct Furnace, Models 85, 94, 100, 125, 175, 225 and 450; previously approved.

APPEARANCES—

For Applicant: Harold J. Mackay.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

511-55-SA

APPLICANT—J. B. Slattery & Brother, Inc., owner.

SUBJECT—Application for consideration—reopening as to test and report as to additional models—re Slattery Domestic Gas Ranges, Models 5590, 5588, 5536, 5500, 5530, 5520 and 55; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

518-55-SA

APPLICANT—J. B. Slattery and Brother, Inc., owner.

SUBJECT—Application for consideration—reopening as for test and report as to additional models—re Slattery Domestic Gas Ranges, Models 500, 520, 530 and 536; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

708-52-SM

APPLICANT—Bethlehem Steel Company, Inc., owner.

SUBJECT—Application July 29, 1952—Bethlehem Steel Company, High Strength Bolts.

APPEARANCES—

For Applicant: W. F. Kennedy.

ACTION OF BOARD—Laid over for further consideration; date to be set, at 2 P.M.

132-55-A

APPLICANT—Leonard F. Rothkrug, for Max Forman, owner (Gibraltar Fabrics, lessee).

SUBJECT—Application February 16, 1955—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—2236-2238 Pitkin avenue, south side, 75 ft. west of Hendrix street, Block 4010, Lots 21 and 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated February 14, 1955, on Alt. App. 110 of 1954, reads:

"1. Exits from all floors, including cellar, to comply with Sect. 270 of Labor Law."

and

WHEREAS, the applicant states the building is three stories, 25 ft. by 100 ft. in area, at first floor, 25 ft. by 90 ft. in area at typical floor, of class 3 construction, erected 1922, now located on a lot 75 ft. by 100 ft., irregular in area, in a business use, C area, class on height district, used and occupied since 1924: Cellar—storage, no persons; 1st, 2nd and 3rd floors: manufacturing textile fabric, 18 persons on the 1st, 20 on the 2nd and 25 on the 3rd; no change in use or occupancy is now proposed. The building is equipped with one four feet wide interior stairs, enclosed in one-hour partitions, equipped with fireproof self-closing doors, leading direct to street, provided with a ladder and scuttle to roof, and one fire escape on the rear extending to roof by ladder and to yard by stair, egress to street is through front yard; window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, Certificate of Occupancy #4799, issued April 8, 1924 against permit #16219 of 1922 permits the use of the building as Store-office and storage; this certificate refers to 2238 Pitkin Avenue; and

WHEREAS, Certificate of Occupancy #42664, issued January 12, 1927 against Permit #11908/26 for premises 2236-2240 Pitkin Avenue permits the use and occupancy as follows: Storage room for druggist supplies on the first floor; and

WHEREAS, Violation #2580/54 was issued by the Borough Superintendent to premises 2236 Pitkin Avenue, describing a hazardous condition and stating that the occupancy of the premises was changed from storage to light manufacturing without obtaining a new certificate of occupancy and contained the note that Alt. App. 110/54 was disapproved February 19, 1954; and

WHEREAS, the applicant states the premises consist of an irregular plot 75 ft. front on Pitkin Avenue by 76 ft. 6 in. and 100 ft. in depth upon which there is located a one and two story building of class 3 construction, erected under N.B. App. 3171/1908 for use as a store and subsequently altered under Alt. App. 16219/1922 by the addition of two stories and extension on the rear of the first floor for which Certificate of Occupancy #4799 was issued in 1924 for the following use and occupancy: 1st floor—store and office; 2nd floor—storage 120 lb. live load; 3rd floor—storage—120 lb. live load; that an additional one story extension was erected on the site under Permit No. 11908/1926 and Certificate of Occupancy #42664 issued for this new portion of the premises which specified its use as, "storage room for druggist supplies"; and

WHEREAS, the applicant states that it is now proposed to use the entire structure for one tenant occupancy for the manufacture of textile fabric (needle work) with a maximum occupancy of 25 persons on the 3rd floor and 20 persons on each of the 1st and 2nd floors, cellar will be used only for storage; and

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WHEREAS, the applicant contends that the principal interior stairway is 4 ft. wide enclosed throughout with partitions of wood studs, plaster board, plastered both sides with openings protected with fireproof self-closing doors, with access to the street through an open yard at the front; that in addition, there is a regulation fire escape on the rear of the second and third floors, with access to the street by way of the front yard; that there are two separate exits from the first floor area, one direct to the street and another to the open yard leading to the street; that the cellar ceiling is now fire retarded with half inch plaster board; that it is proposed to enclose the new boiler room with 4 in. masonry partitions to the ceiling and provide a one-hour fireproof self-closing door from the cellar area, it is proposed to protect the boiler room ceiling with half-inch plaster board and 26 gauge metal; the existing outside stair will be provided with flush iron doors opening from the inside without the use of a key to furnish direct egress to the street; that the cellar storage area is also provided with two stairways, one to the first floor area and the other to the open yard which leads to the street; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 110/54, Objection No. One and that the appeal be and it hereby is *granted*, to permit the continuation of the existing means of exit as shown and as indicated on plans filed with this appeal marked "Received February 16, 1955" (10 sheets), and "June 1, 1956" (one sheet), *on condition* that the building shall not be increased in height or in area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that the exterior fire escape shall be maintained as indicated on plans filed with this appeal marked "Received June 1, 1956" and at all times shall have free access for exit purposes to the street; that there shall be a loose ladder of sufficient length to reach the roof of the adjoining building at a lower level so that escape may be permitted through the scuttle to roof and ladder in the event of necessity; that the protection of the boiler room ceiling shall be as proposed; that the existing outside stair shall be provided with flush iron doors as proposed opening from the inside without the use of a key to furnish direct egress to the street; and that as proposed there shall be not more than one tenant per floor.

821-54-A

APPLICANT—Consolidated Cork Corp., lessee, for Bush-Terminal Buildings Co., owner.

SUBJECT—Application October 22, 1954—Appeal from an order of the fire commissioner—re smoking in factory.

PREMISES AFFECTED—4012 2nd avenue, block from 39th to 41st streets, Bush Building No. 20, Block 706, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: E. J. Sten.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, Order No. 7599 issued by the Fire Commissioner September 23, 1954, reads:

"4. Conspicuously post and keep posted on the 2nd story and on the 3rd story, and in entrance halls, office and all rooms signs prohibiting SMOKING printed in the English and other necessary languages. Sec. 283 of the Labor Law."

and

WHEREAS, the applicant states the building is 8 stories,

110 ft. in height, 243 ft. 9 in. front by 440 ft. in depth of fireproof construction erected 1912; located in an unrestricted use, A area, class 2 height district; used and occupied since 1912, Cellar—ordinary use; 1st to 8th floors—factory; 75 persons on the 1st, 160 on the 2nd, 100 on the 3rd; 125 on the 4th; 90 on the 5th; 75 on the 6th; 60 on the 7th; 80 on the 8th; the building is provided with an approved standpipe system and a one-source sprinkler system; there are 12 interior 6 ft. wide concrete stairs from roof bulkhead direct to street; and four exterior stairs extending to roof by ladder and to street and yard by stairs; windows and doors on the course of the fire escape or exterior stairs are fireproof self-closing, clear passage is maintained as egress from the lower termination of the fire escape to the freight yard; and

WHEREAS, Certificate of Occupancy No. 84950 was issued Nov. 12, 1937 against NB. Permit 6523/1910 and permits the use of the building—not stated; and

WHEREAS, the applicant states that under existing conditions smoking is prohibited throughout the entire factory and Fire Department Order No. 7599 has been fully complied with; and

WHEREAS, the applicant states that permission is herein requested to allow smoking in the general office, the eating area and the locker room on the second floor, and the office area, and dressing room on the 3rd floor.

Resolved, that the decision of the Fire Commissioner, as expressed in Order #7599, issued September 23, 1954, Objection 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit smoking in the areas on the premises on the 2nd and 3rd floors, as indicated with hatched lines on plans filed with this appeal, marked "Received March 20, 1956", (1 sheet), and "May 29, 1956", (1 sheet), *on condition* that such signs shall be posted indicating such areas where smoking is hereby permitted as the Fire Commissioner shall determine; that receptacles for smokers' refuse shall be installed in such areas where he may require; that the sprinkler system shall be maintained in accordance with the approval as *modified* by the Board; and that in all respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

720-55-A

APPLICANT—Samuel Rosenblum, for 130 5th Avenue Co., owner.

SUBJECT—Application September 6, 1955—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—130-132 5th avenue, northwest corner of West 18th street, Block 820, Lot 38, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated August 26, 1955 on BN App. 2129/55 reads:

"1. Cellar exits inadequate and fails to comply with 271, Labor Law in that (a) 2nd means of egress must be enclosed and lead thru fireproof passageway direct to street (b) swing of doors not in direction of egress."

and

WHEREAS, the applicant states the building is 11 stories, 110 ft. in height, 78 ft. 10 in. front by 135 ft. depth, of fireproof construction, erected 1902, now located in a business and unrestricted use, B area, class 2 height district and used and occupied since 1902; Cellar—bank and storage, 10 persons; 1st floor—bank, 50 persons; 2nd floor—manufacturing clothing, 15 persons; 3rd floor—manufacturing linings, 15 persons; 4th floor—manufacturing shirts, 10 persons; 5th to 11th floors—manufacturing clothing, 25 persons

MINUTES

on 5th, 15 on the 6th, 20 on the 7th, and 30 on each of the 8th to 11th floors inclusive; no change in use or occupancy is now proposed. The building is provided with an approved standpipe system and an approved two-source sprinkler system throughout the building except for the banking floor; there are two 3 ft. 6 in. wide fireproof stairs from roof bulkhead direct to street; and

WHEREAS, Violation No. 1720/1955 was issued by the Borough Superintendent in that each of the cellar areas occupied by the owner and the tenant do not have two legal means of egress as required by law and that hand rails were missing from the stairs at the cellar and first floor; and

WHEREAS, the applicant states that exits from all other floors except the cellar are in conformance with the Labor Law; that the building is a tenant factory; that the sprinkler system covers all floors except the first story use by the bank; that the cellar floor is used by the bank, occupying the first floor; that part of the cellar contains the bank vault and storage space and rest room for employees; that there are two fireproof enclosed stairways, one at the west leading to the freight hall and passage direct to street; that the northeasterly stair leads to the bank floor; that this stair is fireproof enclosed; there is no factory occupancy on the cellar or first floors; that exits on the first floor are readily available to the street and the bank must exercise some supervision so that no unauthorized persons can have access to the cellar floor; that in addition to the two stairs there are two ladders available for the superintendent and the engineer of the building leading from the machine room to the first floor hall and also to a trap door in the sidewalk at the west; and

WHEREAS, the applicant contends that in view of the fact that there is no hazardous or factory occupancy on the first floor or in the cellar and the exits now provided heretofore proved acceptable, it is requested that a variance be granted so as to accept the existing exit from the cellar portion; and

WHEREAS, the applicant states that under the provisions of the Labor Law, as recently amended, effective January 1st, 1957, the violation would not apply; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on BN App. 2129/55, Objection No. 1 and that the appeal be and it hereby is *granted*, to permit the continuance of the conditions as to the first floor and cellar as shown on plans marked "Received September 6, 1955", (2 sheets), and for re-submission to the Borough Superintendent immediately after January 1, 1957 for consideration in view of the recent amendment to the State Labor Law as to exits from the cellar; that in the event the Borough Superintendent decides that the objections are not covered by such amendment or there are additional objections, this appeal may be reopened for reconsideration.

853-55-A

APPLICANT—Sidney Daub, for Abe Messinger, owner (Kasbar Quilting Co., lessee).

SUBJECT—Application October 26, 1955—Appeal from a decision of the borough superintendent—re opening in fire wall.

PREMISES AFFECTED—1213-1239 East 14th street, east side, 100 ft. south of Avenue L, Block 6734A, Lot 86, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Con-

nolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated October 20, 1955, on Alt. Applic. 4222/52 reads:

"8. Opening in a fire wall used for a horizontal exit may not exceed 4'-0" in width and 7'-6" in height. 10.8.1(b)."

and

WHEREAS, the applicant states the building is 1 story, 12 ft. in height, 201 ft. and 230 ft. 8 in. front by 100 ft. and 103 ft. 11-3/4 in. irregular in depth, of Class 3 construction, erected in 1923 in an unrestricted use, C area, Class 1 1/2 height district; used and occupied since 1952: Cellar—boiler room, 1 person; 1st floor—manufacturing quilting, 45 persons. No change or use in occupancy is now proposed. The building is equipped with an approved standpipe system and an approved one-source sprinkler system throughout; and

WHEREAS, Violation #654/55 was issued February 7, 1955 by the Borough Superintendent, for occupying the building for the manufacturing of quilts without obtaining a certificate of occupancy for such use; and

WHEREAS, the existing Certificate of Occupancy #21433 issued October 4, 1923, against N. B. 909/23 permits the use of the building as a public garage; and

WHEREAS, the applicant contends the occupant is engaged in manufacturing quilting which requires finished material to be placed on large rolls and bales, necessitating an opening at least 5 ft. in width in the firewall; that the building is 21,840 sq. ft. in area, subdivided into two areas of 7,140 sq. ft. and 14,700 sq. ft.; and is provided with a standpipe system connected to the city main and a one-source sprinkler system throughout with connection to Fire Department headquarters through an approved central office, which system is connected by an 8-in. connection to the city main; and

WHEREAS, on January 18, 1955, under Cal. No. 430-54-A, the Board modified Objection 1 issued by the Borough Superintendent on Alt. App. 4222-52, requiring a 2-source sprinkler system for the north portion of the building used for manufacturing, on condition that the building be equipped with a 1-source sprinkler system throughout, with connection to fire headquarters through an approved central station, and that the fire wall comply with the requirements and any door opening therein be of an approved opening assembly for fire walls; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated October 20, 1955, acting on Alt. App. 4222/52, Objection #8 be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the opening in the fire wall for use as a horizontal exit to be 5 ft. in width as indicated on plans filed with this appeal marked "Received October 26, 1955" (one sheet) *on condition* that such door shall have an approved opening protective assembly meeting the requirements of the Building Code; that in all other respects the requirements of the Building Code and all other laws, rules and regulations applicable to the building and occupancy shall be complied with including the maintenance of a standpipe system and a one-source sprinkler system as proposed; and that a new certificate of occupancy shall be obtained.

603-38-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Leibo Realty Corp., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—construction and exits.

PREMISES AFFECTED—547-571 Watkins street and 233-243 Lott avenue northeast corner, Block 3618, Lots 1 and 3, Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 26, 1956, at 2 P.M. for inspection and decision; hearing closed.

941-54-A

APPLICANT—DeRose and Cavalieri, for Libby Walker Levine, owner.

SUBJECT—Application December 10, 1954—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—4033-4039 3rd avenue, west side, 100 ft. 11½ in. north of East 174th street, Block 2922, Lot 54, Borough of The Bronx.

APPEARANCES—

For Applicant: George J. Cavalieri.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 19, 1956, at 2 P.M. applicant to submit new proposal and revised plans.

959-54-A

APPLICANT—Philip Freshman, for Terminal Fire Brokerage, Inc., owner.

SUBJECT—Application December 10, 1954—Appeal from a decision of the borough superintendent—re stairways and exits.

PREMISES AFFECTED—50 Court street, southwest corner of Joralemon street, Block 265, Lot 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip Freshman and Joseph A. Bruton.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 26, 1956, at 2 P.M. for inspection and decision.

993-54-A

APPLICANT—Elias K. Herzog, for Postgal Realty Corp., owner.

SUBJECT—Application December 27, 1954—Appeal from a decision of the borough superintendent—re cellar egress.

PREMISES AFFECTED—345-351 West 35th street, north side, 266 ft. 4 in. east of 9th avenue, Block 759, Lot 14, Borough of Manhattan.

APPEARANCES—

For Applicant: Elias K. Herzog.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 12, at 2 P.M. applicant to correct drawings.

356-56-A

APPLICANT—Interboro Elevator Company, Inc., for Burton Corp., owner (Lord and Taylor, lessee).

SUBJECT—Application April 19, 1956—re Appeal from a decision of the borough superintendent—revocation of elevator application 389-55.

PREMISES AFFECTED—424 5th avenue, northwest corner of West 38th street, Block 840, Lot 42, Borough of Manhattan.

APPEARANCES—

For Applicant: Chester Bordeau, A. V. Thurber and W. D. Conwell.

For Opposition: J. Gibson Fruin, E. G. Bathon and M. N. Nyberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over for further consideration by the Board; date to be set; hearing closed.

272-22-BZ—Vol. IV

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired March 13,

1956—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business and unrestricted use district, the extension in area and uses of existing gasoline service station (previously granted by the Board), to include the additional use of motor vehicle repair shop within the accessory building of service station and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—69-02 Queens boulevard, southwest corner of 69th street, Block 2432, Lots 9 and 18, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. IV, on January 27, 1953, on certain conditions; and

WHEREAS, the resolution was further amended on May 19, 1953; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on September 13, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on January 4, 1955 as thereafter amended by resolution adopted through September 13, 1955 only as to the time within which to obtain permits and complete the work so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that additional time is required to obtain Fire Department certification and a certificate of occupancy, that all permits required shall be obtained and all work completed within six months from the date of this amended resolution." (Alt. App. 1214/51 and Misc. App. 347/53.)

319-32-BZ—Vol. III

APPLICANT—Goldwater and Flynn, for Robert P. Marshall, owner.

SUBJECT—Application for consideration—reopening for approval of plans—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash (non-automatic) and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot (previously granted by the Board—but not built).

PREMISES AFFECTED—East Tremont avenue and Dewey avenue, northwest corner, Block 5561, Lot 95, Borough of The Bronx.

APPEARANCES—

For Applicant: Bernard Trencher and L. K. Colman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and plans approved, as being in substantial compliance with the resolution adopted by the Board on April 26, 1955.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on April 26, 1955, on certain conditions; and

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WHEREAS, the applicant submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *approve* working drawings marked "Received June 13, 1955", (22 sheets), as in substantial compliance with the resolution adopted by the Board on April 26, 1955; that such working drawings shall be filed with the Borough Superintendent and shall be followed as to arrangement and design of the premises. (N.B. 139/55)

115-33-BZ—Vol. II

APPLICANT—Paul Friedman, for Julia McCarthy, owner. (Esso Standard Oil Company, lessee).

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e, 7f and 7i of the zoning resolution, permitting in a residence and retail use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), motor vehicle repairs and office and the parking of cars awaiting service (previously denied by the Board under Section 21).

PREMISES AFFECTED—222-15 Merrick boulevard, northwest corner of 223rd street, Block 12961, Lot 10 (tentative), Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Arthur Levine.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on June 7, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 7, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that work is nearing completion, that all permits required shall be obtained and all work completed within six months from the date of this amended resolution." (N.B. App. 3960/54).

141-33-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting for a term of ten years in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Northwest corner of Farmers boulevard and 143rd rd, Block 3238, Lot 109, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.. 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 23, 1936, on certain conditions; and

WHEREAS, the term of variance was extended on July 9, 1946; and

WHEREAS, the resolution was amended on June 25, 1940 and June 5, 1951; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 23, 1936 as thereafter *amended* by resolution adopted through June 5, 1951 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision f for a term of ten years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 490/33)

626-41-BZ

APPLICANT—Hirsh, Newman & Rosenson, for Metropolitan Jockey Club, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking of motor vehicles within the residential area as an extension to the permissive parking in the business area.

PREMISES AFFECTED—165-10 Baisley boulevard, southeast corner of New York boulevard, Block 3300, Lot 2, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alvin S. Rosenson.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 3, 1942, on certain conditions; and

WHEREAS, the term of variance was extended on October 23, 1951; and

WHEREAS, the resolution was amended on May 6, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 3, 1942, as thereafter *amended* by resolutions adopted through May 6, 1952 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Misc. 221/51)

MINUTES

410-49-BZ

APPLICANT—John T. Hiller and Bertha E. Hiller, owners.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—425 Autumn avenue, east side, 205 ft. south of McKinley avenue, Block 4180, part of Lot 18, Borough of Brooklyn.

APPEARANCES—

For Applicant: John T. Hiller.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, term of variance extended and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 20, 1949, on certain conditions; and

WHEREAS, the term of variance was extended on October 23, 1951; and

WHEREAS, the applicant requested a further extension of the term of variance and on amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on September 20, 1949, as thereafter amended by resolution adopted through October 23, 1951 only so far as it refers to the term of variance, so that as amended this portion of the resolution shall read:

“... granted under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit.....; and *amended* as to fences by adding thereto: that such fences may be omitted where walls on the lot line of adjoining premises exist; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (Alt. App. 1138/49)

778-50-BZ

APPLICANT—Gilbert Lazerus, for Morris Maran and Jerrold Golding, owners.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a business building (stores), for a term of years.

PREMISES AFFECTED—154-25 to 154-57 Horace Harding boulevard and 59-61 154th place, northeast corner, Block 6732, Lot 70, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Gilbert Lazerus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly. 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 15, 1951, on certain conditions; and

WHEREAS, the resolution was amended on June 14, 1955; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on June 14, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 15, 1951, as thereafter amended by resolution adopted through June 14, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that no work has been actually been commenced, plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (N.B. 8335/50.)

341-53-BZ

APPLICANT—Maxon, Sells and Ficke, for Gold Coast Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 21 and 7A of the zoning resolution, permitting in a residence and business use, B area district, the erection and maintenance of a building to be used as stores and multiple dwelling, using more than the area permitted at curb level and with show windows nearer to the residence use district than is permitted.

PREMISES AFFECTED—1439-1509 York avenue, west side, from East 79th to East 80th streets; 431-439 East 79th street and 434-438 East 80th street, Block 1559, Lots 19-30 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: Lester H. Maxon.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 21, 1953, on certain conditions; and

WHEREAS, the resolution was amended on April 12, 1955; and

WHEREAS, time to obtain permits and complete the work was extended on June 15, 1954 and June 14, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 21, 1953 as thereafter amended by resolutions adopted through June 14, 1955 only as too the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that work is now substantially complete, that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution.” (N.B. 3/53.)

8-55-BZ

APPLICANT—David R. Dibner, for Hasag Realty Corp., owner. (World Waste and Fibre Company, Inc., lessee).

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired May 29,

MINUTES

1956—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a manufacturing use district, the storage and baling of new fabric remnants and waste clippings.

PREMISES AFFECTED—293 Church street, east side, 86 ft. south of Walker street, Block 193, Lot 20, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Glass, Mac Schwartz and David R. Dibner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 29, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 29, 1955 only as to the time within which to obtain permits and complete the work so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 1421/54)

127-55-BZ

APPLICANT—Siegel & Green, for Harry Projansky, Alfred Friedman and Samuel A. Mischel, owners.

SUBJECT—Application for consideration—reopening as to extension of time to complete and as to amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under sections 7b, 7f and 7i of the zoning resolution, permitting in a business and unrestricted use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, storage and sale of accessories, office, minor auto repairs, parking for more than five cars and storage room.

PREMISES AFFECTED—491-497 East 163rd street, north side, 80 ft. east of Washington avenue, Block, 2368, Lots 55, 56, 57 and 58, Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened resolution amended and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 22, 1955, on certain conditions; and resolution and an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 22, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A

of the Zoning Resolution from the date of this *amended* resolution; and to add thereto: that the minor changes may be permitted in the building and facilities as shown on revised plans marked "Received May 18, 1956" (3 sheets) *on condition* that in all other respects the requirements of the resolution above cited as *amended* this day shall be complied with." (N.B. 1048/54)

139-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.

SUBJECT—Application for consideration—reopening as for approval of working plans—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district for a term of ten years, the use of premises as a golf driving range, miniature golf course, Par 3 golf course and permitting the erection and maintenance of three structures of Class IV construction to be used as (1) ticket office, and storage (2) open shed over driving tees and (3) for storage and to permit the parking of patron's cars (no fee to be charged).

PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180, Block 8291, Lot 1, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and plans approved as being in substantial compliance with the resolution adopted by the Board January 10, 1956.

THE VOTE—

Affirmative: Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly..... 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 10, 1956, on certain conditions; and

WHEREAS, the applicant submitted revised working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *approve* working drawings marked "Received May 8, 1956", (4 sheets), as in substantial compliance with the resolution adopted by the Board on January 10, 1956; that such working drawings shall be filed with the Borough Superintendent and shall be followed as to arrangement and design of the premises. (N.B. 133/55)

538-55-BZ

APPLICANT—Charles M. Spindler, for Anne Brown, owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, non-automatic laundry, office, sales area, utility room and lubritorium.

PREMISES AFFECTED—995-1007 McDonald avenue and 47-57 Lawrence avenue, northeast corner, Block 5419, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 21, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 21, 1956, by adding thereto:

"that in the event the owner desires to make minor changes in the layout of the station, such changes may be permitted as indicated on revised plans marked "Received May 21, 1956", (2 sheets), only so far as it has reference to the location of the building, and to permit an additional 12 ft. curb cut on McDonald avenue, as shown on plans above stated, *on condition* that in all other respects the resolution cited above shall be complied with." (N.B. 1541/55)

239-26-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Rose and Andrew Albanese, owners.

SUBJECT—Application for consideration—reopening as Vol. III to consider rehearing on alleged new facts—re Application (decision of the borough superintendent); previously denied, under sections 7f, 7h, 7i and 7A of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, and to permit the parking and storage of more than five motor vehicles, with entrance and curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—1890-1900 McDonald avenue, 354-360 Quentin road, southwest corner, Block 6657, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly .. 4
Negative: 0

438-29-BZ—Vol. IV

APPLICANT—James E. Vassalotti, for Arwald Construction Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. IV to consider a new proposal for additional uses, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under sections 7i, 7e and 7h of the zoning resolution, permitting in the business use district portion of a lot, located in a residence and business use district, the addition of motor vehicle repairs and sale and display of more than five new and used cars to permitted uses of machine shop, manufacturing and sale of auto accessories, parking of patrons cars waiting to be serviced and office.

PREMISES AFFECTED—406-418 Remsen avenue and 958-966 Lenox road, southwest corner and 2-6 East 58th street, Block 4663, Lot 4, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure to consider new proposal for additional use.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4
Negative: 0

558-37-BZ—Vol. II

APPLICANT—Lionel K. Levy, for Markhem Parking Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of area by Lot 28, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, for a term of two years, permitting in a business use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—60-66 Henry street, 23-29 Market street, southwest corner, Block 277, Lots 24, 25, 26, 27 and 28, Borough of Manhattan.

APPEARANCES—

For Applicant: Carlo F. Marano.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider extension of area.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

37-41-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Greatco Realty Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II as to a new proposal subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, the parking and storage of more than five motor vehicles, for a term of years.

PREMISES AFFECTED—3349-3359 Webster avenue, west side, 176.98 ft. south of Gun Hill road, Block 3355, Lot 126, Borough of The Bronx.

APPEARANCES—

For Applicant: Patrick D. Concagh.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure to consider new proposal.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

256-51-BZ

APPLICANT—Paul A. Berlowitz, for Hunts Oval, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance which expired June 9, 1955—re Application (decision of the borough superintendent); previously granted on condition, under sections 7h and 7A of the zoning resolution, permitting in the residence use portion of a lot located in a residence, business and unrestricted use district, the parking and storage of motor vehicles for a term of years with an entrance more than the permitted distance from the intersection.

PREMISES AFFECTED—940-948 Southern boulevard and 1035-1051 and 1063 East 163rd street, northeast corner, Block 2742, Lots 3 and 70, Borough of The Bronx.

APPEARANCES—

For Applicant: Paul A. Berlowitz.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and set for hearing July 3, 1956, at 10 A.M. waiving all require-

University of Illinois Library
Special Dept.
Urbana, Ill.

MINUTES

ments except a new decision of the Borough Superintendent, which has been filed, and to permit two publications in the bulletin, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,
Commissioner Keating and Deputy Chief Connolly... 4
Negative: 0

398-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sheilnor Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to restore to calendar for further hearing by order of Court—re Application (decision of the borough superintendent); previously denied, under sections 7f, 7i and 7A of the zoning resolution, permitting in the business use district portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, car wash (non-automatic), lubritorium, motor vehicle repairs, storage and sale of accessories and office, with show windows near to residence use district than

is permitted and to permit the parking and storage of motor vehicles, all for a term of fifteen years.

PREMISES AFFECTED—5701-5717 Fillmore avenue, 1573-1583 East 57th street, northwest corner, 1598-1602 Avenue T and 1598-1602 East 58th street, Block 8379, Lots 1, 3, 5, 7 and 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti and R. S. Hardy.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and restored to the calendar by order of the Court for further hearing by the Board subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

Adjourned: 4:10 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

NOTICE

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

352.05
NEW

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOR

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, between
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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PETITION AND ORDER OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS.

Copy of Petition and Order of Certiorari was served on the Board
on June 6, 1956, by Mr. Irving M. Berry, attorney for Jack H. and
Miriam Harrow, objecting property owners, seeking a review of the
Board's determination on May 1, 1956, granting a variance under
Section 7, subdivision c, of the Zoning Resolution, to permit in a
business use district an automatic laundry, gasoline service station,
office, lubritorium, motor vehicle repair shop (with hand tools only)
and the parking of cars awaiting service; Cal. No. 673-55-BZ; prem-
ises 5802-5824 Church Avenue, 119-129 East 58th Street, 74-84 East
59th Street, Borough of Brooklyn.

PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION 10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engi-
neers, pertaining to the work of the board, will be seen only
between the hours of ten in the morning and one in the
afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

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401-56-A—B.B.—339 South 1st street (rear lot), north side, 113 ft. west of Keap street, Block 2398, Lot 21, Borough of Brooklyn, N.B. 2568-55—re Multiple Dwelling—2 buildings on same lot—width of yards and courts.

402-56-BZ—B.Q.—120-06 Metropolitan avenue, southeast corner of 71st avenue, Block 3900, Lot 1, Forest Hills, Borough of Queens, N.B. 327-56—re gasoline service station, auto laundry, repairs, parking of cars—retail use district.

403-56-A—B.Q.—102-06 Metropolitan avenue, southeast corner of 71st avenue, Block 3900, Lot 1, Forest Hills, Borough of Queens, N.B. 327-56—(under section 35, General City Law re premises in bed of mapped street—proposed widening of Metropolitan avenue).

404-56-BZ—B.B.—2813-2817 West 36th street, east side, 100 ft. south of Neptune avenue, Block 7005, Lot 81, Borough of Brooklyn, Alt. 710-56—re parking and storage of motor vehicles—residence use district.

405-56-SM—Flexalarm (fire alarm system), manufactured by The Gamewell Co., Material.

406-56-SA—Bryant Gas Conversion Burner, Model 1400, manufactured by Bryant Division of Carrier Corp., (Bryant Industrial Products Corp., owner) Appliance.

407-56-BZ—B.Q.—115-20 Jamaica avenue, southwest corner of 116th street, Block 9305, Lot 9, Richmond Hill, Borough of Queens, Alt. 241-56—re alteration of bank use; area excessive—residence and business use district.

408-56-BZ—B.Q.—51-40 59th street and 58-27 52nd avenue, northwest corner and 51-19 58th lane and 58-35 Tyler avenue, Block 2344, Lot 4, Woodside, Borough of Queens, N.B. 2159-56—re milk bottling, storage, off-street loading; parking and storage; garage for more than 5 cars—manufacturing and retail use district.

409-56-BZ—B.Q.—134-03 to 134-09 Dahlia avenue, north side, 17 ft. 3 in. east of Crommelin avenue, Block 5125, Lot 15, Flushing, Borough of Queens, Alt. 704-52—re manufacturing use in residence use district.

410-56-BZ—B.Q.—137-38 Negundo avenue, south side, 305.78 ft. east of Colden street, Block 5153, Lot 22, Flushing, Borough of Queens, N.B. 3318-53—re side yards.

411-56-A—B.M.—316 East 58th street, south side, 224 ft. east of 2nd avenue, Block 1350, Lot 43 (formerly Lots 43 and 143), Borough of Manhattan, Amendment to Alt. 1709-56—re Multiple Dwelling (old law tenement), fire escape, permanent, ventilation, etc.; cellar occupancy; egress.

412-56-A—B.Q.—89-29 162nd street, east side, 283 ft. 2¼ in. south of 89th avenue, Block 9761, Lot 28, Jamaica, Borough of Queens, Amendment to Alt. 2971-55—re frame building for business use (offices); stair enclosure.

413-56-BZ—B.Q.—112-50 72nd avenue, south side, 425 ft. east of 112th street, Block 2248, Lot 99, Forest Hills, Borough of Queens, N.B. 1807-56—re erection of Multiple Dwelling, G area, residence use district; street line; area excessive; height limits.

414-56-BZ—B.M.—251 East 61st street, north side, 85 ft. west of 2nd avenue, Block 1416, Lot 120, Borough of Manhattan, Alt. 478-56—re change in use to photographer's studio; area excessive—residence and business, B and D area district.

415-56-SM—Bil-Jax Tubular Steel Scaffold and Accessories, manufactured by Bil-Jax Inc., Material.

416-56-BZ—B.Bx.—2237-2249 Westchester avenue and 2101-2115 Glebe avenue, northwest corner, Block 3963, Lots 57 and 62, Borough of The Bronx, N.B. 907-56—re gasoline service station, minor auto repairs, storage and parking, etc.; show windows—retail and residence use district.

417-56-BZ—B.B.—1605-1615 Bushwick avenue and 56-60 Stewart street, northeast corner, Block 3475, Lot 50, Borough of Brooklyn, N.B. 750-56—re gasoline service station, lubritorium, car washing, minor repairs, parking, etc.; curb cut—residence use district.

418-56-BZ—B.B.—7101-7127 New Utrecht avenue and 1573 72nd street, northeast corner; 7102-7124 16th avenue and 1572-1584 71st street, Block 6180, Lots 63, 70, 71 and 72, Borough of Brooklyn, N.B. 749-56—re gasoline service station, retail store, lubritorium, car washing, parking of cars to be serviced, etc.—business use district.

419-56-BZ—B.Q.—145-02 to 145-10 243rd street and 241-34 to 241-40 145th avenue, southwest corner, Block 13457, Lot 2, Laurelton, Borough of Queens, N.B. 1827-56—re gasoline service station, minor repairs, car wash, service and sales; curb cuts—residence use district.

420-56-A—B.B.—2406 East 28th street, west side, 22 ft. south of Avenue Z, Block 7422, Lot 807, Borough of Brooklyn, Alt. 4621-55—re alteration and conversion of existing building to Class A Multiple Dwelling; living quarters in basement; garage in building.

421-56-BZ—B.M.—514 West 143rd street, south side, 246 ft. 9¼ in. west of Hamilton place, Block 2074, Lot 48, Borough of Manhattan, Alt. 730-56—re parking and storage of motor vehicles—residence use district.

422-56-A—F.D.—170-178 Sigourney street and 633 Court street, southeast corner, Block 492, Lot 1, Borough of Brooklyn, Order No. 4264-6—re storage and use of Chlorinated Biphenyls (Arochlor 1248).

423-56-BZ—B.Q.—83-50 267th street, west side, 100 ft. north of Hillside avenue, Block 8778, Lot 68, Floral Park, Borough of Queens, N.B. 2542-55—re each building shall have 2 side yards of at least 5 ft.; dwelling for one family with parking area for one car.

CALENDAR

Restored to Docket

436-49-BZ—Vol. II—B.B.—1550 Bedford avenue, west side, from Eastern parkway to Union street, Block 1266, Lot 36, Borough of Brooklyn, N.B. 2811-55—re reconstruction of an existing gasoline service station, lubritorium, auto laundry, parking of motor vehicle and additional uses of minor auto repairs, curb cuts and show windows—business use district.

809-52-BZ—B.B.—10301-10307 Glenwood road and 665-675 East 103rd street, northeast corner, Block 8172, Lot 8, Borough of Brooklyn, N.B. 1175-56—reopened for extension of time to complete, expired June 2, 1954—re business building (stores)—residence use district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules...	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of...	April 12, 1955.
Cements, Blended, Rules for Testing and Use of.....	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules.....	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept. 15, 1955.
Concrete Rules (Hydrated Lime)....	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1955.
Exit Rules (Revolving Doors).....	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules.....	Feb. 22, 1955.
Fire Alarm Rules (Interior).....	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules.....	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of.....	May 26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	April 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of.....	April 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for.....	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules.....	April 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules.....	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules.....	May 22, 1956.
Opening Protective Assemblies, Rules for Inspection of.....	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings.....	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)...	April 15, 1952—Vol. 37, No. 16A
Procedure, Rules of.....	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for....	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.....	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules.....	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting...	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...	Sept. 3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Acces-

sories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—\$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

JUNE 19, 1956, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 19, 1956, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:

752-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, office, storage, lubritorium, minor auto repairs, car washing and parking of motor vehicles awaiting service.

PREMISES AFFECTED—14-43 to 14-47 (14-45 official) Clintonville street, east side, 63.99 ft. south of 14th road, 151-20 to 152-20 14th road and 153-15 to 153-91 Cross Island parkway, Block 4717, Lot 16, Whitestone, Borough of Queens.

Laid over from April 10, 1956, to May 1, 1956, for inspection and decision; hearing closed; then to May 15, 1956, for further consideration by the Board and for decision; then to May 22, 1956, for decision; then to June 19, 1956 for applicant to file revised plans.

867-55-BZ

APPLICANT—Paul Friedman, for William Gottfried, owner (conditional vendee; W. L. Associates, Inc.).

SUBJECT—Application November 2, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales, for a term of 15 years.

PREMISES AFFECTED—66-11 to 66-33 Queens Midtown expressway, northeast corner of Clinton avenue, Block 2394, Lot 8, Maspeth, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for applicant to file up-to-date photographs and for inspection and decision; hearing closed; then to June 19, 1956, for revised plans for entrance and exit to service road in view of sloping condition of the plot.

515-40-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Kaymos Realty Corp. and Paradis Estates, owners.

SUBJECT—Application reopened October 25, 1955 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles and the maintenance of a frame office building for use as an attendant's shelter.

PREMISES AFFECTED—139-155 (153 official) Beach 117th street, west side, 440 ft. south of Rockaway Beach boulevard, Block 757, Lots 28, 32, 34 and 37, Rockaway Beach, Borough of Queens.

Laid over from May 29, 1956 to June 19, 1956, for inspection and decision; hearing closed.

467-54-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application June 9, 1954—re (decision of the borough superintendent) under section 7h of the zoning

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resolution, to permit in a residence use district the parking and storage of motor vehicles for a term of ten years.

PREMISES AFFECTED—940-960 Belmont avenue and 199-223 Crystal street, southeast corner and 530-548 Chestnut street, Block 4228, Lot 11, Borough of Brooklyn.

Laid over from May 29, 1956 to June 19, 1956, for inspection and decision; hearing closed.

507-55-BZ

APPLICANT—William B. Lichtner, for H. and M. Morris, owners.

SUBJECT—Application June 20, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and business use district, the erection of a building for the storage and sale of floor covering material.

PREMISES AFFECTED—36-19 Rockaway Beach boulevard, southwest corner of Beach 35th street, Block 315, Lots 13, 14, 15, 21, 3032 and 35, Edgemere, Borough of Queens.

Laid over from May 29, 1956 to June 19, 1956, for inspection and decision; hearing closed.

583-55-BZ

APPLICANT—John F. Fitzsimons, for Emilio Longo, owner.

SUBJECT—Application July 15, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—168-11 93rd avenue, north side, 90.98 ft. east of 168th place, Block 10211, Lots 77, 78 and 272, Jamaica, Borough of Queens.

Laid over from May 29, 1956 to June 19, 1956, for inspection and decision; hearing closed.

674-55-BZ

APPLICANT—Lama, Proskauer and Prober, for May Goodfarb, owner (Polo Ground Motors, Inc., lessee).

SUBJECT—Application August 24, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station lubricatorium, minor auto repairs, car washing, storage room office and sales, parking and storage of motor vehicles, with show windows, curb cuts and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—1920-1920 Amsterdam avenue and 501 West 155th street, northwest corner, Block 2114, Lot 40, Borough of Manhattan.

Laid over from May 29, 1956 to June 19, 1956, for inspection and decision; hearing closed.

849-55-BZ

APPLICANT—Leonard F. Rothkrug, for Estate of Morris Polivnick, owner.

SUBJECT—Application October 27, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district proposed parking lot principally in conjunction with a 144 family apartment building at 80 Winthrop street (pleasure type vehicles—non transient) is contrary to Art. 11, Section 3 of the zoning resolution.

PREMISES AFFECTED—79-83 Winthrop street, north side, 643 ft. 3¾ in. east of Flatbush avenue, Block 5045, Lots 70 and 72, Borough of Brooklyn.

Laid over from May 29, 1956 to June 19, 1956, for inspection and decision; hearing closed.

882-55-BZ

APPLICANT—Leonard F. Rothkrug, for Eldorado Enterprises, Inc., owner.

SUBJECT—Application October 26, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit partly in a business and partly in a residence use district the erection and main-

tenance of an auto laundry and to permit the sale and display of used cars on a vacant portion of premises for a term of 10 years.

PREMISES AFFECTED—166-174 Kings highway and 1676-1684 West 12th street, southwest corner and 33-47 Quentin road, Block 6619, Lot 42, Borough of Brooklyn.

Laid over from May 29, 1956 to June 19, 1956, for inspection and decision; hearing closed.

755-55-BZ

APPLICANT—Leonard F. Rothkrug, for 66-17 Grand Avenue Corp., owner (Times Square Corp., lessee).

SUBJECT—Application September 23, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a retail and residence use district, the proposed patrons and employees parking of more than 5 motor vehicles.

PREMISES AFFECTED—66-19 Grand avenue, north side, 85.44 ft. east of Hamilton place and 66-02 Perry avenue, southeast corner of 66th street, Block 2724, Lots 8 and 69, Maspeth, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for inspection and decision; hearing closed; then to June 5, 1956, at the request of the applicant to file revised plan as requested by the Board; then to June 19, 1956, for applicant to give the matter further study and to file revised plans if he so desires.

232-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Freya Heintze, (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and local retail use, D and G-1 area, district, the erection and maintenance of a supermarket, with required loading berth on the residence portion of the plot and the parking of more than 5 cars (patrons); proposed area of building is in excess of area permitted, with a side yard of less than 5 ft. in that portion of the lot in the G-1 area district.

PREMISES AFFECTED—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972, Lot 50, Laurelton, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for inspection if necessary and decision, hearing closed; then to June 5, 1956, for further consideration and decision; then to June 19, 1956, for further inspection and decision.

233-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Carmine L. Calabro, owner (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h, 7A and 7c of the zoning resolution, to permit in a retail and residence use district, the proposed parking lot for supermarket's patron use, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—133-25 233rd street, east side, 97.25 ft. north of Merrick boulevard, Block 12973, lots 6 and 9, Laurelton, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for inspection if necessary and decision; hearing closed; then to June 5, 1956 for further consideration and decision; then to June 19, 1956, for further inspection and decision.

679-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Pauline and William Hinderstein, owners.

SUBJECT—Application August 30, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the proposed erection of a structure for storage, stores, loading and unloading, parking of patrons cars (no fee to be charged).

PREMISES AFFECTED—13-55 to 13-63 Beach Channel

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drive and 2201-2217 Birdsall avenue, southwest corner, Block 158, Lot 14, Far Rockaway, Borough of Queens.

Laid over from June 5, 1956 to June 19, 1956, for applicant to file revised plans as to Lot No. 4; hearing closed.

5-33-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Thomas and Louis Filomio, owners.

SUBJECT—Application reopened October 25, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7e and 7h, of the zoning resolution to permit in a business, retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, sales and storage room, for auto accessories and minor repairs, and parking and storage for more than 5 cars.

PREMISES AFFECTED—3480-3498 Baychester avenue and 3800-3812 Boston road, southeast corner, Block 5257, Lot 1, Borough of The Bronx.

Laid over from May 15, 1956, to June 12, 1956, for inspection and decision; hearing closed; then to June 19, 1956, for applicant to file a financial statement as to the return on the present conforming use.

436-55-BZ

APPLICANT—Leonard F. Rothkrug, for Arthur P. Ferretti, owner.

SUBJECT—Application May 26, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the extension of a 2 story building of class 4 construction, for the uses of glass manufacturing, grinding, publishing, and storage, using more than the area permitted.

PREMISES AFFECTED—63-17 to 63-19 Metropolitan avenue, north side, 173 ft. 5 in. east of 62nd street, Block 2771, Lot 55, Maspeth, Borough of Queens.

Laid over from May 15, 1956, to June 12, 1956, for inspection and decision; hearing closed; then to June 19, 1956, for applicant to file a new immediate area plan and for decision.

437-55-A

APPLICANT—Leonard F. Rothkrug, for Arthur P. Ferretti, owner.

SUBJECT—Application May 26, 1955—re Appeal from a decision of the borough superintendent—frame building, factory use, exits, etc.

PREMISES AFFECTED—63-17 to 63-19 Metropolitan avenue, north side, 173 ft. 5 in. east of 62nd street, Block 2771, Lot 55, Maspeth, Borough of Queens.

550-55-BZ

APPLICANT—Patrick D. Concagh, for Clareve Corp., owner.

SUBJECT—Application July 5, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, office for sale of accessories, auto repairs, storage of auto accessories, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—640-666 Conduit boulevard and 600-608 Grant avenue, entire block bounded by Grant Belmont, Sheridan avenues and Conduit boulevard, Block 4239, Lot 1, Borough of Brooklyn.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed; then to June 12, 1956, for applicant to file more complete plans showing the arrangement proposed, full size of the lot with spaces to be taken for the widening of Conduit Boulevard, all dimensions and location by dotted lines of the subways below and the tanks shown to be located in compliance with the requirements, at least not nearer than 25 ft. to the subway wall; then to June 19, 1956, for consideration and decision.

435-53-BZ

APPLICANT—Leonard F. Rothkrug, for Concetta Tuozzo, owner.

SUBJECT—Application June 2, 1953—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the change in occupancy from five car garage to storage and baling of scrap paper and rags.

PREMISES AFFECTED—6712 11th avenue, west side, 60 ft. south of 67th street, Block 5765, Lot 44, Borough of Brooklyn.

Laid over from May 22, 1956, to June 12, 1956, at request of objector, applicant concurring; then to June 19, 1956, at the request of an objector; hearing previously closed.

303-26-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened May 24, 1955 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district, the proposed change in use from public garage for more than five cars to storage of metal furniture on first floor and manufacturing and storage of lamps on the second floor.

PREMISES AFFECTED—405-423 44th street, north side, 38 ft. east of 4th avenue, Block 729, Lot 72, Borough of Brooklyn.

Laid over from May 22, 1956, to May 29, 1956, at request of applicant's representative; then to June 12, 1956, at the request of the applicant's representative; then to June 19, 1956, for applicant to file revised plans (loading space) hearing closed.

52-48-A—Vol. II

APPLICANT—Reginald S. Hardy for Hayson Corp., owner.

SUBJECT—Application reopened May 24, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—exits, doors and ramp.

PREMISES AFFECTED—405-423 44th street, north side, 38 ft. east of 4th avenue, Block 729, Lot 72, Borough of Brooklyn.

911-55-BZ

APPLICANT—Leonard F. Rothkrug, and Samuel Gardstein, for Bangor Realty Corp., owner.

SUBJECT—Application November 16, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit parking in a business use district and partly in a residence use district the proposed use of the unbuilt upon portion of a lot for a parking lot and also for accessory parking for employees.

PREMISES AFFECTED—1674-1678 Broadway, south side, 59 ft. 4 in. west of Decatur street, and 747-755 Decatur street, Block 1503, Lot 31, Borough of Brooklyn.

Laid over from June 12, 1956, to June 19, 1956, at request of objector, applicant concurring.

781-50-BZ—Vol. II

APPLICANT—Paul Friedman, for Empire Chevrolet, Inc., owner (G and G Auto Sales of Brooklyn, Inc., lessee; Volkswagen, contingent lessee).

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of an automobile showroom and sales (franchised Volkswagen dealer), gasoline service station, lubritorium, auto washing (non-automatic), minor repairs (hand tools only), office, storage and sale of auto accessories, parking and storage for more than 5 cars waiting to be serviced, and outdoor display and sales for more than 5 motor vehicles for a term of 15 years.

PREMISES AFFECTED—68-92 Remsen avenue and 9-35 East 51st street, southwest corner, Block 4592, Lots 1 and 4, Borough of Brooklyn.

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Laid over from April 17, 1956 and set for hearing on June 19, 1956, 10 A. M.; notices to be sent out in accordance with the regular procedure.

987-54-BZ

APPLICANT—Andrew DiCamillo, for Emanuele Garofalo, owner.

SUBJECT—Application reopened May 29, 1956 for consideration as to extension of time to complete—expired December 28, 1955—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district the change in occupancy from store to manufacturing of clothing and accessory use of cellar floor.

PREMISES AFFECTED—2711 Harway avenue, north side, 77 ft. 4 in. east of 27th avenue, Block 6900, Lot 5, Borough of Brooklyn.

496-32-BZ—Vol. III

APPLICANT—David Kraus, for Nathan Temares, owner.

SUBJECT—Application reopened January 31, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed extension of building at roof level to create a new fifth floor same height as the present penthouse, using more than the area permitted, previously withdrawn.

PREMISES AFFECTED—283 East Broadway, south side, 45.6 ft. west of Gouverneur street, Block 287, Lot 13, Borough of Manhattan.

1115-40-BZ—Vol. II

APPLICANT—William H. Altman, for Joseph Mayo, owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business 1 and residence use district, proposed parking lot, extending into the residence use district.

PREMISES AFFECTED—2101-2113 Surf avenue and 2944-2962 West 21st street, northwest corner and 2943-2955 West 22nd street, Block 7058, Lot 27, Borough of Brooklyn.

96-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Lorberg Realty Company, Inc., owner (Bergen Cabinet Inc., lessee).

SUBJECT—Application reopened October 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the proposed change of use of a frame building from wagon storage to wood-working factory, lumber storage and offices, and erection of proposed extension (to woodworking factory) which exceeds permitted coverage.

PREMISES AFFECTED—1548-1564 Bergen street, south side, 176 ft. west of Utica avenue, Block 1354, Lots 28 and 30, Borough of Brooklyn.

809-55-A

APPLICANT—Lama, Proskauer and Prober, for Lorberg Realty Company, Inc., owner (Bergen Cabinet Inc., Lessee).

SUBJECT—Application September 7, 1955—re Appeal from a decision of the borough superintendent—frame building—factory use.

PREMISES AFFECTED—1548-1564 Bergen street, south side, 176 ft. west of Utica avenue, 1st floor, Block 1354, Lots 28 and 30, Borough of Brooklyn.

843-46-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Lillian F. Corp., owner.

SUBJECT—Application reopened January 24, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a

gasoline service station, store, storage, parking and storage for more than 5 motor vehicles, car washing, lubritorium, motor vehicle repair shop, accessory sales and office.

PREMISES AFFECTED—857 East 169th street, northwest corner of Lyman place, Block 2970, Lot 1, Borough of The Bronx.

1130-48-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Teeson Realty Corp., owner.

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and local retail use district the proposed extension in area of a plot and additional use of miniature golf course, in local retail portion of the plot.

PREMISES AFFECTED—231-05 Northern boulevard, northeast corner of 231st street, Block 8084, Lots 71, 92, 102, 112 and 122; Block 8086, Lots 1, 9 and 50; Block 8087, Lots 1, 4, 20, 25, 30, 50, 64 and 63; Block 8088, Lots 1, 9, 34, 76, 84, 105 and 111; Block 8089, Lot 7, Douglaston, Borough of Queens.

265-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman and Maurice S. Kapplow, owners.

SUBJECT—Application April 4, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the local retail use portion of a plot located in a residence, local retail and business use district the parking and storage of motor vehicles and the erection of an office, for a term of 10 years.

PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.50 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

266-55-A

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman and Maurice S. Kapplow, owners.

SUBJECT—Application April 4, 1955—filed pursuant to section 35, General City Law re premises in bed of mapped streets—Mott avenue and Dix avenue an Appeal from a decision of the borough superintendent—frame construction within fire limits.

PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.5 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

709-55-BZ—Vol. II

APPLICANT—Henry Kohler, for Louis L. Rosenberg, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under sections 21, 7e and 7h of the zoning resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a gasoline service station, sales office, lubritorium, storage and parking of more than 5 motor vehicles, within the required setback, also the erection of signs within the required setback.

PREMISES AFFECTED—1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 8299, Lots 63, 68 inclusive, Borough of Brooklyn.

806-55-BZ

APPLICANT—Paul Trapani, for N. Lanzara, owner.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district the proposed extension of the second floor of a two story building of class 3 construction used as a retail store and dwelling, using more than the area permitted.

PREMISES AFFECTED—2922½ Bruckner boulevard, south side, 125 ft. west of Edison avenue, Block 5419, Lot 191, Borough of The Bronx.

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807-55-BZ

APPLICANT—Paul Trapani, for Peter and Patrick De Salvo, owners.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the extension and maintenance of an existing gasoline service station, to include auto laundry and minor repairs.

PREMISES AFFECTED—4116 White Plains avenue, southeast corner of East 230th street, Block 4843, Lot 45, Borough of The Bronx.

915-55-BZ

APPLICANT—Leonard F. Rothkrug, for Samuel Weinstein, owner (Gilmark Paper Co., lessee).

SUBJECT—Application November 15, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district the change of occupancy from a garage for more than 5 motor vehicles and motor vehicle repair shop and service station, to storage and distribution of paper products and office.

PREMISES AFFECTED—635-637 East 28th street, east side, 60 ft. north of Flatbush avenue, Block 5251, Lot 17, Borough of Brooklyn.

954-55-BZ

APPLICANT—Charles M. Spindler, for 2112 Knapp Realty Corp., owner.

SUBJECT—Application December 2, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—2133-2145 Brigham street, east side, 113 ft. 11 in. south of Avenue U, Block 7370, Lot 58, Borough of Brooklyn.

988-55-BZ

APPLICANT—Burke, Green and Groh, for Alexander F. and Amelia M. Keating, owners (Ernest LeMelle, lessee).

SUBJECT—Application December 16, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a manufacturing and local retail use district, the erection and maintenance of a gasoline service station, sales and service, car washing, minor auto repairs (with hand tools only) and lubritorium.

PREMISES AFFECTED—122-02 Farmers boulevard, west side, 266.38 ft. north of 180th street, Block 12458, Lot 115, St. Albans, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JUNE 19, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 19, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1043-55-SM

APPLICANT—Delco-Tapestron Distributors, Inc., owner.
SUBJECT—Application November 17, 1955—Tapestron (drapery material).

206-55-SA

APPLICANT—Merjian Brothers, Inc., for United Vacuum Appliance Corp., owner.

SUBJECT—Application March 2, 1955—Connersville Multi-Jet Gas Rug Dryer, Model MJ-443-1350.

522-55-SM

APPLICANT—Ribelle V. Perotto, for Alpha Tank Company, Inc., owner.

SUBJECT—Application June 15, 1955—Alpha 275 Gallon Gasoline Storage Tank.

942-55-SA

APPLICANT—General Air Conditioning Corp., owner.

SUBJECT—Application November 15, 1955—General Chef, Combination Gas Range Refrigerator (without garbage disposer) Models R600, LKR520, RS1004, R1004 and R1004-2.

52-56-SA

APPLICANT—Acme National Refrigeration Company, Inc., owner.

SUBJECT—Application October 31, 1955—Acme Refrigerator-Range (gas-fired) Model RG5F.

409-54-SA

APPLICANT—Johnson Heater Corporation, owner.

SUBJECT—Application May 20, 1954—Johnson Gas-fired Heaters, Models JA15, JA20, JA25, JA30, JA35, JA40, JA50, HB75, HB1, HB2, HB3, HB4, HB5, JAS1, JAS1E, JAS1.5, JAS2, JAS3E, JAS53, JAS4, JAS5, JA.75, JA1.5, JA2.5, JA3, JA4, JA5, JA6, JA8, JA2, JA10 and JA12.

761-55-SM

APPLICANT—The Graymor Chemical Company, Inc., owner.

SUBJECT—Application September 20, 1955—Graymor Chemical Company, Inc., Flameproof Resin (for flameproofing, cotton, rayon and paper).

294-56-SM

APPLICANT—American Metal Products Company, Inc., owner.

SUBJECT—Application March 19, 1956—Amerivent Gas Vent, Type B Style O and Style R Type BW, Style O and All Amerivent Fittings and Vent Caps.

577-39-SA

APPLICANT—Iron Fireman Corporation, owner.

SUBJECT—Application for consideration—reopened January 17, 1956 as to amendment to resolution as to additional models and marketing under additional trade names—re Iron Fireman Oil Burner, Model M and M3; previously approved.

764-47-SA—Vol. II

APPLICANT—Clewell Equipment Co., for Mid-Continent Metal Products Co., owner.

SUBJECT—Application reopened November 15, 1955 as Vol. II—re Lo-Blast Economite Power Type Gas Conversion Burners, Models 150C, 300C, and 500—re Lo-Blast Gas Conversion Burner; previously approved.

1176-38-SM

APPLICANT—Louisville Cement Company, owner.

SUBJECT—Application for consideration—reopened September 14, 1954 as to amendment to resolution as to additional mill—re Brixment (Masonry Cement); previously approved.

12-56-A

APPLICANT—Herman Kron, for Aeonitt Realty Corp., owner.

SUBJECT—Application January 11, 1956—Appeal from a decision of the borough superintendent—re non-fireproof construction, live load, egress, etc.

PREMISES AFFECTED—38 West 53rd street, south side, 345 ft. east of Avenue of The Americas (6th), Block 1268, Lot 60, Borough of Manhattan.

941-54-A

APPLICANT—DeRose and Cavalieri, for Libby Walker Levine, owner.

SUBJECT—Application December 10, 1954—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—4033-4039 3rd avenue, west side, 100 ft. 11 5/8 in. north of East 174th street, Block 2922, Lot 54, Borough of The Bronx.

CALENDAR

724-51-A—Vol. III

APPLICANT—Selig Kaplan, for Pennsylvania Nursing Home, lessee (Pennsylvania Home, Inc., owner).

SUBJECT—Application reopened June 7, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—re increase in occupancy of existing nursing home.

PREMISES AFFECTED—452 Pennsylvania avenue and 658 Dumont avenue, southwest corner, Block 3805, Lot 26, Borough of Brooklyn.

237-54-A

APPLICANT—Nathan C. Horwitz and Frederick E. M. Ballon, for Fifty West Forty-Fourth Corp., owner.

SUBJECT—Application March 26, 1954—Appeal from an order and a decision of the fire commissioner—re sprinkler system.

PREMISES AFFECTED—1120-1136 Avenue of the Americas, east side, from West 43rd to West 44th streets; 51-75 West 43rd street and 48-76 West 44th street, Block 1259, Lot 1, Borough of Manhattan.

173-55-A

APPLICANT—Oscar Heyman and Brothers, Inc., lessee, for Brooks Brothers, Inc., owner.

SUBJECT—Application February 25, 1955—Appeal from an order of the fire commissioner—re certificate of fitness.

PREMISES AFFECTED—642-650 5th avenue and 2 West 52nd street, southwest corner, Block 1267, Lot 41, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 26, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 26, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

662-55-BZ

APPLICANT—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the extension of a non-conforming use (residence and stores).

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

Laid over from April 10, 1956, to May 8, 1956, at 10 A.M. for inspection and decision; hearing closed; then to June 5, 1956, for inspection and decision; then to June 26, 1956, for inspection and decision.

663-55-A

APPLICANT—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—Appeal from a decision of the borough superintendent—re frame building business use.

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

814-55-BZ

APPLICANT—Fred C. Dahlem, for Estate of Newbold Morris, Bank of New York, trustee, owner (Martin Gollubier, lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of use of parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—1034-1040 College avenue, east side 100 ft. north of East 165th street, Block 2433, Lots 1 and 6, Borough of The Bronx.

Laid over from April 10, 1956, to May 8, 1956, for inspection and decision; hearing closed; then to June 5, 1956, for inspection and decision; then to June 26, 1956, for inspection and decision.

584-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Charlotte W. Sanders, owner.

SUBJECT—Application July 15, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed demolition, reconstruction and extension of an existing gas station, office and sales, storage, lubritorium, car washing and minor auto repairs.

PREMISES AFFECTED—699 Morris avenue and 266 East 155th street, southwest corner and 3012-3016 Park avenue, Block 2442, Lot 65, Borough of The Bronx.

Laid over from May 8, 1956, to June 5, 1956, for inspection and decision; hearing closed; then to June 26, 1956, for inspection and decision.

582-55-BZ

APPLICANT—Reginald S. Hardy, for U. K. Realty Corp., owner.

SUBJECT—Application July 14, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repairs (hand tools only) and parking of motor vehicles awaiting service, with show windows, signs and curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—1881-1889 Utica avenue, east side, from Flatlands avenue to Avenue K, Block 7798, Lots 6, 8 and 9, Borough of Brooklyn.

Laid over from May 15, 1956, to June 5, 1956, for inspection and decision; hearing closed; then to June 26, 1956, for inspection and decision.

437-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company and Katie Bakal, owners.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed demolition and reconstruction of the existing gas station, stores, motor vehicle repair shop and offices; change of occupancy to gasoline service station, parking and storage of motor vehicles, lubritorium, minor auto repairs, utility room, stores and car washing.

PREMISES AFFECTED—1387 Boston road and 680-686 East 170th street, southwest corner, Block 2937, Lots 14 and 17, Borough of The Bronx.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed; then to June 5, 1956, for inspection and decision; then to June 26, 1956, for inspection and decision.

20-56-BZ

APPLICANT—Frederick A. Ketcher, for Springhill Realty Corp., owner (Pembroke Corp., lessee).

SUBJECT—Application January 17, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district an electric ground sign.

PREMISES AFFECTED—219-11 Hillside avenue, north side, from Springfield boulevard to 219th street, Block 10689, Lot 16, Springfield Gardens, Borough of Queens.

Laid over from May 29, 1956 to June 5, 1956, for inspection if necessary and decision; hearing closed; then to June 26, 1956, for inspection and decision.

778-54-BZ Vol. II

APPLICANT—Charles M. Spindler, for Tally-Ho Realty Corp., owner.

CALENDAR

SUBJECT—Application reopened January 31, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs, and the construction of the building on the street line without the required setback.

PREMISES AFFECTED—1320-1342 Remsen avenue, west side, 263 ft. 10 $\frac{3}{4}$ in. north of Avenue K, Block 8041, Lot 56, Borough of Brooklyn.

Laid over from June 5, 1956, to June 26, 1956, for inspection and decision; hearing closed.

763-55-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Ellen Licata, owner.

SUBJECT—Application September 27, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district 1 times height district an extension of a one family residence for a play room, bath room, porch and 2 car accessory garage.

PREMISES AFFECTED—142-07 Hoover avenue, northside, 100 ft. west of Daniels street, Block 9721, Lot 251, Jamaica, Borough of Queens.

Laid over from June 5, 1956 to June 26, 1956, for inspection and decision; hearing closed.

116-56-BZ

APPLICANT—Abraham N. Horwitz, for Harry Mortimer, owner.

SUBJECT—Application February 20, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the construction and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs (using hand tools only), office and sales of auto accessories for a term of 15 years.

PREMISES AFFECTED—2451-2459 Westchester avenue and 1400-1408 Rowland street, northeast corner, Block 3974, Lot 1, Borough of The Bronx.

Laid over from June 5, 1956 to June 26, 1956, for inspection and decision; hearing closed.

108-55-BZ

APPLICANT—Henry Nordheim, for John Salpizi, owner.

SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a structure located in a residence and business use district the proposed manufacturing, in addition to existing bakery use.

PREMISES AFFECTED—614-616 East 180th street, south side, 145 ft. east of Arthur avenue, Block 3069, Lot 80, Borough of The Bronx.

Laid over from May 22, 1956, to June 12, 1956, for inspection and decision; hearing closed; then to June 26, 1956, for applicant to file revised plans showing cellar stairway, enclosed, elevator enclosed and as to exits.

109-55-A

APPLICANT—Henry Nordheim, for John Salpizi, owner.

SUBJECT—Application February 11, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—614-616 East 180th street, south side, 145 ft. east of Arthur avenue, Block 3069, Lot 80, Borough of The Bronx.

654-55-BZ

APPLICANT—Leonard F. Rothkrug, for Philip Weisbrout, owner.

SUBJECT—Application August 4, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the proposed change of occupancy from warehouse on all

floors, to store on first floor, factory on 2nd 3rd and 4th floors.

PREMISES AFFECTED—462-464 52nd street, south side, 160 ft. west of 5th avenue, Block 807, Lot 35, Borough of Brooklyn.

Laid over from May 22, 1956, to June 12, 1956, for inspection and decision; hearing closed; then to June 26, 1956, for further consideration and decision at the request of the applicant.

655-55-A

APPLICANT—Leonard F. Rothkrug, for Philip Weisbrout, owner.

SUBJECT—Application August 4, 1955—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—462-464 52nd street, south side, 160 ft. west of 5th avenue, Block 807, Lot 35, Borough of Brooklyn.

279-55-BZ

APPLICANT—Herman Kron, for Angeline Peglia, owner.

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection of a building to be used as automobile showroom, gas station, lubritorium, offices, auto laundry, minor repairs, parking of cars waiting to be serviced, without the required rear yard.

PREMISES AFFECTED—2027 Bruckner boulevard, north side, 190 ft. east of Pugsley avenue, Block 3797, Lot 74, Borough of The Bronx.

Laid over from April 24, 1956, to May 29, 1956, at request of the applicant, as owner is negotiating sale of the premises; then to June 12, 1956, for inspection and decision; hearing closed; then to June 26, 1956, at request of the applicant and for inspection and decision.

146-52-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Fred Schumacher, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, ground sign, auto washing, lubrication, office, accessory sales, minor repairs, and auto safety inspection station.

PREMISES AFFECTED—271-01 to 271-15 Union turnpike, northeast corner of 271st street, Block 8555, Lot 75, Bellerose, Borough of Queens.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed; then to May 29, 1956, for further consideration and decision; then to June 12, 1956, for further consideration and decision; then to June 26, 1956, for applicant to file letter from Chief Engineer of the Board of Estimate, and for further consideration.

816-54-BZ Vol. II

APPLICANT—Burke, Green and Groh, for Eli Brody, owner.

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F-1 area district, the proposed erection of a one story and cellar building of class 3 construction, to be used for doctors' offices, with less than the required rear yard.

PREMISES AFFECTED—21-35 Bell boulevard, east side, 241.21 ft. north of 24th avenue, Block 5958, Lot 57, Bayside, Borough of Queens.

Laid over to June 12, 1956, for applicant to report to the Board as to parking facilities and also as to proposed use of the cellar; then to June 26, 1956, for applicant to submit statement to the Board as to the sewerage situation and the proposed use of the basement; hearing closed.

CALENDAR

147-34-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, Inc. and Peter J. Pecorelio, owners.
SUBJECT—Application reopened March 13, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a retail use district, the proposed extension of existing gasoline service station, office, lubritorium and auto laundry, to include sales, minor auto repairs (hand tools only) and parking of cars in open area, with curb cut on 188th street closer to residence district than permitted and curb cuts on Hillside avenue 188th street contrary to resolution of the Board.

PREMISES AFFECTED—187-37 to 187-45 (187-41 official) Hillside avenue and 87-90 to 87-98 188th street, northwest corner, Block 9960, Lot 1, Hollis, Borough of Queens.

253-34-BZ—Vol. II

APPLICANT—Ralph E. Leff, for S. P. R. Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 as Vol. II—re (decision of the borough superintendent) under section 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, car wash, storage and sale of accessories, office, heater room, toilets, parking of more than 5 motor vehicles.

PREMISES AFFECTED—2275-2299 Westchester avenue, north side, from Doris to Glover streets; 1400-1408 Doris street and 1401-1409 Glover street, Block 3965, Lot 35, Borough of The Bronx.

66-38-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Bankers Federal Savings and Loan Association, owner.

SUBJECT—Application reopened January 17, 1956 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a local retail use district the proposal to use the 2nd floor of a 2 story building of class 1 construction for offices.

PREMISES AFFECTED—340 Avenue of the Americas and 151 West 4th street, northeast corner, Block 552, Lot 1, Borough of Manhattan.

66-38-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for First Leasing Corp., owner.

SUBJECT—Application reopened February 28, 1956 as Vol. IV—re (decision of the borough superintendent) under sections 7A, 7c and 21 of the zoning resolution, to permit in a local retail use district, G area district the erection of a one story building of class 1 construction, with stores on the first floor, parking and storage on the roof using more than the area permitted, with curb cut and ramp less than 75 ft. from the residence use district.

PREMISES AFFECTED—88 Washington place and 346-354 Avenue of the Americas, southeast corner, Block 552, Lot 5, Borough of Manhattan.

165-48-BZ—Vol. IV

APPLICANT—Paul Trapani, for Estate of Victor and Concetta Minichiello, owner (Eledeliza Oliver, Executrix).

SUBJECT—Application reopened December 6, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7a, 7c and 7e of the zoning resolution, to permit in a business use district the extension of existing gasoline service station and repair shop (hand tools only) to include automatic car wash (granted by the Board under Cal. 165-48-BZ Vol. II) but not built, and store for accessories, and reconstruction and extension of existing 2 car garage and conversion of same to auto repair shop.

PREMISES AFFECTED—2580 Gunther avenue and 1738 Gunhill road, southeast corner, Block 4494, Lots 44 and 46, Borough of The Bronx.

749-53-BZ

APPLICANT—A. H. Salkowitz, for William E. Greene and David H. Bass, owners.

SUBJECT—Application October 16, 1953—re (decision of the borough superintendent) under sections 7e, 7A and 7h of the zoning resolution to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs and office, and to permit the parking of cars waiting to be serviced, with a business entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—222-19 Linden boulevard, northwest corner of 223rd street, Block 11323, Lot 1, Springfield Gardens, Borough of Queens.

327-55-BZ

APPLICANT—Samuel Miller, for Morton Pickman and Samuel M. Berley, owners (purchaser under contract: Esso Standard Oil Co.).

SUBJECT—Application April 20, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop (with hand tools only) and the parking of motor vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—202-06 Hillside avenue, southeast corner of 202nd street, Block 10496, Lot 52, Hollis, Borough of Queens.

559-55-BZ

APPLICANT—Burke, Green and Groh, for National Seating Co., Inc., owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail and residence use, D and E-1 area district, the proposed change in occupancy from a lumber yard, office and saw mill to factory, office and paint spraying, using more than the area permitted.

PREMISES AFFECTED—138-13 Springfield boulevard, east side, 130.50 ft. north of 138th road, Block 13034, Lot 34, Springfield Gardens, Borough of Queens.

560-55-A

APPLICANT—Burke, Green and Groh, for National Seating Co., Inc., owner.

SUBJECT—Application June 30, 1955—re Appeal from a decision of the borough superintendent—frame building—business use.

PREMISES AFFECTED—138-13 Springfield boulevard, east side, 130.50 ft. north of 138th road, Block 13034, Lot 34, Springfield Gardens, Borough of Queens.

862-55-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales and parking of motor vehicles awaiting service, with curb cuts, signs and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—1781-1791 Bay Ridge parkway and 7416-7422 18th avenue, northwest corner, Block 6215, Lots 47 and 49, Borough of Brooklyn.

885-55-BZ

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo and Alfred E. Santangelo, owners.

SUBJECT—Application November 9, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

CALENDAR

PREMISES AFFECTED—92 Madison street, south side, 247 ft. 10 in. east of Catherine street, Block 276, Lot 43, Borough of Manhattan.

886-55-BZ

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo and Alfred E. Santangelo, owners.

SUBJECT—Application November 9, 1955—re (decision of the borough superintendent) under section 7h of the zoning residence use district, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—11 Monroe street, north side, 177 ft. east of Catherine street, Block 276, Lot 5, Borough of Manhattan.

928-55-BZ

APPLICANT—Gabriel Nathan, for David Koss, owner.

SUBJECT—Application November 21, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—158-166 Beach 54th street, east side, 401.41 ft. south of Edgemere avenue, Block 343, Lot 4, Edgemere, Borough of Queens.

929-55-A

APPLICANT—Gabriel Nathan, for David Koss, owner.

SUBJECT—Application November 21, 1955—filed pursuant to section 35 General City Law re premises partially in bed of mapped street—proposed widening of Beach 54th street.

PREMISES AFFECTED—158-166 Beach 54th street, east side, 401.41 ft. south of Edgemere avenue, Block 343, Lot 4, Edgemere, Borough of Queens.

999-55-BZ

APPLICANT—Leonard F. Rothkrug, for Eugene Flotteron, doing business as E. Flotteron and Sons Lumber Co., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district the change in occupancy from a public garage for more than 5 cars, motor vehicle repair shop and service station to office, storage and distributions of paper products.

PREMISES AFFECTED—97-107 Lancaster avenue, 2596-2608 Coney Island avenue and 820-820 Avenue W, southwest corner, Block 7184, Lot 26, Borough of Brooklyn.

1010-55-BZ

APPLICANT—Albert Melniker, for Southcrest Realty Corp., owner.

SUBJECT—Application December 22, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing, lubritorium, sale of accessories, minor motor vehicle repairs, with hand tools only, and parking for more than 5 motor vehicles, with proposed curb cut within 75 ft. of the residence use district.

PREMISES AFFECTED—4124 Arthur Kill road and 600 Clay Pit road, southeast corner, Block 7293, Lot 240, Prince Bay, Borough of Richmond.

67-56-BZ

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo and Alfred E. Santangelo, owners.

SUBJECT—Application January 30, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—102 Madison street, south side, 262 ft. west of Market street, Block 276, Lot 38, Borough of Manhattan.

77-56-BZ

APPLICANT—Goldwater and Flynn, for Eighty East End Corp., owner.

SUBJECT—Application February 1, 1956—re (decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a residence use, B area district, the proposed use of the cellar and first floor of a proposed 19 story and penthouse, class A multiple dwelling, for banking quarters, also the area of the new building exceeding the permitted coverage at the first floor.

PREMISES AFFECTED—80-86 East End avenue and 535-539 East 83rd street, northwest corner, Block 1580, Lots 21-26 inclusive, Borough of Manhattan.

136-56-BZ

APPLICANT—Leonard F. Rothkrug, for Florence Meyer, owner.

SUBJECT—Application February 24, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, D area, Class 1 height district the erection of a one story building 43 ft. front on Woodhaven boulevard by 31 ft. and 27 ft. in depth irregular 12 ft. and 13 ft. in height of class 3 construction proposed to be occupied by 3 retail sales stores.

PREMISES AFFECTED—83-83 to 83-89 A Woodhaven boulevard, east side, 157.18 ft. north of Park Lane South, Block 8890, Lot 1, Glendale, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JUNE 26, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, June 26, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

152-52-SA

APPLICANT—Eddy Valve Company, for James B. Clow and Sons, owner.

SUBJECT—Application February 18, 1952—Clow Gasteam Radiators, 6 Tube, 38 inch and 32 inch Vented.

969-55-SM

APPLICANT—Lawrence Lavagetto, for Queens Tank and Boiler Corp., owner.

SUBJECT—Application November 29, 1955—Queens Tank and Boiler Corp., 275 Gallon Fuel Oil Storage Tank with Sump.

859-55-SA

APPLICANT—Thermobloc Division of Prat-Daniel Corp., owner.

SUBJECT—Application October 18, 1955—Overhead Panel-bloc Gas-fired Infra-Red Radiant Heater, Models CR-63, CR-63B, CR-62BA, CR-125, CR-125B and CR-125BA.

618-54-SA

APPLICANT—Bradley T. Sheridan, for Iron Fireman Manufacturing Co., owner.

SUBJECT—Application July 12, 1954—Iron Fireman Type RCF Gas Oil Burner.

232-56-SM

APPLICANT—Certified Industrial Products, Inc., owner.

SUBJECT—Application March 14, 1956—All Weather Crete Insulation.

876-55-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.

SUBJECT—Application October 25, 1955—Gilbarco Submerged Turbine Pump, Model STP.

CALENDAR

548-54-SM

APPLICANT—Scully Signal Company, owner.
SUBJECT—Application June 24, 1954—Ventalarm Signal, Series C (for installation on heavy oil tanks.)

307-55-SM

APPLICANT—Wade Manufacturing Company, owner (Agnew and Tomlinson, agents).
SUBJECT—Application April 11, 1955—Wade Carrier Fitting for Wall Hung Closet Bowls, Models W-310, W-320, W-330, W-340, W-350 and W-360.

196-55-SA

APPLICANT—Ingersoll Conditioned Air Division of Borg-Warner Corp., owner.
SUBJECT—Application March 7, 1955—Ingersoll Suspended Oil-fired Warm Air Furnaces.

160-47-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.
SUBJECT—Application for consideration—reopened January 31, 1956 as to amendment of resolution to include new model Dispensing Pumps—re Gilbert and Barker Gasoline Dispensing Pumps, Models M96ER, M96HG, M98HG and M101; previously approved.

454-25-SA

APPLICANT—Todd Shipyard Corp., Products Division, owner.
SUBJECT—Application for consideration—reopened March 20, 1956 as to amendment of resolution as to additional models and relocation of preheater—Todd Rotary Burner, Models A, B and C; previously approved.

829-48-SA

APPLICANT—The Nu-Way Corporation, owner.
SUBJECT—Application for consideration—reopened July 6, 1955 as to amendment to resolution as to additional model Nu-Way Oil Burners—re Nu-Way Oil Burner, Models A-2, A-4, XL-2, XL-6, XL-12, XL-20, and XLO Model XLO to be marketed as Afco Oil Burner, Bard Oil Burner, Certified Oil Burner, Fire Power-O-Matic Oil Burner, Hall-Neal Victor Oil Burner, J & C Oil Burner, Poweroil Burner, Lesson Oil Burner, McDonald Oil Burner, Meyer Furnace Co., Oil Burner, Round Oak Co., Oil Burner, Rudy Oil Burner, Shephard Oil Burner, Silver Seal Oil Burner, Thatcher Oil Burner, Waterbury Oil Burner, Weil-McLain Oil Burner and Model A to be marketed as Fire Tender Oil Burner previously approved.

800-39-SM—Vol. IV

APPLICANT—United States Gypsum Company, owner-manufacturer (Wm. Bainbridge, agent).
SUBJECT—Application for consideration—reopened May 24, 1955 as to amendment to resolution as to additional acoustical plaster—re USG Red Top Cement Plaster, fibered, unfibered, extra fibered; USG Red Top #1 Moulding Plaster; USG Red Top Special Cement Plaster; USG Structo-Base Plaster, Structo-Gauge Plaster, Structo-Trowel Plaster (previously approved re USG Sabinite M, USG Sabinite Float Finish and USG Sabinite Trowel Finish, USG Structural Base Coat, USG Structural Gauging Plaster and USG Structural Trowel Finish Plaster, USG Perforatable Savinite) previously approved.

561-38-SA

APPLICANT—The Clayton Manufacturing Company, owner.
SUBJECT—Application for consideration—reopened January 10, 1956 as to amendment as to Clayton-Kerrick Steam Cleaner, Models C, LH and LHR—re Kerrick, Kleaner, Models J and L; previously approved.

847-51-SA

APPLICANT—Carrier Corp., owner-manufacturer.
SUBJECT—Application for consideration—reopened December 6, 1955 as to amendment to resolution as to include Carrier Weathermaker, Models 38C2 and 38C4—re Carrier Weathermaker, Models 38B4, 38B6 and 38B8; previously approved.

959-54-A

APPLICANT—Philip Freshman, for Terminal Fire Brokerage, Inc., owner.
SUBJECT—Application December 10, 1954—Appeal from a decision of the borough superintendent—re stairways and exits.
PREMISES AFFECTED—50 Court street, southwest corner of Joralemon street, Block 265, Lot 43, Borough of Brooklyn.

603-38-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Leibo Realty Corp., owner.
SUBJECT—Application reopened December 6, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—construction and exits.
PREMISES AFFECTED—547-571 Watkins street and 233-243 Lott avenue, northeast corner, Block 3618, Lots 1 and 3, Borough of Brooklyn.

528-54-A

APPLICANT—Lama, Proskauer and Prober, for Merkel Inc., owner.
SUBJECT—Application June 17, 1954—Appeal from an order and decision of the fire commissioner relating to the direct method of refrigeration.
PREMISES AFFECTED—94-01 to 94-19 Sutphin boulevard and 147-01 to 147-43 95th avenue, northeast corner and 147-02 to 147-18 94th avenue, Block 9999, Lots 1, 3, 5, 7, 21, 34, 35 and 37, Jamaica, Borough of Queens.

888-55-A

APPLICANT—Solfred Maizus, for St. Andrews School of Greek American Culture, owner.
SUBJECT—Application November 9, 1955—Appeal from a decision of the borough superintendent—re use of frame structure for school use.
PREMISES AFFECTED—157-50 9th avenue, south side, 170 ft. west of 160th street, Block 4555, Lot 52, Beechhurst, Borough of Queens.

805-54-A

APPLICANT—Pearl Plastic Corp., lessee, for 767 East 132nd Street Realty Corp., owner.
SUBJECT—Application October 22, 1954—Appeal from a decision of the fire commissioner—re storage of inflammable materials.
PREMISES AFFECTED—767 East 132nd street, northwest corner of Willow avenue, Block 2561, Lot 50, Borough of The Bronx.

99-56-A

APPLICANT—Morris Zeitlin, for Elco Dairies Inc., owner.
SUBJECT—Application February 14, 1956—Appeal from a decision of the borough superintendent re review of decision of Borough Superintendent—re area of coverage permitted by Sec. 14(c) of the zoning resolution with credit for loading space in accordance with Sec. 19(g) thereof.
PREMISES AFFECTED—2691-2699 Nostrand avenue, east side, 220 ft. south of Avenue M, Block 7666, Lot 32, Borough of Brooklyn.

280-56-A

APPLICANT—Aaron N. Kiff, for York and Sawyer Architects, Kiff, Colean, Voss and Souder, for St. Luke's Hospital, owner.

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SUBJECT—Application April 2, 1956—Appeal from a decision of the borough superintendent re partitions, shaft opening, etc.

PREMISES AFFECTED—1091 Amsterdam avenue and 443 West 113th street, northeast corner, Block 1866, part of Lot 1, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JULY 3, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 3, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

621-54-BZ

APPLICANT—Leonard F. Rothkrug, for Soljak Realty Corp., owner (M. H. Murray Supply Corp., lessee).

SUBJECT—Application July 29, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from public garage to the storage and sale of plumbing supplies.

PREMISES AFFECTED—1565-1567 Bergen street, north side, 225 ft. west of Utica avenue, Block 1348, Lot 62, Borough of Brooklyn.

Laid over from May 8, 1956, to June 12, 1956, for applicant to correct his papers and for inspection and decision; hearing closed; then to July 3, 1956, for further consideration and for applicant to notify the Board as to the proposed tenancy of the building.

765-55-BZ

APPLICANT—Leonard F. Rothkrug, for Nicholas Espo-
sito, doing business as Nick's Service Station, owner.

SUBJECT—Application September 28, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use, D area district, the extension of an existing gas station to include auto accessories, lubritorium, motor repairs and auto laundry.

PREMISES AFFECTED—56-01 Main street, southeast corner of 56th avenue, Block 5165, Lot 28, Flushing, Borough of Queens.

Laid over from May 22, 1956, to June 12, 1956, for inspection and decision; hearing closed; then to July 3, 1956, for inspection and decision.

942-54-BZ

APPLICANT—Mathew Manes, for Vanlib Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 and restored to docket in accordance with the order of the Court, previously denied—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—144-21 Liberty avenue and 138-34 to 138-52 Lloyd road, northwest corner, Block 10020, Lot 114, Jamaica, Borough of Queens.

Application reopened and restored to docket in accordance with the order of the Court, set for hearing April 24, 1956; public hearing held on April 24, 1956; then laid over to May 22, 1956, for inspection and decision; hearing closed; then to May 29, 1956, for applicant to file seven complete sets of plans; then to June 12, 1956, for inspection and decision; applicant to file additional plans, showing original conditions; then to July 3, 1956, for inspection and decision.

934-55-BZ

APPLICANT—Paul Friedman, for Ida Orlick, owner.

SUBJECT—Application November 22, 1955—re (decision of the borough superintendent) under sections 7e and 7h

of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), storage and sale of auto accessories, parking of cars waiting to be serviced for a term of 15 years.

PREMISES AFFECTED—2444-2460 Linden boulevard and 547-557 Milford street, southeast corner, Block 4503, Lots 1 and 6, Borough of Brooklyn.

Laid over from May 29, 1956 to June 12, 1956, for applicant's presence at public hearing; then to July 3, 1956, for inspection and decision; hearing closed.

43-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer Berfond, owner.

SUBJECT—Application January 24, 1956—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a business, local retail and residence use district the erection of 2 buildings of class 1 and class 3 construction to be used for storage, boiler room, compressor room, refrigerator, store, loading and unloading, mens' and womens' toilets, restroom, air conditioning equipment, and parking of patrons cars, no fee to be charged.

PREMISES AFFECTED—2127-2183 Coyle street and 3045-3067 Avenue V, northeast corner and 2128-2184 Bragg street, Block 7368, Lots 17, 19, 22, 25, 27, 29, 31, 36, 46, 53 and 61, Borough of Brooklyn.

Laid over from June 5, 1956, to June 12, 1956, at request of objector; applicant concurring; then to July 3, 1956, for inspection and decision; hearing closed.

461-37-BZ—Vol. IV

APPLICANT—Sylvan Bien, for 260 Madison Avenue Corporation, owner.

SUBJECT—Application reopened May 22, 1956 in accordance with the order of the Court in view of minutes being missing of hearing of June 1, 1955—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and restricted retail use district, the use of unbuilt upon plot for right of way and for the parking and storage of motor vehicles previously granted by the Board—see action of 354-51-A), previously denied.

PREMISES AFFECTED—22B East 39th street, south side, 98 ft. east of Madison avenue and 23 East 38th street, north side, 98 ft. east of Madison avenue, Block 868, Lot 53, Borough of Manhattan.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed.

670-39-BZ—Vol. II

APPLICANT—Otto J. and Warren A. Sambach, for Theodore Potash, owner.

SUBJECT—Application reopened July 12, 1955 as Vol. II—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a business use, C area district the extension of an existing building, using more than the area permitted.

PREMISES AFFECTED—41-25 102nd street, northeast corner of 42nd avenue, Block 1976, Lot 10, Corona, Borough of Queens.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed.

826-53-BZ—Vol. II

APPLICANT—David Postal, for Post Bayside #1, owner.

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, parking and storage of cars awaiting service.

PREMISES AFFECTED—260-02 to 260-22 Union turn-

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pike, southeast corner of 260th street, Block 8677, Lot 61, Bellerose, Borough of Queens.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed.

176-55-BZ

APPLICANT—John F. Fitzsimons, for Nicholas Descicciola, owner (Delta Precision Tool and Instrument Co., lessee).

SUBJECT—Application March 8, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail and residence use district, the use of the premises as a factory in the retail portion of the lot.

PREMISES AFFECTED—147-36 Brookville boulevard, west side, 68.25 ft. south of 147th road, Block 13729, Lot 33, Rosedale, Borough of Queens.

Laid over from June 12, 1956 to July 3, 1956, for inspection and decision; hearing closed.

671-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Local Construction Corp., owner.

SUBJECT—Application August 22, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor motor vehicles repairs, office and sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—1028-1040 Belmont avenue and 462-466 Pine street, southwest corner, Block 4250, Lots 23 and 29, Borough of Brooklyn.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed.

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.

PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed.

94-56-BZ

APPLICANT—Albert Melniker, for Chain Store Realty Corp., owner.

SUBJECT—Application February 9, 1956—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, parking of vehicles awaiting service, minor adjustments of motor vehicles with hand tools only, office and sales.

PREMISES AFFECTED—1970 Victory boulevard and 5 Perry avenue, southeast corner, Block 722, Lot 1, Castleton Corners, Borough of Richmond.

Laid over from June 12, 1956, to July 3, 1956, for applicant to file revised plans giving consideration to the grade of plot; date for inspection to be set; hearing closed.

256-51-BZ

APPLICANT—Paul A. Berlowitz, for Alexander R. Di Lorenzo, Jr. and Sol Goldman, owners (Anthony Lazada, lessee).

SUBJECT—Application reopened June 5, 1956 for consideration as to extension of term of variance, expired June 9, 1955—re (decision of the borough superintendent)

under sections 7h and 7A of the zoning resolution, permitting in the residence use portion of a lot located in a residence, business and unrestricted use district, the parking and storage of motor vehicles for a term of years with an entrance more than the permitted distance from the intersection.

PREMISES AFFECTED—940-948 Southern boulevard and 1035-1051 and 1063 East 163rd street, northeast corner, Block 2742, Lots 3 and 70, Borough of The Bronx.

160-48-BZ—Vol. II

APPLICANT—Lathrop Douglass, for Alstores Realty Corp., owner (B. Gertz, Inc., lessee).

SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a class ½ height district, the erection of an extension to an existing building in excess of the height permitted by section 8(b) of the zoning resolution.

PREMISES AFFECTED—93-59 183rd street, east side, 62.35 ft. north of Liberty avenue, Block 10353, Lot 140, Hollis, Borough of Queens.

351-56-A

APPLICANT—Lathrop Douglass, for Alstores Realty Corp., owner (B. Gertz, Inc., lessee).

SUBJECT—Application April 10, 1956—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—93-59 183rd street, east side, 62.35 ft. north of Liberty avenue, Block 10353, Lot 140, Hollis, Borough of Queens.

814-54-BZ—Vol. II

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 as Vol. II—re (decision of the borough superintendent) under sections 21, 7h and 19B(d) of the zoning resolution, to permit in a residence use, F area, class ½ height district, the erection of a two story garden apartment development without the required yards and with garage and parking spaces provided calculated on the basis of the entire development and to permit the calculation of height of buildings from an elected grade within the plots and the location of more than one building on a lot.

PREMISES AFFECTED—155-03 to 155-09, 155-11 to 155-19 and 155-21 to 155-27 89th street and 89-02 to 89-04, 89-08 to 89-14, 89-16 to 89-30 and 89-32 to 89-38 155th avenue, southeast corner and 89-01 to 89-07, 89-11 to 89-35 Shore parkway, Block 11451, Lot 9; 90-02 to 90-24, 90-28 to 90-46 153rd avenue and 153-06 to 153-08 Cross Bay boulevard, southwest corner and 90-01 to 90-07, 90-09 to 90-25, 90-27 to 90-33 and 90-37 to 90-55 Shore parkway, Block 11451, Lot 50; 155-05 to 155-11 and 155-17 to 155-23 86th street and 86-06 to 86-08 and 86-20 to 86-42 155th avenue, southeast corner and 86-07 to 86-09, 86-15 to 86-21, 86-23 to 86-37 and 86-39 to 86-45 Shore parkway, Block 11466, Lot 1; 88-02 to 88-24 and 88-30 to 88-32 155th avenue and 155-06 to 155-12 and 155-18 to 155-24 89th street, southwest corner and 88-01 to 88-07, 88-09 to 88-25, 88-27 to 88-33 and 88-37 to 88-39 Shore parkway, Block 11466, Lot 25, Ozone Park, Borough of Queens.

321-56-A

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application March 13, 1956—filed pursuant to sections 60 and 310 of the Multiple Dwelling Law for variation of the provisions of sections 27, 28 and 33 of the Multiple Dwelling Law as to the required open spaces, height of buildings and location of garage and parking spaces, and an application pursuant to section 36 of the General City Law to permit the erection of buildings not fronting on legally mapped streets.

PREMISES AFFECTED—155-03 to 155-09, 155-11 to 155-19 and 155-21 to 155-27 89th street and 89-02 to 89-04,

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89-08 to 89-14, 89-16 to 89-30 and 89-32 to 89-38 155th avenue, southeast corner and 89-01 to 89-07, 89-11 to 89-35 Shore parkway, Block 11451, Lot 9; 90-02 to 90-24, 90-28 to 90-46 153rd avenue and 153-06 to 153-08 Cross Bay boulevard, southwest corner and 90-01 to 90-07, 90-09 to 90-25, 90-27 to 90-33 and 90-37 to 90-55 Shore parkway, Block 11451, Lot 50; 155-05 to 155-11 and 155-17 to 155-23 86th street and 86-06 to 86-08 and 86-20 to 86-42 155th avenue, southeast corner and 86-07 to 86-09, 86-15 to 86-21, 86-23 to 86-37 and 86-39 to 86-45 Shore parkway, Block 11466, Lot 1; 88-02 to 88-24 and 88-30 to 88-32 155th avenue and 155-06 to 155-12 and 155-18 to 155-24 89th street, southwest corner and 88-01 to 88-07, 88-09 to 88-25, 88-27 to 88-33 and 88-37 to 88-39 Shore parkway, Block 11466, Lot 25, Ozone Park, Borough of Queens.

683-29-BZ—Vol. II

APPLICANT—Vincent Piampiano, owner (Esso Standard Oil Company, lessee.)

SUBJECT—Application reopened March 20, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the reconstruction and extension in area of existing gasoline service station, lubricatorium and auto laundry, previously granted by the Board under Cal. 683-29-BZ—Vol. II, also the additional uses of minor auto repairing (hand tools only), used car lot, and parking of motor vehicles awaiting service, all for a term of 15 years.

PREMISES AFFECTED—50-56 Sand lane, southwest corner of Hylan boulevard, Block 3266, Lot 29, Arrochar, Borough of Richmond.

69-36-BZ—Vol. II

APPLICANT—Office of the President of the Borough of Brooklyn, for City of New York, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed extension and alteration of a building, and change of use from carpenter shop, welding shop, store room, asphalt roller storage and open storage shed to carpenter shop, office, storage room, sign shop, spray room, and sign storage.

PREMISES AFFECTED—5511-5629 19th avenue, northeast corner of 57th street, Block 5495, Lot 1, Borough of Brooklyn.

624-37-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for William L. McDonald, owner (Herman Wald, lessee).

SUBJECT—Application reopened January 10, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district, the proposed auto repair shop with hand tools only, no body and fender work, and car washing and polishing.

PREMISES AFFECTED—2421 Boston road, northwest corner of Waring avenue, Block 4430, Lot 57, Borough of The Bronx.

28-56-A

APPLICANT—Fred C. Dahlem, for William L. McDonald, owner (Herman Wald, lessee).

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—frame extension within the fire limits.

PREMISES AFFECTED—2421 Boston road, northwest corner of Waring avenue, Block 4430, Lot 57, Borough of The Bronx.

1501-39-BZ—Vol. III

APPLICANT—James R. Curreri, for Rosa Marinelli, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a resi-

dence use district, to consider use of existing garages formerly accessory, for rental purposes, and parking upon unbuilt upon portion of the plot.

PREMISES AFFECTED—2012 Daly avenue, east side, 66 ft. south of East 179th street, Block 3127, Lot 11, Borough of The Bronx.

762-41-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Alge Holding Corp., owner.

SUBJECT—Application reopened June 7, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a restricted retail use district, the proposed use of the basement of a 5 story hotel of class 3 construction, located in the residence use portion of the plot, for a restaurant.

PREMISES AFFECTED—82-84 Pierrepont street and 178 Henry street, southwest corner, Block 242, Lot 37, Borough of Brooklyn.

330-42-BZ—Vol. V

APPLICANT—Gilbert Lazerus, for Jeron Company, Inc., owner.

SUBJECT—Application reopened May 15, 1956 as Vol. V—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a one story business building, without the required loading berth, and differing in layout from plans approved by the Board under Cal. 330-42-BZ—Vol. IV.

PREMISES AFFECTED—95-40 to 95-48 Queens boulevard, south side, 130 ft. west of 63rd drive, Block 3080, Lot 31, Rego Park, Borough of Queens.

370-56-A

APPLICANT—Gilbert Lazerus, for Jeron Company, Inc., owner.

SUBJECT—Application April 13, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—95-40 to 95-48 Queens boulevard, south side, 130 ft. west of 63rd drive, Block 3080, Lot 31, Rego Park, Borough of Queens.

448-46-BZ—Vol. IV

APPLICANT—Reginald S. Hardy, for Edward Senft and Arthur Senft, owners.

SUBJECT—Application reopened March 13, 1956 as Vol. IV—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from public garage for more than 5 cars to warehouse for toys.

PREMISES AFFECTED—2354-2372 East 19th street, west side, 100 ft. north of Avenue X, Block 7403, Lot 29, Borough of Brooklyn.

201-56-A

APPLICANT—Reginald S. Hardy, for Edward Senft and Arthur Senft, owners.

SUBJECT—Application February 3, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—2354-2372 East 19th street, west side, 100 ft. north of Avenue X, Block 7403, Lot 29, Borough of Brooklyn.

711-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use district, the erection and maintenance of a refreshment stand, gasoline service station, lubricatorium, auto repairs, car washing, office and sales, car washing, storage, parking of motor vehicles (no fee to be charged), proposed erection of 2 buildings (not accessory to each other) on 1 lot.

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PREMISES AFFECTED—114-01 to 114-19 (114-05 official) Farmers boulevard, east side, from 114th road to Murdock avenue; 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue, Block 11007, Lot, 1, St. Albans, Borough of Queens.

915-54-BZ—Vol. III

APPLICANT—Reuben A. Lazarus, for Double Jack Realty, Inc., owner.

SUBJECT—Application reopened March 20, 1956 as Vol. III—de (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the proposed extension in area of an existing parking lot, for the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—233-245 West 22nd street, north side, 260 ft. 9½ in. west of 7th avenue, Block 772, Lots 22, 23, 24, 25, 26, 27 and 28, Borough of Manhattan.

901-55-BZ

APPLICANT—Henry J. Nurick, for 16-20 Halsey Street Garage Corp., owner.

SUBJECT—Application November 7, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—10-18 Halsey street, south side, 80 ft. east of Bedford avenue, Block 1842, Lots 11 and 14, Borough of Brooklyn.

922-55-BZ

APPLICANT—Burke, Green and Groh, for Sam Rosenberg, owner.

SUBJECT—Application November 18, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, office, accessory sales, minor repairs with hand tools only, and automatic auto laundry.

PREMISES AFFECTED—133-46 to 133-76 Springfield boulevard, northwest corner of Colfax street, Block 11134, Lot 1, Springfield Gardens, Borough of Queens.

951-55-BZ

APPLICANT—Kenneth W. Milnes, for Socony Mobil Oil Co., Inc., owner.

SUBJECT—Application December 2, 1955—re (decision of the borough superintendent) under sections 7a and 7i of the zoning resolution, to permit in a business use district, the reconstruction of legally existing non conforming gasoline service station, to include a new one story service station building, sales office, lubritorium, minor motor vehicle repairs, and new gasoline pump island.

PREMISES AFFECTED—1098 Richmond road, southwest corner of Targee street, Block 3181, Lot 1, Concord, Borough of Richmond.

1035-55-BZ

APPLICANT—Irving Kirschenbaum, for Alpha Realty Co., owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7e, 21 and 19j of the zoning resolution, to permit in a residence use, B area, Class 1½ and 2 height district, the erection of an 18 story office building, extending into the residence use district, using more than the permissive coverage, without the required rear yard, and without the required loading berth.

PREMISES AFFECTED—133-135 East 40th street and 355-361 Lexington avenue, northeast corner, Block 1295, Lots 21, 23 and 24, Borough of Manhattan.

45-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Besmer Realty Co., owner.

SUBJECT—Application January 24, 1956—re (decision of the borough superintendent) under sections 7A, 7c, 7e and 7i of the zoning resolution, to permit in a business and residence use district, the proposed reconstruction of an existing auto laundry, gas station, grease pits, and sale of used cars (5 cars only), to gasoline service station, lubritorium, auto repairs, office and sales, storage and boiler room, parking and storage of motor vehicles, high speed auto laundry, with proposed signs, entrances, show window and curb cut within 75 ft. of the residence district.

PREMISES AFFECTED—5202-5218 18th avenue and 1776-1780 52nd street, southwest corner and 1769-1781 53rd street, Block 5473, Lots 32, 34, 36 and 52, Borough of Brooklyn.

181-56-BZ

APPLICANT—Joseph Lau, for A. L. Eastmond and Sons, Inc., owner.

SUBJECT—Application February 15, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and retail use district, a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—313-315 West 142nd street, north side, 64 ft. 11 in. east of Bradhurst avenue, Block 2043, Lots 32 and 33, Borough of Manhattan.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application reopened—January 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side, 202.59 ft. east of 108th street, Block 8235, Lot 10, and part of Lot 11, Borough of Brooklyn.

408-56-BZ

APPLICANT—John F. Fitzsimons, for William Gottfried, owner (conditional vendee: Atlas Terminals, Inc.).

SUBJECT—Application June 6, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit partly in a manufacturing and partly in a retail use district, the erection and maintenance of a milk bottling and distributing plant with accessory uses of loading, parking, garage for more than 5 motor vehicles, automobile washing and motor vehicle repairs.

PREMISES AFFECTED—51-40 59th street and 58-27 52nd avenue, northwest corner, 51-19 58th lane and 58-35 Tyler avenue, Block 2344, Lot 4, Woodside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JULY 3, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon July 3, 1956 at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

470-53-SA

APPLICANT—Star Sprinkler Corp., owner.

SUBJECT—Application June 11, 1953—Star Dry Pipe Valve, 4 Inch, Model C.

990-55-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.

SUBJECT—Application November 9, 1955—Gilbarco Gasoline Dispensing Pumps, Model 104 and Gilbarco Remote Control Gasoline Dispensers, Model 104RC.

229-56-SA

APPLICANT—The Webster Engineering Company, owner. (Oilfield Eq. Co., agent).

CALENDAR

SUBJECT—Application March 21, 1956—Webster, Series R Gas and Oil Burner, Model RD-19W-GOS, Open Register Model.

160-49-SM—Vol. II

APPLICANT—Flexible Connector Company of America, owner.

SUBJECT—Application for consideration—reopened May 29, 1956 as for report as to additional trade name—re Long-Flex Gas Stove Connector; previously approved.

962-55-A

APPLICANT—Charles Spindler, for Max Labatan, doing business as Lullaby Infants Wear, owner.

SUBJECT—Application December 7, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—7018 20th avenue, west side, 40 ft. north of 71st street, Block 6173, Lot 45, Borough of Brooklyn.

16-55-A

APPLICANT—Sidney Daub, for 47 Walker Street Corp., owner.

SUBJECT—Application January 6, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—47 Walker street, south side, 189 ft. 2¾ in. east of Church street, Block 193, Lot 32, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

JULY 10, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 10, 1956 at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

208-46-BZ—Vol. IV

APPLICANT—Ferdinand Savignano, for 1500 McDonald Avenue Corp., owner.

SUBJECT—Application reopened November 15, 1955 as Vol. IV—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the proposed change in occupancy from yarn manufacturing, gasoline selling station, auto laundry, lubritorium, office and showroom to yarn manufacturing, gasoline selling station, auto laundry, lubritorium, auto repairs, office and addition of boiler room.

PREMISES AFFECTED—1500-1546 McDonald avenue and 14-24 Avenue M, southwest corner, Block 6563, Lot 6, Borough of Brooklyn.

Laid over from June 12, 1956, to July 10, 1956, for inspection and decision; hearing closed.

947-55-A

APPLICANT—Ferdinand Savignano, for 1500 McDonald Avenue Corp., owner.

SUBJECT—Application October 14, 1955—Appeal from a decision of the borough superintendent—re boiler room in garage area.

PREMISES AFFECTED—1500-1546 McDonald avenue and 14-24 Avenue M, southwest corner, Block 6563, Lot 6, Borough of Brooklyn.

1022-55-BZ

APPLICANT—Paul Friedman, for Marflu Servicenter Inc., owner (General Outdoor Advertising Co., Inc., lessee).

SUBJECT—Application December 30, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, minor repairs (hand tools only), auto laundry (non-automatic), office, storage and sale of auto accessories and parking for more than 5 cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—305-319 Oakland street, west side, from India street to Huron street, 222-226 India street and 193-197 Huron street, Block 2533, Lot 33, Borough of Brooklyn.

Laid over from June 12, 1956, to July 10, 1956, for inspection and decision; hearing closed.

809-52-BZ

APPLICANT—John J. Tricarica, for Celia Kenney, owner.

SUBJECT—Application reopened June 12, 1956 for consideration as to extension of time to complete, expired June 2, 1954—re (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a business building (stores).

PREMISES AFFECTED—10301-10307 Glenwood road and 665-675 East 103rd street, northeast corner, Block 8172, Lot 8, Borough of Brooklyn.

263-19-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Pilot Associates, Inc., owner.

SUBJECT—Application reopened September 20, 1955 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change of occupancy from storage garage for more than 5 motor vehicles, lubritorium, motor vehicle repair shop, for motor vehicles dealt in by automobile agency, to warehouse, packaging, mailing and office.

PREMISES AFFECTED—564-592 (722-746 old numbers) St. John's place, south side, 333 ft. 8 in. east of Classon avenue, Block 1178, Lot 26, Borough of Brooklyn.

766-55-A

APPLICANT—Reginald S. Hardy, for Pilot Associates, Inc., owner.

SUBJECT—Application August 8, 1955—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—564-592 (722-746 old numbers) St. John's place, south side, 333 ft. 8 in. east of Classon avenue, Block 1178, Lot 26, Borough of Brooklyn.

210-21-BZ—Vol. II

APPLICANT—Arthur A. Schiller, for Board of Higher Education, City of New York, owner.

SUBJECT—Application reopened October 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change of occupancy of a 5 story building from administrative locker room, clinics, etc. formerly occupied by Dept. of Hospitals, to offices for use by the Board of Higher Education.

PREMISES AFFECTED—535-545 East 80th street and 18-26 East End avenue, northwest corner, Block 1577, Lot 23, Borough of Manhattan.

956-27-BZ—Vol. III

APPLICANT—Fred C. Dahlem, for Max Meyers, owner (Al Goldman, lessee).

SUBJECT—Application reopened April 24, 1956 as Vol. III—re (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district, proposed extension and erection of a gasoline service station, sales of accessories, car washing, lubritorium, parking and storage of more than 5 motor cars, and addition of motor vehicle repair shop and ignition service.

PREMISES AFFECTED—1508-1510 Jerome avenue, east side, 105.41 ft. north of East 172nd street, Block 2846, Lot 6, Borough of The Bronx.

176-35-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Church of Our Lord Jesus Christ of the Apostle Faith, Inc., owner.

SUBJECT—Application reopened April 3, 1956 as Vol. III

CALENDAR

—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sales room, lubritorium, car washing, storage, minor repairs, with hand tools only, parking and storage of motor vehicles.

PREMISES AFFECTED—1236-1244 Prospect avenue and 850-854 Home street, southeast corner, Block 2693, Lot 29, Borough of The Bronx.

374-37-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Lucie Blaesius, owner (Kesbec, Inc., lessee).

SUBJECT—Application reopened March 20, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the conversion of an existing premises consisting of a carpenter shop, dwelling, 10 car metal garage, tire, battery and ignition service, to a gasoline service station, lubritorium, car wash, minor motor vehicle repairs, parking and storage of cars.

PREMISES AFFECTED—2165-2175 Southern boulevard and 820 East 182nd street, southwest corner, Block 3111, Lot 59, Borough of The Bronx.

229-53-BZ—Vol. II

APPLICANT—Maxfield Blaubeux, for Eva Jocknowitz and DeKalb Properties, Inc., owners (Waldbaum, Inc., lessee).

SUBJECT—Application reopened May 24, 1955 as Vol. II—re (decision of the borough superintendent) under sections 19A, 6j and 21 of the zoning resolution, to permit in a building located partly within a business and residence use district a proposed market with provision for off street loading and unloading.

PREMISES AFFECTED—876-880 DeKalb avenue, south side, 175 ft. west of Sumner avenue and 353 Kosciuszko street, north side, 205 ft. 2½ in. west of Sumner avenue, Block 1782, Lots 27 and 51, Borough of Brooklyn.

121-54-BZ—Vol. II

APPLICANT—Otto J. and Warren A. Sambach, for Ellanef Machine Tool Co., owner.

SUBJECT—Application reopened October 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection of a building for the proposed use of locker and rest rooms for adjoining machine shop.

PREMISES AFFECTED—97-09 50th avenue, north side, 80 ft. east of 97th street, Block 1880, Lot 43, Corona, Borough of Queens.

403-54-BZ

APPLICANT—John F. Danko, owner.

SUBJECT—Application May 21, 1954—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a retail and residence use district the alteration and extension in area of an existing gasoline service station, auto repair shop and the sale and display of used cars, and the additional uses of auto laundry (non-automatic), and parking of motor vehicles awaiting service, with business entrance within 75 ft. of the residence use district.

PREMISES AFFECTED—30-51 81st street, northeast corner of 31st avenue, Block 1130, Lot 40, Jackson Heights, Borough of Queens.

910-54-BZ

APPLICANT—Maxfield Blaubeux, for Aaron and Michael Berg, owners (Herman and Barney Antonoff, lessees).

SUBJECT—Application December 1, 1954—re (decision of the borough superintendent) under sections 6, 7A, c, d and 21 of the zoning resolution, to permit partly in a residence use district and partly in a retail use district the change of occupancy and rearrangement of facilities from auto laundry and greasing pit on the outside to lubritorium in the building and omission of auto laundry.

PREMISES AFFECTED—1847-1851 East 5th street, east side, 80 ft. 2½ in. north of Kings highway, Block 6662, Lot 42, Borough of Brooklyn.

653-55-BZ

APPLICANT—Gabriel Nathan, for Peter Tessler, owner.

SUBJECT—Application August 4, 1955—re (decision of the borough superintendent) under sections 7c, 7f and 7i of the zoning resolution, to permit in a retail use district the construction of a public garage, gasoline service station and auto repair shop.

PREMISES AFFECTED—571-585 Aztec place and 24-01 to 24-07 Brookhaven avenue, southwest corner, Block 259, Lot 33, Far Rockaway, Borough of Queens.

719-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Isaac V. Cohen, owner.

SUBJECT—Application August 19, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales and parking and storage of motor vehicles.

PREMISES AFFECTED—1202-1224 Prospect avenue, east side, 180 ft. north of Stebbins avenue and 1153-1163 Stebbins avenue, Block 2693, Lot 12, Borough of The Bronx.

831-55-BZ

APPLICANT—Burke, Green and Groh, for Edward J. Riesbeck and Dr. Andrew Presto, owners.

SUBJECT—Application October 20, 1955—re (decision of the borough superintendent) under sections 7e and 7h, to permit in a residence use district, the proposed erection of a drive in restaurant and free parking for patrons cars.

PREMISES AFFECTED—85-15 Astoria boulevard, northwest corner of 86th street, Block 1097, Lot 8, Jackson Heights, Borough of Queens.

949-55-BZ

APPLICANT—Herman E. Horwood, for H. J. B. Service, Inc., owner.

SUBJECT—Application December 1, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district a new curb cut, accessory to gasoline service station.

PREMISES AFFECTED—794 East 183rd street and 2315 Southern boulevard, southwest corner, Block 3113, Lot 30, Borough of The Bronx.

981-55-BZ

APPLICANT—Leonard F. Rothkrug, for F. H. D. Corporation, owner (Par-Mar Motors, Inc., lessee).

SUBJECT—Application December 13, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business district the change of occupancy from storage garage for more than 5 cars and office to storage of more than 5 cars, office, motor vehicle repair shop, welding, painting and spraying in a building located partly within a business district.

PREMISES AFFECTED—63 Pennsylvania avenue, east side, 185 ft. 4½ in. north of Atlantic avenue and 132 New Jersey avenue, west side, 227 ft. 3 in. north of Atlantic avenue, Block 3670, Lot 9, Borough of Brooklyn.

72-56-BZ

APPLICANT—Robert Gottlieb, for Milton Posmentier, owner.

SUBJECT—Application February 1, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of 15 motor vehicles of passenger car type for a term of 5 years.

PREMISES AFFECTED—3305-3307 Parkside place, west side, 45 ft. north of East 209th street, Block 3355, Lot 154, Borough of The Bronx.

CALENDAR

253-56-BZ

APPLICANT—George B. Duckowney, for Edith Linnea Jacobson, owner.

SUBJECT—Application March 28, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the construction of a one story building to be occupied as retail stores.

PREMISES AFFECTED—160-02 to 160-10 Horace Harding expressway and 61-13 to 61-15 160th street, southeast corner, Block 6756, Lot 109, Flushing, Borough of Queens.

359-56-BZ

APPLICANT—Vorhees, Walker, Smith and Smith, for Sealantic Fund, Inc., owner of land (The Protestant Center—owner of building and lessee of land).

SUBJECT—Application May 11, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, B area, class 1½ height district, the erection of an 18 story office building of class 1 construction, exceeding the permissive coverage, height limit exceeding the permissive.

PREMISES AFFECTED—470-476 Riverside drive, east side, 621-635 West 119th street, 620-634 West 120th street and 61-79 Claremont avenue, Block 1991, Lot 1, Borough of Manhattan.

407-56-BZ

APPLICANT—Paul Friedman, for Richmond Hill Savings Bank and Joseph Boesch, owners (Vendee under contract, Richmond Hill Savings Bank).

SUBJECT—Application June 4, 1956—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district the erection of an extension to an existing bank building located on the business use district portion of the plot and to permit in a C area district the coverage of a greater area of the lot than is permitted by Sec. 13(b) of the zoning resolution.

PREMISES AFFECTED—115-20 Jamaica avenue, southwest corner of 116th street, Block 9305, Lot 9 (formerly Lots 9 and 12), Richmond Hill, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

JULY 10, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July 10, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

861-54-A

APPLICANT—Arnold W. Lederer, for 444 Rockaway Avenue, Inc., owner.

SUBJECT—Application November 15, 1954—Appeal from a decision of the borough superintendent—re construction and egress.

PREMISES AFFECTED—444 Rockaway avenue, west side, 165 ft. 7 in. south of Pitkin avenue, Block 3521, Lot 48, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

JULY 17, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 17, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

420-48-BZ—Vol. II

APPLICANT—Ervin Palmer, for Douglas Baker, owner (Ruby Harris, lessee).

SUBJECT—Application reopened March 13, 1956 as Vol.

II—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence use district the proposed change of use from a gasoline service station auto washing, lubritorium, office, accessory sales, storage of auto accessories and parking lot for more than 5 motor vehicles; 2 new curb cuts in residence zone for business use, is contrary to Art. II, Sec. 3 of Zoning Resolution.

PREMISES AFFECTED—53-01 to 53-19 Beach Channel drive and 378 to 384 Beach 54th street, southeast corner, Block 377, Lots 58, 62, 64 and 66, Borough of Queens.

436-49-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened June 12, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction of an existing gasoline service station, accessory building and parking and storage lot covered by certificate of occupancy #124829 together with conjunctive uses of lubrication, car washing, and to include the additional uses of minor auto repairing with hand tools only and the sale of new and used cars.

PREMISES AFFECTED—1550 Bedford avenue, west side, from Eastern parkway to Union street, Block 1266, Lot 36, Borough of Brooklyn.

644-20-BZ—Vol. III

APPLICANT—Frederick A. Ketcher, for Bonsam Realty Corp., owner (Norwood Garage, Inc., lessee).

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under sections 21, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction and maintenance of an existing building for use as a storage garage, gasoline station and office, and for lubrication, car washing and 6 additional gasoline storage tanks and under 7i minor motor vehicle repairs with hand tools and under 7h parking and storage of more than 5 cars.

PREMISES AFFECTED—1522-1528 Southern boulevard, northeast corner of East 172nd street, Block 2982, Lot 1, Borough of The Bronx.

1197-23-BZ—Vol. III

APPLICANT—Frederick A. Ketcher, for 728 Southern Blvd. Corp., owner (Commodore Garage Corp., lessee).

SUBJECT—Application reopened April 24, 1956 as Vol. III—re (decision of the borough superintendent) under sections 21, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district the reconstruction and maintenance of an existing building as a storage garage, stores, motor vehicle repairs, brake service and gasoline service station with customary accessory uses.

PREMISES AFFECTED—729 Bruckner boulevard, west side, 200 ft. south of East 156th street and 728 Southern boulevard, Block 2729, Lot 12, Borough of The Bronx.

41-26-BZ—Vol. III

APPLICANT—Robert Gottlieb, for B. A. Nicholson, owner.

SUBJECT—Application reopened March 6, 1956 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and retail use district, the proposed use of more than 5% of the total floor area in that portion of the building which is located in the retail district, and more than 25% of the total floor area of the building, in that portion of the building located in the business use district, for manufacturing purposes.

PREMISES AFFECTED—3598-3600 Jerome avenue, east side, 35.08 ft. north of East 213th street, Block 3329, Lots 85 and 92, Borough of The Bronx.

380-49-BZ—Vol. III

APPLICANT—Abraham Grossman, for Georgian Estates Inc., owner.

CALENDAR

SUBJECT—Application reopened June 28, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district change from parking lot to one story taxpayer (stores).

PREMISES AFFECTED—108-24 to 108-34 72nd avenue and 109-02 to 109-10 Queens boulevard, southeast corner, Block 3258, Lots 1 and 4, Forest Hills, Borough of Queens.

556-55-BZ

APPLICANT—Fred C. Dahlem, for Louis J. Sonderlich, owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—2875-2877 Briggs avenue, west side, 182.96 ft. south of East 199th street, Block 3302, Lot 50, Borough of The Bronx.

683-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Lucky Star Realty Corp., owner.

SUBJECT—Application September 6, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, office, sales, storage room, lubritorium, minor auto repairs, car washing, parking and storage of motor vehicles.

PREMISES AFFECTED—60-02 to 60-14 48th avenue and 48-01 to 48-11 60th street, southerly corner and 60-01 to 60-17 Connecting highway, Block 2333, Lot 45, Elmhurst, Borough of Queens.

16-56-BZ

APPLICANT—Samuel Rosenblum, for Estate of Leo Schlesinger (Gustave M. Minton, Jr., owner of ground) for 637 Avenue Corp., lessee of ground and owner of building under long term lease.

SUBJECT—Application January 12, 1956—re (decision of the borough superintendent) under section 19A of the zoning resolution, to permit in restricted retail use district, B Area 2 time height district, the erection of a 19 story fireproof office building with no warehousing and no loading or unloading of merchandise, eliminating the required loading berth.

PREMISES AFFECTED—633-643 Madison avenue and 31-39 East 59th street, northeast corner, Block 1374, Lot 21, Borough of Manhattan.

776-55-BZ

APPLICANT—Patrick D. Concagh, for Fred Filomio, owner.

SUBJECT—Application September 30, 1955—(decision of the borough superintendent) under sections 7e, 7f, and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, sales room, and motor vehicle repairs with hand tools only.

PREMISES AFFECTED—3801-3811 Boston road and 3500-3512 Baychester avenue, northeast corner, Block 4895, Lot 6, Borough of The Bronx.

953-55-BZ

APPLICANT—Moritz Simon, for Pem Realty Corp., owner (Seymour Chasenoff, lessee).

SUBJECT—Application December 2, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of an existing dry cleaning establishment in the first story corner store of a 5 story Class A Multiple Dwelling.

PREMISES AFFECTED—41-43 Wadsworth avenue and 619 West 175th street, northeast corner, Block 2144, Lot 1, Borough of Manhattan.

979-55-BZ

APPLICANT—Lama, Proskauer and Prober, for M. H. C. Realty Corp., owner.

SUBJECT—Application December 12, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 official) Hollis avenue and 109-42 to 109-46 207th street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

1011-55-BZ

APPLICANT—Charles M. Spindler, for Nyled Realty Corp., owner.

SUBJECT—Application December 22, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles, office, sale of auto accessories, proposed show windows and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—2636-2648 Pitkin avenue and 152-162 Crystal street, southwest corner, Block 4229, Lots 19 and 20, Borough of Brooklyn.

18-56-BZ

APPLICANT—Robert Teichman, for Broadway-Lafayette Corp., owner.

SUBJECT—Application January 3, 1956—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, proposed use of a cellar and basement as a garage for parking and storage of more than 5 motor vehicles, in a 12 story and basement office building.

PREMISES AFFECTED—346-348 Broadway, east side, from Leonard street to Catherine lane and Lafayette street and 50 Lafayette street, Block 170, Lot 6, Borough of Manhattan.

191-56-BZ

APPLICANT—Victor E. Block, for Aaron Garston, owner.

SUBJECT—Application March 12, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the maintenance of an existing 2 car garage (contrary to C. O. 1411-50) and proposed parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—1707-1711 Montgomery avenue, west side, 98.66 ft. north of West 176th street, Block 2877, Lots 477 and 479, Borough of The Bronx.

236-56-BZ

APPLICANT—Albert Melniker, for Hanco Realty and Finance Corp., owner.

SUBJECT—Application March 26, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor motor vehicle repairs, hand tools only, sale of accessories and parking for more than 5 motor vehicles.

PREMISES AFFECTED—455 Forest avenue and 489 Hoyt avenue, northeast corner, Block 135, Lot 1, West New Brighton, Borough of Richmond.

262-56-BZ

APPLICANT—New York Telephone Co., owner.

SUBJECT—Application April 9, 1956—re (decision of the borough superintendent) under section 7d of the zoning resolution, to permit in a residence use district, the proposed erection and maintenance of a telephone exchange, including accessory parking on unbuilt upon portion of plot.

CALENDAR

PREMISES AFFECTED—5180 Amboy road, south side, 201.58 ft. east of Ruggles street, Block 6511, Lot 111, Annadale, Borough of Richmond.

299-56-BZ

APPLICANT—Harry Leibowitz, for Anna Epstein, owner.
SUBJECT—Application April 19, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension of a retail store on the first floor and alteration from 2 to 4 apartments in a 3 story building of class 3 construction.

PREMISES AFFECTED—229 Kingston avenue, east side, 20 ft. north of Sterling place, Block 1244, Lot 2, Borough of Brooklyn.

267-56-BZ

APPLICANT—Rochelle Ricca, owner.
SUBJECT—Application April 10, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the erection and maintenance of a one family dwelling, without required side yards, without required parking space, and located in rear yard.

PREMISES AFFECTED—221-2 110th avenue, south side, 271.79 ft. west of 223rd street, Block 11203, Lot 22, Queens Village, Borough of Queens.

300-56-BZ

APPLICANT—Harry A. Yarish, for Macdonald Holding Corp., owner.

SUBJECT—Application April 20, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed parking and storage of motor vehicles.

PREMISES AFFECTED—405-517 McDonald avenue, east side, 300 ft. south of Albermarle road and 298-306 East 2nd street, Block 5334, Lots 26 and 84, Borough of Brooklyn.

42-56-BZ

APPLICANT—Paul Friedman, for Carmine A. Ventiera and Anne Reimer, as Executors of the Estate of Catherine J. Haupt, owner.

SUBJECT—Application January 23, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, minor repairs (hand tools only) auto washing (non-automatic) office, storage and sales of auto accessories, parking for more than 5 motor vehicles.

PREMISES AFFECTED—1-9 Euclid avenue and 790-794 Jamaica avenue, southeast corner, Block 4105, Lot 30, Borough of Brooklyn.

86-56-BZ

APPLICANT—Andrew DiCamillo, for Jean and Betty Sternbach, owners.

SUBJECT—Application February 7, 1956—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a retail use district, proposed change of occupancy from store and storage to auto repair shop and parking of cars waiting to be serviced.

PREMISES AFFECTED—8818 4th avenue, west side, 40 ft. north of 89th street, Block 6062, Lot 40, Borough of Brooklyn.

107-56-BZ

APPLICANT—Abraham Grossman, for 119 East 75th Street Corp., owner.

SUBJECT—Application February 15, 1956—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a restricted retail and residence use district, the proposed reconstruction and use of the roof of an existing public garage, for parking of more than 4 motor vehicles.

PREMISES AFFECTED—115-119 East 75th street, north side, 85 ft. west of Lexington avenue, Block 1410, Lot 11, Borough of Manhattan.

108-56-A

APPLICANT—Abraham Grossman, for 119 East 75th Street Corp., owner.

SUBJECT—Application February 15, 1956—Appeal from a decision of the borough superintendent—re non-fireproof construction.

PREMISES AFFECTED—115-119 East 75th street, north side, 85 ft. west of Lexington avenue, Block 1410, Lot 11, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

JULY 17, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, July 17, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

89-56-A

APPLICANT—Hexagon Laboratories, Inc., owner.

SUBJECT—Application February 15, 1956—Appeal from a decision re an order of the fire commissioner re sprinkler system.

PREMISES AFFECTED—3536 Peartree avenue, north side, 145 ft. east of Boston road, Block 5282, Lot 48, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 12, 1956, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, May 29, 1956, and the special meetings of the Board held on Friday afternoon June 1, 1956 and Monday morning, June 4, 1956 were ap-

proved as printed in the Bulletin of June 5, 1956, Vol. 41, No. 23.

303-26-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened May 24, 1955 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business

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and residence use district, the proposed change in use from public garage for more than cars to storage of metal furniture on first floor and manufacturing, and storage of lamps on the second floor.

PREMISES AFFECTED—405-423 44th street, north side, 38 ft. east of 4th avenue, Block 729, Lot 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Francis G. Cross, George Seufferling, Bridget Costello, Lucy Russo, A. Mastromarino, Anthony Santoro, Catherine Ross, Charles Robertson, G. Lekberg, Abel Jappinen and Edward Levine.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 19, 1956, at 10 A.M. for applicant to file revised plans as to loading space, hearing closed.

52-48-A—Vol. II

APPLICANT—Reginald S. Hardy for Hayson Corp., owner.

SUBJECT—Application reopened May 24, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—exits, doors and ramp.

PREMISES AFFECTED—405-423 44th street, north side, 38 ft. east of 4th avenue, Block 729, Lot 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 19, 1956, at 10 A.M. for applicant to file revised plans as to loading space, hearing closed.

5-33-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Thomas and Louis Filomio, owners.

SUBJECT—Application reopened October 25, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7e and 7h of the zoning resolution, to permit in a business, retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, sales and storage room, for auto accessories and minor repairs, and parking and storage for more than 5 cars.

PREMISES AFFECTED—3480-3498 Baychester avenue and 3800-3812 Boston road, southeast corner, Block 5257, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 19, 1956, at 10 A.M. for applicant to file a financial statement as to the return on the present conforming use; hearing previously closed.

461-37-BZ—Vol. IV

APPLICANT—Sylvan Bien, for 260 Madison Avenue Corporation, owner.

SUBJECT—Application reopened May 22, 1956 for a new hearing in accordance with the order of the Court in view of minutes being missing annulling the decision of June 1, 1955, denying the application—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and restricted retail use district, the use of unbuilt upon plot as amended for the parking and storage of motor vehicles, to omit right of way from street to street, previously requested.

PREMISES AFFECTED—22B East 39th street, south side, 98 ft. east of Madison avenue and 23 East 38th street, north side, 98 ft. east of Madison avenue, Block 868, Lot 53, Borough of Manhattan.

APPEARANCES—

For Applicant: M. Brody and J. J. Stone.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to July 3, 1956, at 10 A.M. for inspection and decision; hearing closed.

670-39-BZ—Vol. II

APPLICANT—Otto J. and Warren A. Sambach, for Theodore Potash, owner.

SUBJECT—Application reopened July 12, 1955 as Vol. II—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a business use, C area district, the extension of an existing building, using more than the area permitted.

PREMISES AFFECTED—41-25 102nd street, northeast corner of 42nd avenue, Block 1976, Lot 10, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Warren A. Sambach.

For Opposition: David Kaufman, Marie A. Gorton, Ethel Bertani, Catherine McKeever, Mario Marchine, Elena Papa and others.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 3, 1956, at 10 A.M. for inspection and decision; hearing closed.

208-46-BZ—Vol. IV

APPLICANT—Ferdinand Savignano, for 1500 McDonald Avenue Corp., owner.

SUBJECT—Application reopened November 15, 1955 as Vol. IV—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the proposed change in occupancy from yarn manufacturing, gasoline selling station, auto laundry, lubritorium, office and showroom to yarn manufacturing, gasoline selling station, auto laundry, lubritorium, auto repairs, office and addition of boiler room at grade, in lieu of boiler rooms below grade, as approved but not constructed.

PREMISES AFFECTED—1500-1546 McDonald avenue and 14-24 Avenue M, southwest corner, Block 6563, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Luca.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to July 10, 1956, at 10 A.M. for inspection and decision; hearing closed.

947-55-A

APPLICANT—Ferdinand Savignano, for 1500 McDonald Avenue Corp., owner.

SUBJECT—Application October 14, 1955—Appeal from a decision of the borough superintendent—re boiler room in garage area.

PREMISES AFFECTED—1500-1546 McDonald avenue and 14-24 Avenue M, southwest corner, Block 6563, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Luca.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 10, 1956, at 10 A.M. for inspection and decision; in conjunction with Cal. 208-46-BZ, Vol. IV; hearing closed.

146-52-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Fred Schumacher, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, ground sign, auto washing, lubrication,

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office, accessory sales, minor repairs, and auto safety inspection station.

PREMISES AFFECTED—271-01 to 271-15 Union turnpike, northeast corner of 271st street, Block 8555, Lot 75, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Fred Schumacher, Jr.
For Opposition: H. M. Norris and Albert Greenblatt.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 26, 1956, at 10 A.M. for applicant to file more detailed plans and a letter of approval from Chief Engineer of the Board of Estimate, and for further consideration; hearing previously closed.

435-53-BZ

APPLICANT—Leonard F. Rothkrug, for Concetta Tuozzo, owner.

SUBJECT—Application June 2, 1953—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district, the change in occupancy from five car garage to storage and baling of scrap paper and rags.

PREMISES AFFECTED—6712 11th avenue, west side, 60 ft. south of 67th street, (Block 5765, Lot 44), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.
For Opposition: Julian Shestack, Everett J. McGarry and Mary Branciforte.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 19, 1956, at 10 A.M. at the request of an objector; hearing previously closed.

826-53-BZ—Vol. II

APPLICANT—David Postal, for Post Bayside #1, owner,
SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the Borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, parking and storage of cars awaiting service.

PREMISES AFFECTED—260-02 to 260-22 Union turnpike, southeast corner of 260th street, Block 8677, Lot 61, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Gilbert Lazerus.
For Opposition: Gilbert Redleaf, Barnett Guthartz, Frieda Sherwin, Louis Wallach, Helen Monforte, Maureen Boyce, Adolph Tatzel, Evelyn C. Yanega, Bridget Recker, Theresa Giustiniani, France Di Bonedetto, Nettie Bass, Dora Karlif, Anne Orenstein, Frieda Guthartz, Dorothy Felber, Sidney Schwartz, Morris Rosenstock, Estella Philips, Mary Eggleston, Lee Auster, Helen Welt, Harry Guberman, Frank Di Benedetto, Morris Rosen, Herman C. Reuben, Rev. Daniel Stewart et al.
For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 3, 1956, at 10 A.M. for inspection and decision; hearing closed.

621-54-BZ

APPLICANT—Leonard F. Rothkrug, for Soljak Realty Corp., owner. (M. H. Murray Supply Corp., lessee).

SUBJECT—Application July 29, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage to the storage and sale of plumbing supplies.

PREMISES AFFECTED—1565-1567 Bergen street, north side, 225 ft. west of Utica avenue, Block 1348, Lot 62, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 3, 1956, at 10 A.M. for further consideration and for applicant to notify the Board as to the proposed tenancy of the building; hearing previously closed.

816-54-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Eli Brody, owner.

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F-1 area district, the proposed erection of a one story and cellar building of class 3 construction, to be used for doctors' offices, with less than the required rear yard.

PREMISES AFFECTED—21-35 Bell boulevard, east side, 241.21 ft. north of 24th avenue, Block 5958, Lot 57, Bay-side, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: Bernard Buchwald, J. K. Eisenberry, Jerome Frankel and Estelle Epstein.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 26, 1956, at 10 A.M. for applicant to submit statement to the Board as to the sewerage situation, adequate parking area and the proposed use of the basement; hearing closed.

942-54-BZ

APPLICANT—Mathew Manes, for Vanlib Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 and restored to docket in accordance with the order of the Court, previously denied—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubricatorium, auto washing (non automatic), storage and sale of accessories and office, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—144-21 Liberty avenue and 138-34 to 138-52 Lloyd road, northwest corner, Block 10020, Lot 114, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 3, 1956, at 10 A.M. for inspection and decision; hearing closed.

108-55-BZ

APPLICANT—Henry Nordheim, for John Salpizi, owner.

SUBJECT—Application February 11, 1955—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a structure located in a residence and business use district, the proposed manufacturing, in addition to existing bakery use.

PREMISES AFFECTED—614-616 East 180th street, south side, 145 ft. east of Arthur avenue, Block 3069, Lot 80, Borough of The Bronx.

APPEARANCES—

For Applicant: H. Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to June 26, 1956, at 10 A.M. for applicant to file revised plans showing cellar stairway enclosed, elevator enclosed and as to proper exits; hearing previously closed; premises were inspected by a committee of the Board.

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109-55-A

APPLICANT—Henry Nordheim, for John Salpizi, owner.
SUBJECT—Application February 11, 1955—Appeal from a decision of the borough superintendent, re egress.
PREMISES AFFECTED—614-616 East 180th street, south side, 145 ft. east of Arthur avenue, Block 3069, Lot 80, Borough of The Bronx.

APPEARANCES—

For Applicant: H. Nordheim.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 26, 1956, at 10 A.M. for revised plans in conjunction with Cal. 108-55-BZ; hearing previously closed.

176-55-BZ

APPLICANT—John F. Fitzsimons, for Nicholas Desciolo, owner (Delta Precision Tool and Instrument Co., lessee).

SUBJECT—Application March 8, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail and residence use district, the use of the premises as a factory in the retail portion of the lot.

PREMISES AFFECTED—147-36 Brookville boulevard, west side, 68.25 ft. south of 147th road, Block 13729, Lot 33, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Nicholas Desciolo.

For Opposition: Joseph Jarvis.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 3, 1956, at 10 A.M. for inspection and decision; hearing closed.

279-55-BZ

APPLICANT—Herman Kron, for Angeline Peglia, owner.
SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection of a building to be used as automobile showroom, gas station, lubritorium, offices, auto laundry, minor repairs, parking of cars waiting to be serviced, without the required rear yard.

PREMISES AFFECTED—2027 Bruckner boulevard, north side, 190 ft. east of Pugsley avenue, Block 3797, Lot 74, Borough of The Bronx.

APPEARANCES—

For Applicant: George G. Kron.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 26, 1956, at 10 A.M. at request of the applicant and for inspection and decision; hearing previously closed.

436-55-BZ

APPLICANT—Leonard F. Rothkrug, for Arthur P. Ferretti, owner.

SUBJECT—Application May 26, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the extension of a 2 story building of class 4 construction, for the uses of glass manufacturing, grinding, publishing, and storage, using more than the area permitted.

PREMISES AFFECTED—63-17 to 63-19 Metropolitan avenue, north side, 173 ft. 5 in. east of 62nd street, Block 2771, Lot 55, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 19, 1956, at 10 A.M. for applicant to file a new immediate area plan and for decision; hearing previously closed; premises were inspected by a committee of the Board.

437-55-A

APPLICANT—Leonard F. Rothkrug, for Arthur P. Ferretti, owner.

SUBJECT—Application May 26, 1955—re Appeal from a decision of the borough superintendent—frame building, factory use, exits, etc.

PREMISES AFFECTED—63-17 to 63-19 Metropolitan avenue, north side, 173 ft. 5 in. east of 62nd street, Block 2771, Lot 55, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 19, 1956, at 10 A.M. for applicant to file a new immediate area plan and for decision; hearing previously closed.

550-55-BZ

APPLICANT—Patrick D. Concagh, for Clareve Corp., owner.

SUBJECT—Application July 5, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office for sale of accessories, auto repairs, storage of auto accessories, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—640-666 Conduit boulevard and 600-608 Grant avenue, entire block bounded by Grant, Belmont, Sheridan avenues and Conduit boulevard, Block 4239, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: P. D. Concagh and M. C. Greenberg.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 19, 1956, at 10 A.M. for consideration and decision; hearing previously closed; premises were inspected by a committee of the Board.

654-55-BZ

APPLICANT—Leonard F. Rothkrug, for Philip Weisbrout, owner.

SUBJECT—Application August 4, 1955—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from warehouse on all floors, to store on first floor, factory on 2nd, 3rd and 4th floors.

PREMISES AFFECTED—462-464 52nd street, south side, 160 ft. west of 5th avenue, Block 807, Lot 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 26, 1956, at 10 A.M. for further consideration and decision, at the request of the applicant; hearing previously closed.

655-55-A

APPLICANT—Leonard F. Rothkrug, for Philip Weisbrout, owner.

SUBJECT—Application August 4, 1955—Appeal from a decision of the borough superintendent, re exits.

PREMISES AFFECTED—462-464 52nd street, south side, 160 ft. west of 5th avenue, Block 807, Lot 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 26, 1956, at 10 A.M. at the request of an objector and for inspection and decision; hearing previously closed.

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671-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Local Construction Corp., owner.

SUBJECT—Application August 22, 1955—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor motor vehicle repairs, office and sales, storage, parking and storage of motor vehicles. PREMISES AFFECTED—1028-1040 Belmont avenue and 462-466 Pine street, southwest corner, Block 4250, Lots 23 and 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Joseph A. Brancato, Rose Schick, Mrs. Anna Alberti, Mrs. Sara Ginsberg, Mrs. Frances Weiner, Mrs. Dolores M. Lopez, Michael Rella, Frank Valente, Mrs. Cassino, Mrs. Fine, Grace Fiore, M. Ritz, Pauline B. Pomeranz.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 3, 1956, at 10 A.M. for inspection and decision; hearing closed.

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application September 14, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.

PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding Expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

APPEARANCES—

For Applicant: Meyer Kraushaar and Ingram S. Carner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to July 3, 1956, at 10 A.M. for inspection and decision; hearing closed.

765-55-BZ

APPLICANT—Leonard F. Rothkrug, for Nicholas Esposito, doing business as Nick's Service Station, owner.

SUBJECT—Application September 28, 1955—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use, D area district, the extension of an existing gas station to include auto accessories, lubritorium, motor repairs and auto laundry.

PREMISES AFFECTED—56-01 Main street, southeast corner of 56th avenue, Block 5165, Lot 28, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 3, 1956, at 10 A.M. for inspection and decision; hearing previously closed.

911-55-BZ

APPLICANT—Leonard F. Rothkrug, and Samuel Gardstein, for Bangor Realty Corp., owner.

SUBJECT—Application November 16, 1955—(decision of borough superintendent) under section 7h of the zoning resolution, to permit parking in a business use district and partly in a residence use district, the proposed use of the

unbuilt upon portion of a lot for a parking lot and also for accessory parking for employees.

PREMISES AFFECTED—1674-1678 Broadway south side, 59 ft. 4 in. west of Decatur street, and 747-755 Decatur street, Block 1503, Lot 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Jac M. Wolff and Adeline Isaac.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 19, 1956, at 10 A.M. at request of objector, applicant concurring.

934-55-BZ

APPLICANT—Paul Friedman, for Ida Orlick, owner.

SUBJECT—Application November 22, 1955—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), storage and sale of auto accessories, parking of cars waiting to be serviced for a term of 15 years.

PREMISES AFFECTED—2444-2460 Linden boulevard and 547-557 Milford street, southeast corner, Block 4503, Lots 1 and 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Peter Deutsch, Amos S. Basel, Kate Conti, V. Sciacchitano, Georgette Cautine, Louise Rigault, Nettie Pancari, Josephine Dilingo, Mrs. Rose Pope, Gertrude Esposito, Mary Berry, May Klinias and Ruth Orlinsky.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 3, 1956, at 10 A.M. for inspection and decision; hearing closed.

1022-55-BZ

APPLICANT—Paul Friedman for Marflu Servicenter Inc., owner. (General Outdoor Advertising Co., Inc., lessee).

SUBJECT—Application December 30, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, minor repairs (hand tools only), auto laundry (non-automatic), office, storage and sale of auto accessories and parking for more than 5 cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—305-319 Oakland street, west side, from India street to Huron street, 222-226 Huron street and 193-197 India street, Block 2533, Lot 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Mrs. Jennie Becker, Mrs. M. Kustowski and Evleyne Straub.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 10, 1956, at 10 A.M. for inspection and decision; hearing closed.

43-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer Berfond, owner.

SUBJECT—Application January 24, 1956—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business, local retail and residence use district, the erection of 2 buildings of class 1 and class 3 construction to be used for storage, boiler room, compressor room, refrigerator, store, loading and unloading, mens' and womens' toilets, restroom, air conditioning equipment, and parking of patrons cars, no fee to be charged.

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PREMISES AFFECTED—2127-2183 Coyle street and 3045-3067 Avenue V, northeast corner and 2128-2184 Bragg street, Block 7368, Lots 17, 19, 22, 25, 27, 29, 31, 36, 46, 53, 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Sidney S. Slomka.

For Opposition: Chester T. Krouse, Irving Lew, Joseph L. Josephs, Herman B. Kaplan, Morris S. Oberhardt, Michael Neier, Crissy Georgallas and others.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 3, 1956, at 10 A.M. for inspection; hearing closed.

94-56-BZ

APPLICANT—Albert Melniker, for Chain Store Realty Corp., owner.

SUBJECT—Application February 9, 1956—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, parking of vehicles awaiting service, minor adjustments of motor vehicles with hand tools only, office and sales.

PREMISES AFFECTED—1970 Victory boulevard and 5 Perry avenue, southeast corner, Block 722, Lot 1, Castleton Corners, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: Mrs. E. P. Stabford, Thomas M. Crowe, Mrs. M. G. Wood, Louis Melfi, Florence B. Fox and Peter J. Wyso.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 3, 1956, at 10 A.M. for applicant to file revised plans giving consideration to the grade of the plot; date for decision to be set; hearing closed.

810-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application October 18, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail and residence use, district, the proposed use of automatic auto laundry, office and parking for more than 5 motor vehicles, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—61-24 to 61-30 Utopia parkway and 175-01 to 175-25 64th avenue, northwest corner, Block 6891, Lot 3, Fresh Meadows, Borough of Queens.

APPEARANCES—

For Applicant: Meyer Kraushaar and Ingram S. Carner.

For Opposition: Mrs. Nettie Rothstein and Morris Rosen.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn, without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a portion of the subject premises is to be acquired by the City for a Fire Department fire house.

Resolved, that the application be and hereby is *withdrawn* without prejudice.

688-45-BZ

APPLICANT—Carl H. Salminen, for Emil Kupprat, owner.

SUBJECT—Application reopened April 10, 1956 for consideration as to extension of term of variance expired March 26, 1956—re (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, permitting in a business use district, the change of occupancy from office and marble storage to permit cutting, polishing and lettering of stones and monuments in addition to office and marble storage.

PREMISES AFFECTED—162-34 Pidgeon Meadow road, west side, 289.54 ft. south of 46th avenue, Block 5461, Lot 40, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen and Emil Kupprat.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, on March 26, 1946 this application was granted by the Board on certain conditions, under section 7e of the zoning resolution, to permit in a business use district the change in occupancy from office and marble storage, to permit cutting, polishing and lettering of stones and monuments in addition to office and marble storage, for a term of 10 years; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation, on March 26, 1956; and

WHEREAS, this application was reopened on April 10, 1956 and set for hearing on May 15, 1956 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, and by notification to the owners by regular mail; and

WHEREAS, a public hearing was held on this application on May 15, 1956 after due notice by publication in the Bulletin; laid over to June 12, 1956, at the request of applicant to obtain new decision from the borough superintendent; and

WHEREAS, the decision of the borough superintendent, dated June 6, 1956 acting on Alt. Applic. 1064-56, reads:

"1. The use of the premises as stone cutting, finishing of gravestones, sales office & display in a Business Use District is contrary to Art. IV (39) of Zoning Resolution and the extension of such use beyond a term of 10 years is contrary to Board of Standards & Appeals Resolution 688-45-BZ; Mar. 26, 1946; printed in Bulletin #14 Vol. 31 and is referred back to the Board for reconsideration."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 26, 1946, only so far as it refers to the term of the variance so that as amended this portion of the resolution shall read:

"*granted* under Section 7e thereof for a term of ten years from the date of this *amended* resolution; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy shall be obtained within six months from the date of this amended resolution."

127-46-BZ—Vol. II

APPLICANT—Paul Friedman, for Interboro Management, Inc., owner.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of auto accessories and parking of more than 5 cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—46-11 to 46-21 Hollis Court boulevard and 46-02 to 46-16 189th street, northwest corner and 188-12 to 188-20 46th avenue, Block 5528, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Carl La Perla, May Myerjack, Tessie

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Bobik, Rudolph Chlupoa, Helen Vetzgian, John E. J. Clare, George F. Cook, Lily Oyemian, Mrs. Frank Clark, Mrs. Benny Parudo, Gerard Danudo, Vincent O'Clia, Michael & Yolanda Cucinotta, Mrs. Joe Cenniglio, Mrs. N. Tambeino, Rosa Gtorbia, G. C. Bird, M. Tarrantino, C. Liniwicz, M. Licostie, E. Ellolet, Olgo & William San Miguel, Brad & Sue Rouda and Lester and Rose Gerson et. al.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0
Negative: Chairman Murdock, Commissioner Kleinert,
and Commissioner Keating 3
Not Voting: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on December 13, 1955 subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on May 8, 1956 after due notice by publication in the Bulletin; laid over to May 29, 1956, for inspection and decision; hearing closed; then to June 12, 1956, for decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a retail use, B area, class 1 height district; 46th avenue is in local retail and retail use, B area, class 1 height districts; Hollis Court boulevard is in a residence use, B area, class 1 height district; Utopia parkway is in local retail, retail and residence use, B area, class 1 height districts; 189th street is in retail and residence use, B area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated November 4, 1955 acting on N.B. Applic. 4583-55, reads:

1. The use of the premises as a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), office sales and storage of auto accessories and parking for more than five cars waiting to be serviced in a Retail Use District is contrary to Art. II Sec. 4A ZR."

and

WHEREAS, the applicant states that the premises consist of a plot, 112.48 ft. frontage by 153.80 ft. in depth, now vacant; that it is proposed to erect and maintain for a term of 15 years a parkway type gasoline service station, lubritorium, minor repairs with hand tools only, non-automatic auto washing, office, sales and storage of auto accessories and parking for more than 5 cars awaiting service; and

WHEREAS, the applicant states that the subject premises is presently zoned as a retail use, class 1 height and B area district; that as of July 25, 1916 the portion of the property within 100 ft. of Hollis Court boulevard was zoned as a business district and the remainder as residence district; that on February 28, 1929 the business was extended to include the entire property and the present retail designation became effective on July 24, 1947; that as of July 25, 1916 the property was zoned as D area district and the present B area designation became effective on August 3, 1948; that the height designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant states that on April 2, 1946 the Board, under Cal. No. 127-46-BZ denied an application under section 21 to permit an area district variation at the subject premises, in a business use, D area district, so as to permit the erection of a motion picture theatre (980 seats) and 4 stores, occupying more area of lot than is permitted; that the determination of the Board was reviewed in Court which sustained the Board, *Court Boulevard, Inc. v. Board of Standards and Appeals*, 274 App. Div. 809, 79 N.Y.S. 2d 817, Supreme Court, Appellate Division, Second Department, decided June 21, 1948, and held:

"Irrespective of whether or not the tests for a variance set forth in the case of *Matter of Otto v. Steinhilber*, 282 N.Y. 71, 24 N.E. 2d 851, were applicable or

correctly applied by the Board, the record fails to establish practical difficulties or unnecessary hardships in conforming to the area district regulations."

that subsequent to the decision of the Board the use district designation was changed on July 24, 1947 from business to retail; after the decision of the Appellate Division, the area district designation was changed on August 3, 1948 from D to B; and

WHEREAS, the applicant contends that there is no economic demand for the use of the subject premises for a conforming use; that the property was acquired by the owner on November 15, 1944 for development with a motion picture theatre and stores to occupy substantially 90% of the plot; that two weeks after the owner acquired title to the site, the area district regulations were amended so that the plot, which theretofore could have been 100% covered by a building, could be covered thereafter only to the extent of approximately 60%, i.e., 70% of the first 5000 sq. ft. and 55% of the balance of the plot; that an application was subsequently filed with the Board for an area district variance to permit the erection of a theatre and stores occupying more than the permitted area of coverage, which was denied on April 2, 1946; that certiorari proceedings were instituted on behalf of the owner of the premises to review the Board's determination and these proceedings were finally terminated in favor of the Board on June 21, 1948; that subsequently the City Planning commission rezoned the block of which the subject premises was a part, changing the use designation from business to retail use on July 24, 1947 and the area designation from D to B on August 30, 1948, so that the previously denied proposal could thereafter be erected as a matter of right; that however, at the time the rezoning became effective, the motion picture theatre business was and still is in a severe slump and plans to erect a motion picture theatre at this site have been abandoned as being unprofitable; that all efforts to develop interest in the property for a conforming use have been fruitless; that existing store facilities in the neighborhood amply serve the retail needs of the surrounding area and there is insufficient support for any additional store facilities; that the only economic demand which has developed for the use of the subject premises has been and is for a gas station; that development of the property for such use would yield a reasonable return on the investment because it is situated at the intersection of Hollis Court boulevard and 189th street, which both sustain a substantial volume of automotive traffic and because no similar facilities exist nearby for the convenience of the neighborhood; and

WHEREAS, the applicant further contends that a grant of this application would not adversely affect any of the nearby property owners; that the property is located on a small island block, the balance of which is 100% covered by a store; that it is proposed to erect along the entire 46th avenue building line, and along the 189th street building line to within 30 ft. of the intersections of Hollis Court boulevard, a 5 ft. 6 in. brick and picket fence wall and to maintain a 3 ft. wide seeded and landscaped area adjoining the proposed fence walls, and along the westerly interior lot line; that the properties on both sides of Hollis Court boulevard between 189th street and Auburndale are zoned for retail and local retail use and are developed with stores or are vacant; that a grant of this application would improve the appearance of the neighborhood as it would eliminate a vacant, weed-covered lot and would result in the erection of an attractive parkway type gas station; that it would promote public safety as the proposed structure would decrease traffic hazards which are incident to the development of buildings flush to the building lines and which thereby create blind intersections; that the proposed building would be set back 90 ft. from the intersection of Hollis Court boulevard and 189th street and set back 40 ft. from the intersection of 46th avenue and 189th street, thus giving clear visibility and greater safety to traffic at both intersections; that at present there are no sidewalks in front of the premises on 189th street and 46th avenue and a grant of this application would safeguard pedestrian

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traffic safety by the installation of such sidewalks and curbs; that the proposed structure will provide more light and ventilation to nearby property owners as it would occupy substantially less area and bulk than a conforming use structure; that the structure would be limited to approximately 15% of the 12,949 sq. ft. area of the plot and would also be limited to one story, 13 ft. 4 in. in height; that no entrances are proposed on 46th avenue or 189th street, so that all ingress to and egress from the proposed station would be via Hollis Court boulevard, which is zoned for retail use; and

WHEREAS, the applicant states that the present owner has held title to property since November 15, 1944 and September 20, 1955 and that the assessed valuation of land is \$8500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions f and i of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 4583/55, Objection No. 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

602-51-BZ—Vol. III

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application reopened February 7, 1956 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed alteration and extension of (4) car garage, used in conjunction with present parking and storage of motor vehicles, accessory to milk distribution plant, into a motor vehicle repair shop for cars of milk plant.

PREMISES AFFECTED—2338 Hermany avenue, south side, 341 ft. west of Zerega avenue, Block 3697, Lots 19, 21 and 25, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb, William Schwartz and Harry Marrow.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Keating 3

Negative: 0

Absent: Deputy Chief Connolly: 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on February 7, 1956 subject to regular procedure, to consider extension of garage and change of use to repairing of owner's motor vehicles; and

WHEREAS, a public hearing was held on this application on June 12, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, E-1 area, class ½ height district; Hermany avenue is in residence and business use, E-1 area, class ½ height districts; Zerega avenue is in a business use, E-1 area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated December 19, 1955 acting on Alt. Applic. 1174-55, reads:

"1. Proposed alteration and extension of four car garage (CO 24-35) used in conjunction with present parking and storage of motor vehicles accessory to milk distribution plant, into a motor vehicle repair shop for cars of milk plant, in a residence use district is contrary to Art. II Sect. 3 of the Z.R. and Bd. of S. & A. resolution Cal. #602-51-BZ, Vol. I."

and

WHEREAS, the applicant states that the premises consist of a plot, 183 ft. frontage by 206 ft. in depth, on which is located a one story building of class 3 construction, 75 ft. by 103 ft.; also 4-car garage 33 ft. by 17 ft.; that it is proposed to permit the garage building to be enlarged to 42 ft. by 76 ft. and to be used as a motor vehicle repair shop solely for cars belonging to them; and

WHEREAS, the applicant further states that the plot fronts 183 ft. on Hermany avenue and 183 ft. on Turnbull avenue, 206 ft. deep from street to street; that on the east 75 ft. by 100 ft. on Hermany avenue (lot 25) there is a milk pasteurization bottling and milk distribution plant; that this building was erected in 1931 when the zone was unrestricted; that this property is now located in a residence, E-1, ½ zone; that the zoning for this section shows the following: 1917, unrestricted, 1½, C; 1924—unrestricted 100 ft. on Have-meyer Ave., business, 1½, C; 1941—unrestricted south side Turnbull avenue, residence, 1½, C; 1945—residence 200 ft. on Zerega avenue, business, 1, D; 1954—residence 200 ft. on Zerega avenue, business, ½, E-1; that the present owners bought the milk plant in 1951 and soon afterwards the adjoining vacant land to the west (lots 19 and 21) for proposed parking and storage of their milk delivery trucks; that there is a 4-car garage on this plot erected in 1928 under N.B. 117 and certificate of occupancy N.B. 292-1930; that later in 1951 application was made with this Board for a variance to allow the use of the land for the proposed parking, and acting on Cal. No. 602-51 on February 13, 1952, this variance was granted for 3 years and subsequently extended for 5 years more; and

WHEREAS, the applicant contends that the owners have been illegally using the 4 car garage for repairing their milk delivery trucks, of which they have over 100; that the building is too small; that the location of this building half way between Hermany avenue and Turnbull avenue is such that it is not detrimental to the neighborhood or the adjoining vacant lots; that this section has always been undeveloped; that Turnbull avenue has not even been cut through to Zerega avenue; that except for about 20 private residences, it has been the same since the zoning resolution was enacted; that all the residences in this vicinity were erected while the section was unrestricted, some even before the zoning law was enacted; that no new residential buildings have been erected in the immediate area since 1945 when the zone was changed to residential; that the City of New York erected a large garage and incinerator about 271 ft. east of the plot under consideration; that the section is mainly vacant land, non-conforming uses and old residences; that on April 12, 1954 acting under Cal. No. 777-54, the Board granted to the same owners a variance for 5 years for the property adjoining to the east (lots 32 and 64) also to be used for parking and storage of their milk delivery trucks; that in order to keep these trucks moving they must be properly and periodically serviced and repaired and the most efficient and economical place to do so is on the property; that this land and the surrounding land would never be used for the erection of homes and the proposed building would not harm the neighborhood or adjoining owners in any way; and

WHEREAS, the applicant states that the present owner has held title to the property since July 18, 1951; that the assessed valuation of land is \$13,000 and of the buildings \$48,900 making a total of \$62,000; that the garage was erected in 1934 and the milk plant in 1931; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 13, 1952, as thereafter amended by resolutions adopted through May 10, 1955, by adding thereto:

"that in the event the owner desires to reconstruct and extend the existing building along the west lot line, formerly used as a 4-car garage so as to reconstruct the building for motor vehicle repair shop, such change may be permitted, as proposed and indicated on plans filed

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with this application, marked "Received January 5, 1956", 4 sheets *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the use of this building as a repair shop is permitted under section 7e for a similar term as the previously permitted use, *on condition* that such building shall have no cellar and comply with the Building Code in all other respects; that there shall be no openings in the wall to the west to adjoining premises; that in the event the owner desires to remove the woven wire fence along Hermany avenue building line, as previously required, and replace same with a masonry wall not less than 5 ft. 6 in. in height, such change may be permitted, provided that in all other respects the resolutions above cited shall be complied with where not inconsistent with this amended resolution; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

629-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for M. H. A. Associates, Inc., owner.

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the proposed extension of an existing non-conforming use, present use storage, office and car washing, to be used as storage and boiler room, gasoline service station, high speed auto laundry, lubritorium, motor vehicle repairs, office and sales, parking and storage of cars awaiting service, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—53-15 Queens boulevard and 43-32 to 43-40 54th street, northwest corner, Block 1322, Lot 39, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Bernard P. Auslander.

For Opposition: Nathaniel H. Schackman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 15, 1956 after due notice by publication in the Bulletin; laid over to May 22, 1956, at the request of applicant; then to June 12, 1956, for inspection and decision; hearing closed; applicant to file revised plans omitting curb cut on 54th street and windows on westerly and north walls; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, B area, class 1½ height district; Queens boulevard and 54th street are in business and residence use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated October 7, 1955 acting on Alt. Applic. 1823-55, reads:

"1. Proposed extension of an existing non-conforming use in a Business Use District, present use storage, office and car washing, to be used as storage and boiler room, gasoline service station, high speed auto laundry, lubritorium, minor motor vehicle repairs, office and sales, parking and storage of cars awaiting service is contrary to Art. II Sec. 4(a) 15, 29, 46, 49 of the Zoning Resolution.

2. Proposed business entrances (curb cut) less than 75 ft. from an abutting Residence Use District is contrary to Art. II Sec. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 98 ft. in depth and being used

as a high speed auto laundry, office and storage space installed under N.B. No. 3053-1948 and certificate of occupancy No. Q-54029; that it is proposed to maintain the present legal use of high speed auto laundry and a variance is requested for a period of 15 years in order to install the additional use of gas station consisting of eight 550 gallon gasoline storage tanks and four dispensing pumps; that it is also proposed to reduce the frontage of the present building from 41 ft. 10 in. to 24 ft. 8 in. and erect a new extension at the center of the plot, of class 3 construction, one story in height, having a frontage of 30 ft. and a depth of 27 ft., and to be used as a lubritorium and for minor motor vehicle repairs as conjunctive uses to the present high speed auto laundry and the proposed gas station; and

WHEREAS, the applicant contends that the present high speed auto laundry was erected when such use was permitted in a business zone, so that at this time, although a legal use, it is non-conforming and therefore the mere addition of the gas station does not of itself make the site a non-conforming plot; that Queens boulevard is a main auto lane leading across Queens and therefore the proposal is in keeping at this point, especially so in that there are no other gas stations within the affected area; that in addition to the present legal non-conforming use on the site, Block 1321, lot 43 is developed with a motor vehicle repair shop which is also non-conforming; that the entire affected area on the southerly side of Queens boulevard is occupied as a cemetery, which certainly will not be affected by the proposal; that the curb cuts as proposed on 54th street are required for efficient operation of the high speed auto laundry and gas station and will not affect the residential aspect of 54th street to any greater extent than the many curb cuts maintained by the dwellings on said street for their private garages; and

WHEREAS, the applicant states that the present owner has held title to the property since March 10, 1955; that the assessed valuation of land is \$23,000 and of the building \$12,000 making a total of \$35,000; that the building was erected in 1948; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the additional uses as proposed should be permitted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the extension of uses, to include the sale of gasoline, gasoline service station, presently on a portion of the premises, substantially as proposed and as indicated on plans filed with this application marked "Received October 24, 1955" 5 sheets, and revised plans marked "Received June 6, 1956", 4 sheets, *on condition* that the additional uses shall be constructed and arranged as indicated on such plans including the revised plans above cited; that the gasoline pumps shall face only on Queens Boulevard and shall be of a low approved type, erected not nearer than 15 ft. from the street building line of Queens Boulevard; that the number of gasoline storage tanks shall not exceed eight approved 550 gallon tanks; that along the lot lines to the west, north and east there shall be constructed masonry walls as proposed and as shown, except where existing walls of the laundry building and any retaining walls may occur not less than five feet six inches in height; that such wall along the northerly and easterly lot lines shall be of solid masonry; that along the street building line of 54th Street there shall be erected a masonry wall not less than 2 ft. in height with steel picket fence thereon to a total height of 5 ft. 6 in. with suitable terminating posts at the end of such wall toward Queens Boulevard; that the existing curb cuts may be altered so as to permit two curb cuts to Queens Boulevard where shown on such revised plans, one 40 ft. in width and one 30 ft. in width and one curb cut to 54th Street within the first 25 ft. from the Queens Boulevard building

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line; that at the intersection of Queens Boulevard and 54th Street there shall be erected and maintained a block of concrete extending not less than 5 ft. along either building line and not less than 12 inches in height; that signs shall be restricted to a permanent sign attached to the facade of the accessory building advertising the gasoline service station and the laundry use, and the illuminated globes of the pumps, excluding all roof signs and wall signs, but permitting within the intersection the erection of a post standard for supporting a sign, which may be illuminated, advertising the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; that sidewalks and curbing abutting the premises shall be reconstructed or restored to the satisfaction of the Borough President; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i there may be minor repairing within the accessory building with hand tools for adjustment only; that where applicable the curb cuts hereinbefore permitted are hereby permitted under Section 7A; that the steaming and cleaning of cars shall be done inside and not in the open space; and that all permits including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

815-52-BZ—Vol. II

APPLICANT—Reuben Rappaport, for City Bank Farmers Trust Co., and Florence D'Olier, Trustees under will of Thomas Diamond, owners (N. R. M. Garage Corp., lessee).

SUBJECT—Application reopened January 10, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and business use district, the proposed combining of both buildings for garage and parking of more than 5 motor vehicles, and the proposal to extend use of garage wherein gasoline and oil is sold.

PREMISES AFFECTED—248-250 West 80th street and 2231-2239 Broadway, southwest corner, Block 1227, part of Lots 54 and 59, Borough of Manhattan.

APPEARANCES—

For Applicant: Reuben Rappaport.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 10, 1956 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on May 8, 1956 after due notice by publication in the Bulletin; laid over to June 5, 1956, for inspection and decision; hearing closed; then to June 12, 1956, for inspection and decision; no appearance for applicant; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and West 80th street are in business and residence use, B area, class 1½ height districts; Broadway is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated October 27, 1955 acting on Alt. Applic. 1198-52, reads:

"1. Proposal to combine both bldgs. for garage and parking of more than five motor vehicles partly in a residence and partly in a business use district is contrary to Sec. 3 & Sec. 4, Art. II of Z.R. and should be referred back to the Board of Stds. and Appeals.

2. Proposal to extend use of garage wherein gasoline or oil is sold is contrary to Sec. 21A of Z.R."

and

WHEREAS, the applicant states that the premises consists of lot 59, 25 ft. front by 102 ft. 2 in. in depth and lot 54, 101 ft. 6 in. front by 102 ft. in. in depth; that in the building at No. 248, it is proposed that the present floors and mezzanine be left intact, the present iron stairs to be enclosed, new iron stairs and bulkhead to the roof to be built, also new 32 ft. wide opening in the cellar foundation wall to be built to tie in with the #250 cellar; that in the building at No. 250, it is proposed to remove the present 1st floor wood construction and replace with new steel and concrete construction and garage storage maintained as at present; that it is proposed to use the cellar for the storage of motor vehicles and that the 2nd and 3rd floors will remain vacant; and

WHEREAS, the applicant states that this appeal comprises block 1227, lot 59 which is the southwest corner of West 80th street and Broadway and is 101 ft. 6 in. on West 80th street by 102 ft. 2 in. on Broadway, and block 1227, lot 54 which is on the south side of West 80th street and starts 101 ft. 6 in. west of Broadway, is 25 ft. on West 80th street, 40 ft. in the rear by 102 ft. 2 in. in depth; that on lot 59 there is a 5 story building on the corner which is occupied by a private school and a garage building known as 248 West 80th street and on lot 54 is a 3 story building known as 250 West 80th street, whose 1st floor is occupied as a garage; that the garage on lot 59 is mostly in a business zone, B area district and the westerly 1 ft. 6 in. of this building is in a residence zone; that the garage on lot 54 is in a residence district; that Applic. No. 1198-52 was filed for the purpose of obtaining approval to combine both buildings and use same as a single operating unit; and

WHEREAS, the applicant states that the present owner has held title to the property since 1918; that the assessed valuation of land is \$492,000 and of the buildings \$140,000 making a total of \$632,000; that No. 248 West 80th street was erected in 1905 and No. 250 West 80th street was erected in 1902; and

WHEREAS, the premises and area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 19, 1953 by adding thereto:

"that in the event the owner does not desire to do all the work required by the resolution above cited, such work as now proposed and as indicated on plans filed with this application marked "Received November 22, 1955" 17 sheets, showing existing and proposed conditions, may be permitted on condition that the building shall not be increased in height or area; and that all of the requirements of the resolution above cited shall be complied with where not inconsistent with the terms of this amended resolution; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution."

23-56-A

APPLICANT—Reuben Rappaport, for City Bank Farmers Trust Co. and Florence D'Olier, Trustees under the will of Thomas Diamond, owners (N. R. M. Garage Corp., lessee).

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—non-fireproof construction and exits.

PREMISES AFFECTED—248-250 West 80th street and 2231-2239 Broadway, southwest corner, Block 1227, part of Lots 54 and 59, Borough of Manhattan.

APPEARANCES—

For Applicant: Reuben Rappaport.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

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THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated October 27, 1955, on Alt. App. 1198/52 reads:

"8. Proposed garage use in a cellar and 1st floor of a non-fireproof bldg. and combining a non-fireproof and fireproof bldg. in cellar is contrary to Sec. 4.2.1 B.C.

9. Exits should lead in a continuous enclosure to the street as per Sec. 6.4.1.11 B.C. (Exit thru rear yard and adjoining bldg. not acceptable). 1, 2, 8 & 9. These objections were denied as to reconsideration on June 30, 1955 and no further denial will be given. You may appeal this decision to the Board of Standards and Appeals J. D. 10/27/55."

and

WHEREAS, the applicant states the building is 3 and 5 stories, 37 and 63 ft. in height, of fireproof and Class 3 construction, 55 ft. 4 in. front by 90 ft. in depth, erected (No. 248) in 1905 and (250) in 1902; located on a lot 55 ft. 4 in. front by 102 ft. 2 in. deep, now in a business and residence use, B area, Class 1½ height district; used and occupied since erection as follows: #248—Cellar—garage; 1st floor—garage and storage and sale of gasoline; 2nd 3d, 4th, and 5th floors—garage; No. 250: Cellar—vacant; 1st floor—garage; 2nd & 3d floors—vacant; that is now proposed to be used and occupied: No. 248—Cellar—garage; 1st through 5th floors—garage with storage and sale of gasoline on 1st floor; No. 250—Cellar—garage; 1st floor—garage, 3 persons; 2nd and 3d floors—vacant; that the building is provided with one 36 in. wide open stairs which does not lead to roof or street; and

WHEREAS, the applicant states the existing iron stairs in No. 248 is continuous from the cellar to existing fifth floor; that a new iron stairs from 5th floor to roof will be provided, including a legal bulkhead and a new fireproof enclosure of the stairs will be provided on all floors; that from the cellar a new exit will be provided to the rear yard with egress through rear yard to westerly wall of No. 250 where a new fireproof passage will be provided leading to cellar stairs, thence to 1st floor and thence to street; that a new iron stairs and enclosure will be provided for the front of #250 with stairs to roof including a legal bulkhead, which stairs will exit at front to street and will include a new stair and enclosure to the cellar, as permitted by the Board in resolution adopted May 19, 1953; and

WHEREAS, the applicant contends that the lessee could not raise sufficient capital to complete the work as approved by the Board in its resolution previously adopted affecting subject premises and about February 1955 revised plans were filed showing a smaller job than heretofore proposed and the decision of the borough superintendent dated October 27, 1955, was issued thereon and which is now the subject of this appeal; and

WHEREAS, the applicant states that garage use in cellar of No. 250 is requested; that a new fireproof steel and concrete 1st floor will be constructed, replacing present wood 1st floor and the new use of present cellar will be within the fireproof area; that legal exits from cellar will be complied with and a new 32 ft. opening made in existing brick wall between No. 248 and 250 for access to the #250 cellar space; that there will be no occupancy of cellar space except when cars are taken in and out of this space; that the present iron stairs in #248 from cellar to 5th floor will be continued to the roof through a legal bulkhead and a new fireproof enclosure of these stairs provided on all floors, exiting through the rear yard, thence through the adjoining building under the same ownership; that this stairs is located in rear of #248; that due to small occupancy in entire combined buildings it is requested the Board accept the proposed exiting through the rear yard and adjoining buildings; and

WHEREAS, the applicant states a fireproof sliding door will be provided on the proposed 32 ft. opening between 248 and 250 W. 80th street; and that as to compliance with Objections 8 and 9 of the decision of the borough superintendent, that to comply with these requirements would pre-

sent practical difficulties and it would take up a large amount of space and result in undue expense.

Resolved, that the decision of the borough superintendent, dated October 27, 1955, acting on Alt. App. 1198/52, Objections 8 and 9 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution as adopted this day under Cal. No. 815-52-BZ—Vol. II, shall be complied with; that the exits therein proposed shall be maintained; and that such portable fire fighting equipment shall be maintained as the Fire Commissioner shall direct.

233-54-BZ—Vol. II

APPLICANT—Arthur S. Hirsch, for Joseph Lubin and Joseph Eisner, owners (Car Wholesalers, Inc., lessee).

SUBJECT—Application reopened November 15, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, the proposed extension in use and area of an existing parking lot for more than 5 motor vehicles and the erection of a 10 ft. x 10 ft. attendant's shelter on a plot presently occupied as parking lot, gasoline service station and garage.

PREMISES AFFECTED—Franklin D. Roosevelt drive, west side, from East 48th to East 49th street, 403-435 East 48th street and 410-430 East 49th street, Block 1360, Lots 1, 2, 3, 4, 5, 6, 8, 11, 14, 15, 16, 26, 34, 35, 37, 38 and 50, Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur S. Hirsch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and Edward Hoffman, City Construction Coordinator.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 15, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on March 20, 1956 after due notice by publication in the Bulletin; laid over to April 17, 1956, for applicant to file revised plans of existing conditions showing permitted uses of all lots and plan of proposed use indicating manner of protection of view towards United Nations; hearing continued; then to April 24, 1956, for applicant to file additional statement and revised plans of additional fences and hedges; hearing closed; then to May 15, 1956, for applicant to file revised plans as to fences, showing all buildings removed, parking area, buildings and curb cuts, and gasoline selling area enclosed; then to May 29, 1956, for applicant to file revised plans showing all buildings removed, parking, area of building, curb cuts and gasoline station area enclosed; then to June 12, 1956, for applicant to advise the Board if and when coal pockets will be removed and for decision by the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and local retail use, B area, class 2 height districts; East 49th street and East 48th street are in residence, local retail and restricted retail use, B area, class 2 height districts; Franklin D. Roosevelt drive is in residence and restricted retail use, B area, class 2 height districts; First avenue is in local retail and restricted retail use, B area, class 2 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 3, 1955 acting on Alt. Applic. 30-55, reads:

"1. Proposed use as parking lot for more than 5 motor vehicles, gasoline service station and 10' x 10' temporary class III attendant's shelter, located partially in a Residence Use District and partially in a

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Local Retail Use District, constitutes an extension of a non-conforming use and is therefore contrary to Art. II, P. 3 & P.4-C, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 478.18 ft. frontage by 200.84 ft. in depth, presently occupied by a garage for storage of 2 private cars and 2 trucks (owners' use only) and parking lot for more than 5 cars; also a gasoline service station and parking lot for more than 5 cars on lot 16; balance of property on East 48th street is used for parking of cars; and

WHEREAS, the applicant states that this area was originally unrestricted in use except for the area on 1st avenue, which was business use for 100 ft. depth; that on May 5, 1947 the use of the area was changed to residential, except for the area on 1st avenue which is local retail for a depth of 100 ft. on a line parallel to 1st avenue; and

WHEREAS, the applicant states that part of lot 8 was permitted to be used as a parking lot for more than 5 motor vehicles under a variance granted by the Board under Cal. No. 413-51-BZ and certificate of occupancy No. 40064 was issued on July 10, 1952 for the use of this lot as part garage and the 48th street part as a parking lot with a ten square foot sign; that lots 14, 15, 16, 26, 34, 35 and 37 were permitted to be used as a parking lot for more than 5 motor vehicles under a variance granted by the Board under Cal. No. 233-54-BZ; that certificate of occupancy No. 29291 was issued on August 26, 1942 for the use of lot 16 as a gas station and parking lot; that certificate of occupancy listed for the area in Applic. 233-54-BZ is pending; and

WHEREAS, the applicant contends that the purpose of this application is to reopen Applic. 413-51-BZ and 233-54-BZ in order to extend the use of the entire area listed in the application, to maintain the existing gas service station and to provide a class 3, 10 ft. by 10 ft. attendant's shelter and to permit the erection of ten square foot sign attached to the fence on lot 8; that on 1st avenue, East 48th street, the land is used for parking purposes; that the need for parking facilities is great in this area and it is a service to the community to allow additional parking; and

WHEREAS, the applicant states that the present owners have held title to the property since March 1948; that the assessed valuation of land is \$1,512,000 and of the building \$2,500 making a total of \$1,514, 500; that the building was erected in 1918; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 19, 1955, amending resolutions adopted under Cal. Numbers 413-51-BZ and 233-54-BZ, by adding thereto:

"that the additional premises proposed for parking, as indicated on plans filed with this application marked "October 13, 1955", 3 sheets, "March 7, 1956", 3 sheets, "April 19, 1956", 1 sheet and "May 25, 1956", 1 sheet, may be permitted for the parking and storage of motor vehicles in conjunction with the portion of the plot permitted by the resolutions above cited, on condition that the gasoline selling equipment shall be in an enclosure of fences, as indicated on plan marked "Received May 25, 1956"; that the same requirements as to surfacing of this additional area as required under the resolutions above cited shall be carried out and the fencing shall be continued as proposed, with a cyclone fence and privet hedge along First avenue and 48th street; that curb cuts may be as indicated on such plan; that during the term of this variance the premises shall be used for no other use except that of the two-story building facing 49th street, which may be continued as long as occupied by statutory tenant; that the coal tower building shall be removed; that where indicated along East 48th street at the building line there may be erected a Class 3 building not over 100 sq. ft. in area and one story in height for use solely as shelter and office for the attendants; that the parking

shall be only for motor vehicles of the pleasure car type, except that trucks may be parked on the 49th street side for a distance of not more than 50 ft. from 49th street, but not within 100 ft. of the lot line to the south; that such fire-fighting equipment shall be installed as the fire commissioner shall direct; that the sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that any illumination shall be on pipe standards equipped with metallic reflectors, so arranged as to reflect toward the center of the premises and away from adjoining occupancies; that signs shall be restricted to those permitted by resolution adopted by the Board on June 15, 1955 and one additional similar sign, which shall not extend beyond the building line and shall not be illuminated, located at the new proposed entrance on East 48th street, such sign not to exceed 15 sq. ft. in area; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

611-54-BZ

APPLICANT—George J. Rusciano, for Pietro Catino, owner.

SUBJECT—Application July 20, 1954—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, for a term of ten years, the maintenance of existing frame garages (formerly stables) to be used for more than three motor vehicles.

PREMISES AFFECTED—3222 Olinville avenue, east side, 170.69 ft. north of Burke avenue, Block 4595, Lot 8, Borough of The Bronx.

APPEARANCES—

For Applicant: George J. Rusciano, William A. Giesen and Mr. & Mrs. P. Catino.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 15, 1956 after due notice by publication in the Bulletin; laid over to June 12, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1¼ height district; Olinville avenue is in residence and business use, C area, class 1¼ height districts; Burke avenue is in a business use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated June 30, 1954 acting on Alt. Applic. 763-49, reads:

"2. This dept. has no record for garages on premises. Garages for more than 3 passenger motor vehicles on a lot are unlawful. Article 2, Section 3 Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100.04 ft. frontage by 119.67 ft. in depth, irregular, on which is located a 2½ story frame dwelling and seven one-story frame structures used for storage of nine motor vehicles; that it is proposed to permit the continued use of the seven frame structures as garages for nine motor vehicles; and

WHEREAS, the applicant states that there is a 2½ story, 2 family frame dwelling located at the front of the property in question and the buildings for which this appeal is being made are as follows: two 2-car garages and one 1-car garage on the northerly lot line and four 1-car garages on the southerly lot line, all of frame construction; that the owner of the property purchased same on February 15, 1924 and states that the buildings were at that time used

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as stables and that they were in existence and used as such prior to 1916; that the property was located outside the fire limits in 1916; and

WHEREAS, the applicant contends that the change of use from stables, which were a disagreeable nuisance and a health hazard, to garages improved the general conditions of the property and the immediate neighborhood; that the nearest public garage is located on White Plains avenue, approximately 3 blocks south of the property in question and there is a definite need for garage space in the neighborhood; that all of the vehicles now using the owner's garages would be forced to use the public streets for overnight parking if such space were not available; that since street parking is a nuisance and a hazard, it is obvious that the garage facilities provided are at least rendering a small contribution towards relieving street congestion and thus improving the condition; that the owner is over 70 years of age and has no income other than that received from the garages and a small apartment in his dwelling and if this means of supporting both himself and his wife is taken away, he would be forced to turn to a public agency for support; and

WHEREAS, the applicant states that the present owner has held title to the property since February 15, 1924; that the assessed valuation of land is \$7,500 and of the buildings \$2,000 making a total of \$9,500; that the buildings were erected prior to 1915; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was as appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variance in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7e for a term of five years from the date of this resolution to permit the continuance of the frame garages as proposed and as indicated on plans filed with this application marked "Received July 20, 1954", 3 sheets, on condition that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. No. 612-54-A; and that all permits shall be obtained and all work completed and a new certificate of occupancy obtained within six months from the date of this resolution.

612-54-A

APPLICANT—George J. Rusciano, for Pietro Catino, owner.

SUBJECT—Application July 20, 1954—Appeal from a decision of the borough superintendent—re construction.

PREMISES AFFECTED—3222 Olinville avenue, east side, 170.69 ft. north of Burke avenue, Block 4595, Lot 8, Borough of The Bronx.

APPEARANCES—

For Applicant: George J. Rusciano, William A. Giesen and Mr. & Mrs. P. Catino.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated June 30, 1954 on Alt. App. 763/49 reads:

"3. Frame garages are unlawful within fire limits, and said garages must be separated from each other by at least 6 ft. 0 in. of open space. Sections 4.1.2. and 4.1.4." and

WHEREAS, the applicant states that the buildings are one story, 10 ft. average in height, of class 4 construction, 18 ft.

by 20 ft.; 20 ft. 8 in. by 20 ft.; and 10 ft. 8 in. by 20 ft.; and 10 ft. 3 in. by 21 ft. in area, respectively erected prior to 1915 and used and occupied since 1929, as private garages for which no certificate of occupancy was issued; and

WHEREAS, Violation No. C878/50 was issued April 11, 1950 for erecting wood frame structures creating garages for nine motor vehicles without obtaining a permit; this violation superseded violation 202/47; and

WHEREAS, the owner was convicted and fined in Municipal Term, Magistrates' Court July 20, 1954 on a charge of violation of the Building and Administrative Code; and

WHEREAS, the applicant states that the frame garages in question were originally stables at which time the property was located outside the fire limits where frame construction was permitted; that the change of use from stables to garage is less hazardous; that the buildings have been kept in constant repair and any costly change in construction at this time would result in a financial hardship to the owner and defeat the purpose of this appeal; and

WHEREAS, the applicant requests that this appeal be granted in conjunction with application for zoning variance filed under Cal. No. 611-54-BZ so as to permit the continued use of these buildings for a period of ten years; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, dated June 30, 1954, acting on Alt. App. 763/49, Objection 3, be and it hereby is modified and that the appeal be and it hereby is granted on condition that the buildings shall not be increased in height or area; that they shall be used only as proposed and as permitted by resolution adopted this day under Cal. No. 611-54-BZ; and that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct.

711-54-BZ

APPLICANT—Leonard F. Rothkrug, for Sam Tepperberg, owner (Empire Store Construction Co., Inc., lessee).

SUBJECT—Application August 20, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed use of premises for light manufacturing (store fixtures), involving the use of power saws on wood, thus constituting a saw mill.

PREMISES AFFECTED—334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE ON MAY 29, 1956—

Affirmative: Chairman Murdock and Commissioner Kleinert 2
Negative: 0

THE VOTE ON JUNE 12, 1956—

Affirmative: Commissioner Keating and Deputy Chief Connolly 2
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 8, 1956 after due notice by publication in the Bulletin; laid over to May 29, 1956, for inspection and decision; hearing closed; then to June 12, 1956, for complete examination by the Department of Buildings and filing of new decision; and for the full vote of the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, B area, class 1½ height district; Marcy avenue is in a local retail use, B area, class 1½ height district; Lexington avenue is in business, manufacturing and local retail use, B area, class 1½ height districts; and

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WHEREAS, the decision of the borough superintendent, dated July 21, 1954 acting on Alt. Applic. 2912-54, reads:

"1. Proposed use of premises, located within a business use district for light mfg. (store fixtures) involving use of power saws on wood constitutes a saw mill and is in violation of Art. 2 Sect. 4a-31 Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 42 ft. 10-2/7 in. frontage by 100 ft. in depth, on which is located a three story building of class 3 and class 4 construction, 47 ft. 10-2/7 in. front by 100 ft. in depth; that it is proposed to use premises for light manufacturing (store fixtures) involving use of power saws on wood, thus constituting a saw mill; and

WHEREAS, the applicant states that the premises consist of a plot 43 ft. front on Lexington avenue by 100 ft. in depth on which is erected a two story brick building of class 3 construction used for the manufacture of store fixtures, and also an adjoining wood frame structure three stories and basement in height used in conjunction with the factory on the basement level for offices and for dwellings by three families on the floor above; that the basement of this structure is open at the rear and has been joined to the factory structure by the roofing over of the yard between them; that since it is proposed to separate the two structures by the removal of the roofed over yard and by restoring the rear enclosure wall of the frame building at the basement level, it is believed that it is proper to deal with the issues involved in each building separately; and

WHEREAS, the applicant states that the factory structure is designated as 334 Lexington avenue and is located on the easterly portion of the plot, having a frontage of 25 ft. on Lexington avenue, a depth of 100 ft., a width of 43 ft. along the rear lot line, of class 3 construction, two stories, 22 ft. in height, erected under N.B. 15 of 1891 as a two story brick structure, 25 ft. front by 25 ft. in depth, for use as a stable for horses and a carriage house; that the building was altered under Alt. 76-98 at which time, on the plot 25 ft. front by 100 ft. in depth, there was stated to be a 10 ft. high shed in addition to the two story stable; that the building was again altered under Alt. 4422-13 when the occupancy was changed to garage and light storage for use by the department of sanitation; that the building was again altered under Alt. 597-14 and certificate of occupancy No. 13920 issued March 15, 1946 on the basis of that alteration application as follows: "1st floor—light manufacturing of store fixtures; 2nd floor—office and light storage"; that attention is directed to Cal. No. 855-52-A, pending with the Board, an application by the borough superintendent to revoke the above certificate of occupancy; that one of the grounds for the revocation is that the use of the premises is as a saw mill; that it is believed that the present use of this structure for the light manufacturing of store fixtures is a permitted use in a business use district; that the use of power saws of small horsepower as an incidental operation to the manufacture of the end product is not in violation of section 4a(31) of the zoning resolution which prohibits "saw or planing mill or lumber yard"; that the cutting of small stock lumber can hardly be considered as having been placed in the same obnoxious category by the law makers as a saw mill or planing mill, with its huge piles of heavy tree trunks, sawdust mounds and noisy operation; and

WHEREAS, the applicant contends that there have previously been several non-conforming uses within this structure, the building having originally been erected as a stable, and there are many non-conforming uses on the block; that it is to be noted that if this building were placed in its same relative location on Lexington avenue between Marcy and Tompkins avenues, the next block, the uses would be allowed since the block is partly within an unrestricted use district; that there is a junk shop at 415 Lexington avenue, live poultry market at 394 Lexington avenue, carpet cleaning plant at 388 Lexington avenue, garage and gas station in block 1799, lot 64, coal and ice factory in

block 1804, lot 13; metal products factory in block 1803, lot 26; truck parking lot in block 1798, lot 76; junk yard in block 1798, lot 78; junk yard at 290 Lexington avenue; that many of the buildings within the affected area are in dilapidated condition and several have been demolished; and

WHEREAS, the applicant further contends that the existing certificate of occupancy is still in force since the department has failed to proceed diligently in its prosecution of the revocation; that the attorney for the owner has advised him that his intention was to appear in opposition to the application for revocation, but when he appeared in Magistrate's court in answer to a summons based on the zoning violation, the court warned him to make application to the Board or he would be faced with a heavy fine; that the attorney for the owner appeared in Magistrate's court on July 26, 1954, pleaded "not guilty" to the zoning violation and the case was adjourned for trial to the middle of August; and

WHEREAS, the applicant states that the present owner has held title to the property since March 19, 1946; that the assessed valuation of land is \$4,300 and of the building \$11,200 making a total of \$15,500; that the building was erected in 1881; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of ten years, to permit the use of power saws within the building, as indicated on plans filed with this application, marked "Received August 20, 1954, 3 sheets, and "June 11, 1956," 2 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such fire-fighting equipment shall be installed and maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

712-54-A

APPLICANT—Leonard F. Rothkrug, for Sam Tepperberg, owner (Empire Store Construction Co., Inc., lessee).

SUBJECT—Application August 20, 1954—re Appeal from a decision of the borough superintendent—frame building, commercial use.

PREMISES AFFECTED—334 Lexington avenue, south side, 100 ft. west of Marcy avenue, Block 1803, Lot 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly

Negative: 4
0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated July 21, 1954, on Alt. App. 2913/54 reads:

"1. Proposed change of use of basement of a 3 sty & basement Class 4 (frame) structure for commercial use (office) violates 2.1.3.5 of 4.2.1 of the bldg. code."

and

WHEREAS, the applicant states the building is 3 stories, 34 ft. in height, 42 ft. 10-2/7 in. front by 100 ft. in depth, Class 4 construction, erected in 1881 in a business use, B area, Class 1½ height district; used and occupied since 1946: basement—office (commercial) 5 persons; 1st floor—dwelling, 1 family; 2nd and 3rd floors combined, 1 family; proposed to be used and occupied: basement—office, 5 persons;

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1st floor—dwelling, 1 family; 2nd and 3rd floors—combined, dwelling, 1 family; that the building is provided with one 2 ft. 8 in. wide wood stairs, wood enclosed, equipped with wood doors which are not self-closing; stairhall leads direct to street and is provided with ladder and scuttle to roof; and

WHEREAS, the applicant states the premises consist of a plot 43 ft. front by 100 ft. in depth, on which two buildings are located, one a 2 story brick, Class 3 construction used for manufacturing store fixtures, and the other an adjoining wood frame structure, 3 stories and basement, used in conjunction with the factory structure at basement level and for 3-family dwelling above; the basement of this wood frame structure is open at rear and joined to factory structure by roofing over the yard between them; and

WHEREAS, the applicant states that since it is proposed to separate the two structures by the removal of the roofed over yard and restoring the rear enclosure wall of frame building at basement level, it is felt it is proper to deal with the issues involved in each building separately; and

WHEREAS, applicant states the frame structure designated as 332 Lexington avenue has a frontage of 17 ft. 7 in. on a depth of 44 feet, is 3 stories and basement, 42 ft. in height, erected prior to 1907 when Alt. 185/07 was filed for the addition of one story on the then existing building and the occupancy proposed was for two families; and

WHEREAS, applicant states front wall for its full height is of brick construction; that cellar and basement ceilings are fire-retarded with ½ in. plaster boards and plaster; that the basement is now being used for office and storage conjunctively with the adjoining factory building; that the three upper floors are now used by three families as an unlawful multiple dwelling; and

WHEREAS, the applicant contends that although it might be established that the building was occupied by three families prior to 1940 and could lawfully be reclassified as a "heretofore converted multiple dwelling", it is proposed to discontinue the use of the 3d floor and revert the occupancy to two families by leaving the 3d floor vacant; and it is also proposed to remove the roof over the former vacant yard space at rear and restore a rear wall; and

WHEREAS, the applicant contends there will be no factory occupancy in any part of the structure; and

WHEREAS, applicant states there is an appeal filed under Cal. 855-52-A as an application by the Borough Superintendent to revoke Certificate of Occupancy #113920 issued March 15, 1946, affecting the occupancy of the adjoining building on the site; and

WHEREAS, the premises was inspected by a committee of the Board; and

WHEREAS, the Committee noted that the basement is practically at grade and that the applicant proposes to remove the roof over the yard and keep the top floor vacant, limiting the residential occupancy to two (2) families.

Resolved, that the decision of the borough superintendent, dated July 21, 1954, acting on Alt. App. 2913/54, be and it hereby is *modified* as to Obj. No. 1 and that the appeal be and it hereby is *granted* as to the 3-story and basement building only, *on condition* that such building shall be used substantially as proposed and shall not be increased in height or area; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that at all openings between this building and the adjoining one under the same ownership and control, as passed on by the Board under Cal. 711-54-BZ, shall have lawful opening assemblies; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by resolution adopted by the Board this day under Cal. 711-54-BZ and the plans filed thereunder shall be applicable to this appeal.

890-54-BZ

APPLICANT—Irving A. Rudder, for Rose and David Koblenz, owners (David Koblenz, lessee).

SUBJECT—Application November 24, 1954—(decision of the borough superintendent) under sections 7i and 7f of

the zoning resolution, to permit in a business use district, the change of occupancy from 5 car storage garage, auto renting and driving school, to storage garage and motor vehicle repair shop and gasoline service station.

PREMISES AFFECTED—1106 Stebbins avenue, east side, 25 ft. south of East 167th street, Block 2691, Lot 77, Borough of The Bronx.

APPEARANCES—

For Applicant: Irving A. Rudder.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 15, 1956 after due notice by publication in the Bulletin; laid over to June 12, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Stebbins avenue and East 167th street are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated February 16, 1956 acting on Alt. Applic. 924-54, reads:

"1. Proposed use of motor vehicle repair shop and gasoline service station in a business use district is contrary to Art. II Sect. 4(16) & (29) of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 85 ft. 4½ in. in depth, irregular, on which is located a five car storage garage and driving school and auto rental; that it is proposed to change occupancy from five car storage garage and driving school and auto rental, to storage garage and motor vehicle repair shop; and

WHEREAS, the applicant states that this application is presented in order to enable the owner and operator of this property to comply with all regulations and legalize his operations, without which this property could not be operated profitably; that the owner has applied to the State of New York for the establishment of a state inspection station for motor vehicles; that the proposed motor vehicle repair shop and gas station involves no alterations to the existing building; that a legally installed gasoline tank is presently in the premises; that the owner acquired title September 1, 1927 and a certificate of occupancy was issued January 13, 1928 to operate a five car garage and auto driving school and auto rental service; that in addition to this, in order to procure sufficient income from this property, the owner did ignition work and generator repairs and other types of motor repair work; that he also did a limited amount of gasoline servicing from his tank supply bought for the use of his own vehicles, in order that he have a sufficient turnover to maintain an account with the oil supplying companies; and

WHEREAS, the applicant contends that a motor vehicle repair shop and gas station today is an important accessory in a business neighborhood; that in this vicinity there are several similar uses of property in areas zoned as business; that on Union avenue, one block west of Prospect avenue, between 166th and 167th streets, there is a two story brick storage garage for more than five cars, including a repair shop and gas selling station; that this is in a business zone; and

WHEREAS, the applicant states that the present owner has held title to the property since September 1, 1927; that the assessed valuation of land is \$7,000 and of the building \$13,000 making a total of \$20,000; that the building was erected January 13, 1928; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

MINUTES

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution and that the presence of a gasoline pump within the building does not justify classification of this building as a gasoline service station and the records should be corrected accordingly.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7i to permit the change of occupancy as proposed from auto renting and driving school to motor vehicle repair shop in conjunction with the storage garage, as shown on plans marked "Received November 24, 1954", 4 sheets, and June 23, 1955", one sheet, for a term of ten years, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that this grant is not for a gasoline service station; that the gasoline system now in the building may be retained for sale only to customers in the building and not to passing vehicles; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained, including a new certificate of occupancy, within six months from the date of this resolution.

60-55-BZ

APPLICANT—Charles M. Spindler, for Morris Winick, owner.

SUBJECT—Application reopened March 6, 1955 and restored to docket—previously withdrawn—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Thaddeus E. Owens and Stanley W. Berman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Commissioner Keating..... 3

Negative: Deputy Chief Connolly..... 1

THE RESOLUTION—

WHEREAS, on November 15, 1955 this application for a variance of the zoning resolution under sections 7e, 7f, 7i and 7A, to permit in residence and business use districts, the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and sign nearer the residence use district than permitted, all for a term of 15 years was withdrawn without prejudice, in view of sale of subject property to a new owner; and

WHEREAS, the applicant requested reopening of this application; and

WHEREAS, this application was reopened on March 6, 1956 and set for hearing on April 10, 1956 at 10 A.M., subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 10, 1956 after due notice by publication in the Bulletin; laid over to April 17, 1956 for decision; premises having been previously inspected; then to April 24, 1956 for further consideration by the Board; hearing closed; then to May 29, 1956, for notices to be sent out to all owners in the area, subject to the regular procedure; then to June 12, 1956, for decision; hearing closed; and

WHEREAS, the premises and surrounding area were in-

spected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e, f, i and 7A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Sections 7f and 7e for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and accessory uses, substantially as proposed and indicated on plans filed with this application, marked "Received February 1, 1955," 2 sheets, "May 25, 1955", 3 sheets, *on condition* that all buildings and uses on the premises shall be removed and the premises graded substantially to the grade of abutting streets, constructed and arranged as indicated on such plans; that the rear portion of the plot to the southeast shall be properly fenced but not used in connection with the gasoline station and shall be kept in neat condition at all times; that there shall be no cellar in the accessory building; that the accessory building shall be faced with face brick with stone trimmings, shall be arranged and constructed substantially as shown on such plans, except that the toilet rooms shall not have contiguous doors, and the building shall comply with the Building Code in all other respects; that pumps shall be of a low approved type, erected not less than 15 ft. from either street building line; that gasoline storage tanks shall be limited to ten approved 550 gallon tanks; that the balance of the premises where not occupied by accessory building and pumps shall be paved with concrete or asphalt; that entrances shall be restricted to two curb cuts on Bedford avenue, where shown, each not over 18 ft. in width and two to Gates avenue, each not over 30 ft. in width; that the sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that within the intersection there shall be erected a block of concrete not less than 12 in. in height extending for 5 feet along each building line from the intersection; that no curb cut shall be nearer than 5 ft. to a lot line as prolonged; that the wall of adjoining building shall be faced with masonry to a height of not less than 8 ft., subject to permission by the adjoining owner; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that under section 7i there may be minor repairing with hand tools only for adjustments maintained solely within the accessory building; that under Section 7A, where applicable, the curb cuts hereinbefore permitted may be allowed; that signs shall be restricted to permanent signs erected on the front of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting a post standard at the street intersection, for supporting a sign which may be illuminated, advertising the brand of gasoline on sale and permitting such sign at right angles to Bedford avenue and to extend beyond the building line for not more than four (4) feet and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

423-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose Epstein, owner.

SUBJECT—Application May 25, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, high speed auto laundry, lubritorium, body and fender work, welding, incidental repairs, brake testing, wheel alignment, incidental painting and spraying, office and sales, parking of motor vehicles awaiting service with entrances closer to the residence use district than permitted.

PREMISES AFFECTED—70-11 to 70-19 Northern boulevard, and 32-62 to 32-70 71st street, northwest corner, Block 1166, Lot 37, Woodside, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 7, 1956 after due notice by publication in the Bulletin; laid over to March 6, 1956, for inspection and decision; hearing closed; then to April 17, 1956, for inspection and decision; then to May 1, 1956 for applicant to file revised plans to provide adequate reservoir space; hearing previously closed; then to May 15, 1956, for applicant and the Construction Coordinator to file information as to site of housing development; laid over for decision; then to May 29, 1956, for applicant to investigate possibility of premises being taken for housing project; then to June 12, 1956, for applicant to investigate further as to possibility of housing project in the area; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Northern boulevard are in a business use, B area, class 1½ height district; 71st street is in business and residence use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated April 29, 1955 acting on N.B. Applic. 826-55, reads:

"1. The proposed high speed auto laundry, gasoline service station, lubritorium, minor auto repairs, brake testing, wheel alignment, body & fender work, welding, incidental painting & spraying, office & sales & parking of motor vehicles awaiting service, in a bus. use district is contrary to Art. 2 Sec. 4(29) (46) (52) of Zone Res.

2. Entrances on 71st St. are contrary to Art 2 Sec. 7A of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a modern high speed auto laundry and gas station consisting of eight 550 gallon gasoline tanks and four dispensing pumps; that the contemplated building will be one story in height, of class 3 construction, having a frontage of 70 ft. and a depth of 46 ft. 8 in. and contain the conjunctive uses of high speed auto laundry, lubritorium, minor auto repairs, brake testing, wheel alignment, body and fender work, welding and incidental painting and spraying, office and sales and parking of motor vehicles awaiting service; that as of July 21, 1916 the premises were in an unrestricted use district and received its present use designation on July 31, 1947; that there is also pending before the city planning commission a change in the height designation; and

WHEREAS, the applicant contends that the proposed building will be highly modern in design and a definite improvement to the area; that Northern boulevard is a heavily trafficked auto lane and as such the proposal is entirely within keeping at this point; that there are many non-conforming uses within the affected area as follows: block 1166, lot 49—gas station; block 1242, lot—gas station; block 1243, lots 1 and 6—gas station; block 1244, lot 1—gas station; block 1245, lot 1—gas station; that with the many gas stations in the affected area Northern boulevard has lost its purely business aspect as far as zoning is concerned and the high assessed value of the property makes it mandatory for the owner to develop this site as proposed; that the large undeveloped area north of Northern boulevard does not require stores at this point; that the proposed curb cuts on 71st street are required for efficient operation of the proposal and cannot affect undeveloped 71st street; and

WHEREAS, the applicant states that the present owner has held title to the property since December 27, 1955 and that the assessed valuation of land is \$17,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of 15 years to permit the premises to be occupied as a gasoline station and high speed auto laundry substantially as proposed and as indicated on plans filed with this application marked "Received May 25, 1955", 3 sheets, "Received February 14, 1956", one sheet and "April 24, 1956", one sheet, *on condition* that the premises shall be leveled substantially to the grade of Northern Boulevard and 71st Street and shall be constructed and arranged as indicated on such revised plans marked "Received April 26, 1956"; that the laundry and accessory building shall be located where thereon shown; that there shall be no windows in the laundry wall opening to the adjoining premises to the north and west; that from the laundry wall to the building line of 71st Street there shall be masonry wall of brick not less than 5 ft. 6 in. in height; that there shall be no cellar under the accessory buildings; that the accessory building shall be of the design and arrangement as thereon shown and faced with face brick with stone coping; that along the side lot line to the west from the wall of the accessory building to the building line of Northern Boulevard there shall be erected a masonry wall not less than two feet in height with a steel picket fence erected thereon to a total height of 5 ft. 6 in., and such walls shall have substantial terminating posts; that pumps shall be of a low approved type erected not nearer than fifteen feet to the street building line of Northern Boulevard; that the number of gasoline storage tanks shall not exceed eight 550 gallon approved tanks; that the balance of the premises where not occupied by the laundry and accessory building and pumps shall be paved with concrete or asphaltic pavement; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that curb cuts shall be restricted to two curb cuts to Northern Boulevard each not over 30 ft. in width and one curb cut of similar width to 71st Street and one curb cut for entrance to the laundry not over 15 ft.; that signs shall be restricted to permanent signs attached to the laundry building and to the accessory building, excluding all roof signs and temporary signs but permitting the erection within the building line of one post standard for supporting a sign, which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; that within the intersection there shall be erected a block of concrete extending for a distance of not less than 5 ft. along either building line, and not less than 12 ins. in height; that under Section 7i there may be minor repairing, for a similar term, with hand tools only for adjustments maintained within the accessory building; that under Section 7A, curb cuts where such restrictions are applicable, may be permitted; that such portable fire fighting equipment shall be maintained as the Fire Commissioner shall require and that all permits shall be obtained, and a certificate of occupancy shall be obtained, within the requirements of Section 22A of the Zoning Resolution.

508-55-BZ

APPLICANT—John J. Tricarico, for Joseph Fanto, owner.

SUBJECT—Application June 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, minor auto repairs, storage for 5 commercial vehicles.

PREMISES AFFECTED—5801-5803 16th avenue, southeast corner of 58th street, Block 5503, Lot 9, Borough of Brooklyn.

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APPEARANCES—

For Applicant: John J. Tricarico.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.. 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 15, 1956 after due notice by publication in the Bulletin; laid over to June 12, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 16th avenue are in a business use, C area, class 1 height district; 58th street is in business and residence use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 15, 1955 acting on N.B. Applic. 1171-55, reads:

"1. Proposed building and premises in a Business zone, to be used for Gasoline service station, auto laundry, auto repairs (minor) and storage of (5) five commercial vehicles is contrary to Article II, PP. 4a, subdivision 5, 29 & 46 of the Zoning Resolution.

2. Proposed business entrances within 75' of a Residence zone in a transition from non-Residential use is contrary to Article II, PP. 7-A of the Zoning Resolution.

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage by 100 ft. in depth, now vacant; that it is proposed to secure a variance for a period of 15 years in order to erect a modern gasoline service station consisting of four 550 gallon gasoline storage tanks and two dispensing pumps; that the proposed accessory building having a frontage of 40 ft. and a depth of 40 ft. and 70 ft., one story in height of class 3 construction, will contain the conjunctive uses of lubrication, car wash, minor auto repairs, office and sales and storage and a garage for 5 commercial motor vehicles; that the proposed accessory building will be of brick construction, highly modern in design; and

WHEREAS, the applicant contends that 16th avenue, although zoned for business, has lost its business character at this point due to many commercial type buildings located within this area; that 58th street, east of 16th avenue is a dead end street due to the Long Island freight railroad right of way; that this plot was purchased on November 23, 1954 from the City of New York and at that time was given assurance that the plot was located in an unrestricted zone and that a gas station could be legally erected; that 16th avenue is a main auto lane and as such the proposal is entirely in keeping at this point; that there is a definite need for a service station and auto laundry in this area; that the land is high in assessed value and it is mandatory that it be developed with a use in keeping that would render the owner an equitable return on his investment; and

WHEREAS, the applicant states that the present owner has held title to the property since November 23, 1954 and that the assessed valuation of land is \$6,300; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision f and i of the zoning resolution; and

Resolved, that the decision of the borough superintendent, acting on N.B. App. 1171-55, Objection No. 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

630-55-BZ

APPLICANT—Francis H. McGrath, for Henor Realty Corp., owner.

SUBJECT—Application July 28, 1955—re (decision of the

borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district, the parking of more than 5 cars.

PREMISES AFFECTED—73-83 Henry street and 92 Orange street, southeast corner and 89-93 Pineapple street, Block 227, Lots 5-10, 13 and 32-34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Francis A. McGrath.

For Opposition: Eugene K. Zimmerman and Sidney F. Strongin.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 22, 1956 after due notice by publication in the Bulletin; laid over to June 12, 1956, for further consideration hearing closed; with the right to reopen the hearing for further public appearance reserved by the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and restricted retail use, B area, class 2 height districts; Henry street is in a restricted retail use, B area, class 2 height district; Orange street and Pineapple street are in restricted retail and residence use, B area, class 2 height districts; and

WHEREAS, the decision of the borough superintendent, dated July 13, 1955 acting on Alt. Applic. 2385-55, reads:

"3. The proposed parking of cars located partly in a restricted retail and partly in a residential district is contrary to Art. II Sec. 3 and Art. Sec. 4-B of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 132 ft. 10 in. frontage by 142 ft. 6 in. in depth, irregular, on which are located 4 and 5 story multiple dwellings, some containing stores; that it is proposed to demolish said buildings and maintain premises as a parking lot; and

WHEREAS, the applicant states that the plot is irregular and has frontages on three streets as follows: 95 ft. 3-3/8 in. on Orange street; 132 ft. 10 in. on Henry street and 75 ft. 2 in. on Pineapple street; that it contains 10 tax lots and comprises approximately 1/2 of block 227; that the corporate owner of the premises is an affiliate of the Hotel St. George, which occupies all of block 231 diagonally opposite the block in question; that another affiliate of the said hotel owns an existing parking lot in said block 227, located at the northwesterly corner of Pineapple and Fulton streets, occupying a plot approximately 99 ft. on Pineapple street and 94 ft. on Fulton street (lots 25 and 29); that it is intended ultimately to establish in all or most of block 227 a 4 or 5 story parking garage for more than 150 motor vehicles and to operate a heliport on the roof of said parking garage; and

WHEREAS, the applicant states that prior to July 28, 1952 the entire area from Fulton street westerly to a point 100 ft. west of Henry street was zoned for business use; that on that date the City Planning commission rezoned the area 100 ft. on each side of Henry street as restricted retail and the balance residential; and

WHEREAS, the applicant contends that the proposed use would be temporary pending complete formulation and approval of plans for the ultimate development of the entire block; that the proposed use would provide an area of approximately 22,000 sq. ft. of sorely needed parking space in the downtown Brooklyn area adjacent to the Brooklyn civic center and off street parking for guests registered in the hotel; that at present there are erected on the premises 4 and 5 story multiple dwellings, some containing stores; that the buildings have long since outlived their usefulness and are occupied for the most part as furnished

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rooming houses in which slum conditions obtain; that it is intended during the pendency of this application, insofar as possible, to demolish said buildings and eliminate the slum conditions; and

WHEREAS, the applicant states that the present owner has held title to the property since June 17, 1955; that the assessed valuation of land is \$128,000 and of the buildings \$46,500 making a total of \$174,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises to be occupied substantially as proposed for the parking of cars of the pleasure car type only, as indicated on plans filed with this application, marked "Received April 5, 1955", 2 sheets and "July 28, 1955" 2 sheets, *on condition* that all buildings on the site shall be removed promptly and the plot leveled substantially to the grade of adjoining streets, graded with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on all exterior lot lines a woven wire fence of the chain link type, not less than 5 ft. 6 in. high with no openings therein except one to Henry street, one to Orange street and one to Pineapple street, where shown, not exceeding 15 ft. in width each with curb cut opposite of similar width; that the sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to one at each entrance as above stated, attached to the fence at each entrance, not illuminated and not extending beyond the building line, advertising the parking use for patrons and employees of the hotel St. George, the rates charged, and such other information as may be required by the Commissioner Licenses; that there shall be an attendant on the premises from 10 A.M. to 2 A.M.; that lights for general illumination shall be on post standards with metallic reflectors so arranged as to reflect toward the center of the premises and away from adjoining occupancies; that during the term of this variance the premises shall be occupied for no other use and no buildings shall be erected thereon except there may be a building not over 100 sq. ft. in area and one story in height, of Class 3 construction, erected near one of the entrances for use as office and shelter for the attendant; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

665-55-BZ

APPLICANT—Henry Nordheim, for Jovel Realty Corp., owner.

SUBJECT—Application August 16, 1955—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from vacant cellar and 4 metal garages at street level, to motor vehicle repair shop in cellar and 4 metal garages at street level.

PREMISES AFFECTED—164 West Kingsbridge road and 2669 Kingsbridge terrace, northwest corner, Block 3240, Lot 59, Borough of The Bronx.

APPEARANCES—

For Applicant: H. Nordheim and R. J. Casey.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert,
Commissioner Keating and Deputy Chief Connolly.. 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 15, 1956 after due notice by publication in the Bulletin; laid over to June 12, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1¼ height district; West Kingsbridge road and Kingsbridge terrace are in local retail and residence use, B area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated August 10, 1955 acting on Alt. Applic. 498-55, reads:

"1. Proposed occupancy of four metal garages and motor vehicle repair shop in cellar is contrary to Art. II, Section 3 of the Zoning Resolution in a Residence District."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100 ft. in depth, on which is located a one story building of class 3 and class 5 construction, 36 ft. 8 in. front by 45 ft. in depth, and 4 metal garages; that it is proposed to maintain a motor vehicle repair shop in cellar and occupy 4 garages at street line; and

WHEREAS, the applicant states that the location of this site was in a business district from July 25, 1916 to April 28, 1954 and on April 29, 1954 it was changed to residence use; no change in height or area districts; and

WHEREAS, the applicant states that on this site is a cellar with a concrete ceiling over which 4 metal garages were erected, accommodating 20 cars; that the cellar area, including the walls, is 2300 sq. ft. which is less than half of the size of the lot, the lot being 5600 sq. ft. in area; that in this cellar it is proposed to do motor vehicle repairing consisting of engine work, front and rear axle and all electrical work pertaining to a car; that there will be no body and fender repairing and no painting; that the structure with the garages were erected between June 3, 1924 and September 26, 1924 and certificates of occupancy Nos. 886, 887, 1770 and 1771 were issued for the garages and certificate of occupancy No. 1772 was issued for the basement showing that the cellar occupancy was to be occupied for plumbing supply and storage; that at the time this structure was erected the site was located in a business use district and therefore the commercial use conformed to the district designation granting that garages for rent are, or is a commercial use and that the repairing of motor vehicles is also a commercial use; and

WHEREAS, the applicant further states that during the years from 1924 this cellar was variously occupied up to December 30, 1954 and is now vacant; that from October 1, 1924 it was occupied for supplies and storage of plumbing; from 1926 up to 1934, a motor vehicle repair shop; commercial bakery up to 1938; a hotel supply company up to 1944; motor vehicle repair shop up to 1947; fountain pen manufacturer up to 1950 and finally a carpet cleaning company up to February 15, 1955; that the property has remained vacant since that date; and

WHEREAS, the applicant contends that prior to 1938 very little attention was paid to the matter of certificates of occupancy but on the enactment of the new building code the matter took on a new importance, except as to these premises wherein all occupancies existed without any action by the department charged with that responsibility from 1927, when a different type of occupancy was established in the cellar than was cited on the existing certificate of occupancy; that while the site was in a business district some of these occupancies were of conforming type and some were not, but the fact remains that the structure is a commercial proposition and relief is sought to make the premises show a profit; that the assessed valuation is \$18,000, which is high when considered there is nothing but a cellar and 4 metal buildings, that it may be noted from the occupancies cited that most of them were of short duration with the exception of the motor vehicle repair use, one of which lasted 8 years and the other 3 years;

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that there is a ramp on the northerly side of the premises leading from West Kingsbridge road and it seems evident that the cellar was intended to serve a trade where vehicles would be concerned; that the owner now has the opportunity of renting the cellar to two motor vehicle repair men but cannot do so without a proper certificate of occupancy and it is therefore requested that the Board grant a variance for some type of occupancy where the premises are now non-conforming; and

WHEREAS, the applicant states that the present owner has held title to the property since July 1, 1951; that the assessed valuation of land is \$12,500 and of the building \$5,500 making a total of \$18,000; that the building was erected June 3, 1924; and

WHEREAS, the law has required the issuance of a certificate of occupancy of all premises established after 1916; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the zoning resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 498-55, Objection No. 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

667-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Lester L. Byck, owner.

SUBJECT—Application August 18, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the maintenance of an illegally existing porch within the required setback from Main street.

PREMISES AFFECTED—141-49 Coolidge avenue and 82-11 to 82-19 Main street, northeast corner, Block 6639, Lot 51, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application June 12, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Main street and Coolidge avenue are in a residence use, G area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated July 26, 1955 acting on Alt. Applic. 822-55, reads:

"1. The front yard on Main St., for the proposed porch, is contrary to Art. 4 Sec. 16B(f) of the Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 54.23 ft. frontage by 100.01 ft. in depth, irregular, on which is located a two story residence of class 4 construction, 45 ft. front by 31 ft. in depth, 21 ft. 7 in. in height; also a one car garage; that it is proposed to legalize the present illegally existing sun porch; and

WHEREAS, the applicant states that as of July 25, 1916 the site was in a class D area district and was placed in a class E area designation on January 17, 1929 and further received its present area designation on July 19, 1943; and

WHEREAS, the applicant states that the premises are presently developed with a two story frame building having a frontage of 45 ft. and a depth of 22 ft. erected under N.B. 1338-1936 and occupied as a one family dwelling and one car garage; that certificate of occupancy No. 52381B was issued for a dwelling; that the premises are also developed with a one story frame extension at the rear of the building having a frontage of 9 ft. and a depth of 14 ft. 10 in. and used as a sun porch; that the sun porch was erected without a permit and it is proposed to legalize the present sun porch; and

WHEREAS, the applicant contends that the sun porch was erected 5 ft. back of the Main street building line in lieu of a required 15 ft. setback in the present G zone; that when the original building was erected in 1936 the site had a frontage of 58 ft. on Coolidge avenue and was an interior lot as shown by location given in application of N.B. 1338-36 and certificate of occupancy No. 52381B and the building fully complied with all requirements of an E zone as was the area zoning at that time; that thereafter Main street was cut through, the site became a corner and its frontage became 54.23 ft. and the building therefore, because of the diminished lot, set 1 ft. off the building line of Main street; that this was still a legal condition as the building was existing; that before the new Main street was cut through, the zone was changed to G, but the building was still legal for the same reason that it was an existing condition; that the building originally had a porch 5.93 ft. in depth and 48.92 ft. long, which extended 2.67 ft. over the building line of Main street when said street was cut through; that the porch covered under this application having a frontage of 9 ft. and a depth of 14 ft. and having a net area of 133.47 sq. ft. only replaces a similar porch and is a better condition for the present G zone, as the old porch had a greater area amounting to over 240 sq. ft. compared to the proposal of 133.47 sq. ft. and actually projected 2.67 ft. over the building line, whereas the proposal sets 5 ft. back of the building line; that the original porch was erected on filled in land and crumbled and thereafter the owner erected the new porch; that in addition to the main bulk of the building in question only setting 1 ft. back of the building line of Main street, the present building adjoining on lot 25 only sets 2 ft. 6 in. in back of said building line and the building diagonally opposite on lot 19 of block 6639 only sets 2 ft. back of the Main street building line; that the newly erected sun porch setting 5 ft. back of the building line in between two structures and opposite a third one, all in a G zone and all not complying with a required 15 ft. setback, is a far better condition and cannot possibly affect the character of Main street at this point; that Main street was cut through after the entire area was placed in a G zone, so that although Main street may have improved conditions for the Borough of Queens by bettering the city-wide traffic problem, it has only worked a hardship on the owner by making his lot a corner lot and thence coming under the setback regulations of a street for a corner lot; and

WHEREAS, the applicant states that the present owner has held title to the property since September 9, 1941; that the assessed valuation of land is \$4200 and of the building \$6220 making a total of \$10,400; that the building was erected in 1936; and

WHEREAS, the applicant stated the sun porch was in compliance with the zoning prior to the widening of Main street; and

WHEREAS, the Board found that the applicant has substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21, to permit the continuance of the one-story sun porch not complying with the side yard requirements, as indicated on plans filed with this application, marked "Received August 18,

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1955", 4 sheets, *on condition* that this portion of the building shall not be increased in height or area and shall be continued as a sun porch; that the house shall be continued as a single family use; that all permits and a certificate of occupancy in connection with the house use shall be obtained and all work completed within six months from the date of this resolution.

682-55-BZ

APPLICANT—Robert Gottlieb, for Luiga Cipriano, owner.
SUBJECT—Application September 2, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of pleasure type motor vehicles.
PREMISES AFFECTED—1400 Nelson avenue, east side, 119.29 ft. north of Boscobel avenue, Block 2873, Lot 13, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 22, 1956 after due notice by publication in the Bulletin; laid over to June 12, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, D area, class 1¼ height district; Edward L. Grant highway is in a business use, D area, class 1¼ height district; Nelson avenue is in business and residence use, D area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated August 4, 1955 acting on Alt. Applic. 698-55, reads:

"1. In a Residence use district the proposed "Parking and Storage of pleasure type motor vehicles" is contrary to Sect. 3 of the Zon. Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 45 ft. frontage by 100 ft. in depth, now vacant; that it is proposed to use said premises for the parking and storage of pleasure type motor vehicles; and

WHEREAS, the applicant states that the premises consist of a vacant plot 45 by 100 ft. adjoining 30 by 100 ft. on which is a 3 family frame house occupied by owner of both parcels; that the zone is residential; that the owner has for the past many years used the lot to park about 4 or 5 cars on it; that a curb cut permit was obtained in July 1934, No. 13773, and in 1947 and 1948 parking lot permits were received from the department of licenses; that no application has ever been made to renew them; that as there is a definite need for parking facilities and as the lot is all leveled off and fenced in, this application is made under section 7h to permit for a term of five years the proposed use of the lot for parking and storage of pleasure type automobiles; and

WHEREAS, the applicant contends that the east side of Nelson avenue and the east and west sides of Shakespeare avenue (1 block east) and the east side of Plimpton avenue (1 block west) are built up with large 6-story apartment houses, none of which have parking or garage facilities; that except for two small parcels, block 2874, lots 55-56 and 40-41, this is the only vacant lot available for parking; and

WHEREAS, the applicant states that the present owner has held title to the property since June 25, 1934 and that the assessed valuation of land is \$9,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which noted that the

premises are now being used for parking and have been fenced in; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does here *make a variation* in the application for the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the parking and storage of motor vehicles of the pleasure car type only, substantially as proposed and indicated on plans filed with this application, marked "Received September 2, 1955", 2 sheets, *on condition* that there shall be erected on the street building line and all interior lot lines a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height; that such fence may be omitted where walls of adjoining buildings occur on the lot line; that there shall be no openings in such fences except one to Nelson avenue, not over 12 ft. in width, which shall be fitted with a gate, and with a curb cut opposite not over 15 ft. in width; that the premises shall be graded with clean gravel or steam cinders, treated with a binder and properly rolled; that bumpers shall be maintained for protection of fences, as indicated on such plans; that signs shall be restricted to one sign attached to the fence at the entrance, not illuminated and not extending beyond the building line, advertising the parking use, the rates charged and such other information required by the Commissioner of Licenses; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that during the term of this variance the premises shall be occupied for no other use and no buildings shall be erected thereon; and that all permits, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

924-55-BZ

APPLICANT—Fred C. Dahlem, for Drebuze Realty Corp., owner.

SUBJECT—Application November 18, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the proposed parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—31-35 Monroe street, north side, 139 ft. 9 in. west of Market street, Block 276, Lots 16, 17 and 18, Borough of Manhattan.

APPEARANCES—

For Applicant: Fred Dahlem.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 22, 1956 after due notice by publication in the Bulletin; laid over to June 12, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1½ height district; Monroe street and Market street are in residence and retail use, C area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated November 17, 1955 acting on Alt. Applic. 749-55, reads:

"1. Proposed parking lot for more than five motor vehicles in a Residence use district is contrary to section 3 of the Zoning Resolution."

and

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WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 100 ft. in depth, on which is located an old law tenement, premises 31-35 Monroe street; that this building is to be demolished as soon as the last of the tenants move out; that proceedings have been taken for their eviction; that premises No. 33 Monroe street is a vacant lot; and

WHEREAS, the applicant contends that the lots will be properly graded and surfaced and fenced in a manner which will satisfy the Board and any conditions which the Board deems fit to impose will be met, in order to enhance the appearance of the neighborhood; that this neighborhood is thickly populated with old law tenements and Knickerbocker village across the street; that facilities for off street parking and storage of motor vehicles is in great need and demand; that at present costs the plot is too small to develop for apartment house use; and

WHEREAS, the applicant states that the present owner has held title to lot 16 since January 24, 1955; lot 17, January 7, 1955; lot 18, January 24, 1955; that the assessed valuation of land is \$38,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which found the buildings were being removed, and recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises to be occupied for the parking and storage of motor vehicles of the pleasure car type only, substantially as proposed and indicated on plans filed with this application, marked "Received November 18, 1955", 3 sheets, and "April 5, 1955", 1 sheet *on condition* that all buildings and uses shall be removed from the premises and the site leveled substantially to the grade of Monroe street, covered with steam cinders or clean gravel, treated with a binder and properly rolled; that there shall be erected on all lot lines where walls of adjoining buildings do not occur, a woven wire fence of the chain link type, not less than 5 ft. 6 in. wide, with no openings therein except one to Monroe street, which shall be fitted with a gate, and with curb cut opposite not less than 15 ft. in width; that bumpers shall be maintained on the side lot lines for protection of fences; that the sidewalk and curbing in front of the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that signs shall be restricted to a sign attached to the fence at the entrance, not over 15 sq.ft. in area, not extending beyond the building line and not illuminated, advertising the parking and storage use, the rates charged and such other information required by the Commissioner of Licenses; that during the term of this variance the premises shall be used for no other use; and that all permits, including a certificate of occupancy, shall be obtained and all work completed within six months from the date of this resolution.

983-55-BZ

APPLICANT—Henry George Greene, for Isaac Jaffess, owner. (Jess Gelb, lessee).

SUBJECT—Application December 14, 1955—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the proposed extension of an existing gasoline service station to include gasoline service station, lubritorium, car washing, car repairs, sales area, utility room and parking of patrons' cars.

PREMISES AFFECTED—261-265 Nagle avenue, 3822-3830 10th avenue and 501-505 West 204th street, entire block, Block 2216, Lot 58, Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy and J. Gelb.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 15, 1956 after due notice by publication in the Bulletin; laid over to June 12, 1956, for inspection and decision; hearing closed; applicant to file revised plans, eliminating car washing and parking of patrons' cars; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Nagle avenue are in a business use, B area, class 1¼ height district; 10th avenue is in business and unrestricted use, B area, class 1¼ height districts; West 204th street and West 205th street are in business and residence use, B area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated November 29, 1955 acting on N.B. Applic. 186-55, reads:

"1. Proposed new building for gasoline service station, lubritorium, car washing, car repairs, sales area, utility room and parking of patrons cars is an extension of an existing gasoline service station, located in a Business District and is contrary to Sec. 4a, subdivision (15)(29)(46) Art. II Zoning Resolution."

and

WHEREAS, the applicant states that the premises consists of a plot, 100 ft. 4⅞ in. frontage by 70 ft. 3¼ in. in depth, irregular, on which is located a gasoline service station, lubritorium, car repairs, sales area and storage; that it is proposed to rebuild and extend the existing gasoline service station to include gasoline service station, lubritorium, car washing, car repairs, sales area, utility room and parking of patrons' cars; and

WHEREAS, the applicant contends that the subject premises is presently used as a gas station and has been so occupied since prior to May, 1925; that it is in a bad state of disrepair, and rather than merely rehabilitate the present structures and continue operating in inferior quarters, it is intended to rebuild the entire station, which would greatly improve its attractiveness and result in a much more efficient operation; that recently there was a fire of major proportions at these premises; that the main structure was substantially destroyed and a violation has been placed on the premises by the building department; that since the situation is an extreme one and action is urgent the Board is requested to consider restoring the premises in accordance with plans submitted with the appeal rather than rebuilding the station to the condition it was in prior to the fire; and

WHEREAS, the applicant states that the present owner has held title to the property since May 27, 1925; that the assessed valuation of land is \$36,000 and of the building \$6,500 making a total of \$42,500; that the building was erected prior to 1925; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee noted that the building is now being restored after the recent fire, presumably in accordance with the revised plans; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the lawfully existing gasoline service station to be reconstructed after the recent fire substantially as proposed and as indicated on plans filed with this application marked "April 6, 1956", 2 sheets, and "June 7, 1956", 3 sheets, *on condition* that all buildings and uses not proposed to be retained shall

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be removed and the premises reconstructed and rearranged as indicated on such drawings; that the curb cuts shall be restricted to two curb cuts to 10th Avenue located where shown, not over 20 ft. in width and two curb cuts to Nagle Avenue, one 30 ft. in width and one 40 ft. as shown, and one curb cut to West 204th Street not over 32 ft. in width, except that no curb cut shall be constructed so as to be nearer than five feet to a side lot line as prolonged; that the accessory building shall have no cellar beneath and shall be constructed and arranged as indicated on such plans and shall be faced with glazed brick as proposed and as shown; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that pumps shall be of a low approved type, erected not nearer than ten feet to the street building line of Nagle Avenue and 10th Avenue; that the balance of the premises where not occupied by the accessory building and pumps shall be paved with concrete or asphaltic pavement; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line of one post standard near the north east corner of 10th Avenue for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend at right angles to Nagle Avenue for a distance of not more than four feet beyond the building line; that under Section 7i there may be, for a similar term, minor repairing with hand tools only for adjustment maintained within the accessory building; and that all permits shall be obtained, including a new certificate of occupancy, within six months from the date of this resolution.

214-56-BZ

APPLICANT—Roger Halle, for Colback Corp., owner. (Colonial Trust Co., lessee).

SUBJECT—Application March 19, 1956—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail and business use district, the proposed parking for bank patrons and employees and drive up deposit window, accessory to bank located on adjoining lot 14.

PREMISES AFFECTED—514-520 Bay Ridge Avenue and 6901-6903 5th Avenue, southeast corner, Block 5874, Lots 14-17 inclusive), Borough of Brooklyn.

APPEARANCES—

For Applicant: Roger Halle.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 12, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Bay Ridge Avenue are in retail and residence use, C area, class 1¼ height districts; 5th Avenue is in a retail use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated March 13, 1956 acting on Alt. Applic. 338-56, reads:

"1. On a lot located partly in a retail use district and partly in a residence use district the proposed "Parking for bank patrons and employees and drive-up deposit window to bank" (accessory to bank located on S. E. corner of Fifth & Bay Ridge Avenues) is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. 7-7/8 in. frontage by 156 ft. 11-3/4 in. in depth, on which is located a bank building, on lot 14, which is not included in this application; instant application is for park-

ing lot and drive-up deposit window accessory to bank building; that it is proposed to construct a drive-up deposit window in the southeast wall of the bank on lot 14 (Alt. 2145-54); that banking operations will be performed at the drive-up deposit window between the bank teller and the occupant of the automobile parked opposite the drive-up window; that the vacant land will be used for the parking of bank patrons and bank employees cars, no fee to be charged; that the proposed use will be restricted to normal banking hours and a sign will be placed on the front fence, thus designating the use; that it is also proposed to pave and landscape the parking area and fences will be provided as indicated on drawings; and

WHEREAS, the applicant states that no area or height question is involved in this appeal; that the premises are located in retail and residence use, C area district and class 1¼ height district; that there was a change in use district from business to retail and residence on October 15, 1954 but no change in area or height district designations affecting these premises since July 25, 1916 and there is no petition pending before the City Planning commission for any change at this time; and

WHEREAS, the applicant contends that the granting of the variation hereby applied for would be in harmony with the general purpose and intent of the zoning resolution; and

WHEREAS, the applicant states that the present owner has held title to the property since March 15, 1954; that the assessed valuation of lot 14 for land and building is \$130,000 and for the land for lots 15-17, \$9,500 making a total of \$139,500; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the premises, as proposed, to be occupied for the parking of motor vehicles belonging to the patrons and employees of the bank building on the lot adjoining, Lot 14, as indicated on plans filed with this application marked "Received March 19, 1956" 3 sheets, *on condition* that all buildings and uses on the plot proposed to be used for parking shall be removed and the premises shall be graded with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on the interior lot lines, where walls of adjoining buildings do not occur, a masonry wall to a height of eight feet; that along the street building line of Bay Ridge Avenue there shall be erected a steel picket fence not less than 5 ft. 6 in. in height, with entrances on either side not over 12 ft. in width; that such entrances shall be fitted with gates which shall normally be kept closed when the parking lot is not in operation; that opposite such entrances there may be curb cuts not over 14 ft. in width; that signs shall be restricted to a permanent sign attached to the fence advertising the parking use for the customers and employees of the bank, and such other information as may be required by the Commissioner of Licenses; that the premises shall be used only for the purposes herein permitted and only during banking hours; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

347-56-BZ

APPLICANT—The Chase National Bank, owner.

SUBJECT—Application May 4, 1956—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a class 2½ height district, the erection of a tower covering 27.30% of lot with exterior walls facing Liberty and William Streets beyond the allowable setbacks as permitted by Section 9(d) of the zoning resolution.

PREMISES AFFECTED—28-40 Nassau Street, east side, block front, from Cedar Street to Liberty Street, 12-50 Liberty Street, 55-77 William Street and 30-44 Pine Street,

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Block 44, Lots 1-4 inclusive, 14 and 19 and Block 45, Lots 4, 5, 7, 11 and 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Jacob I. Goodstein, J. Walter Severinghaus et al.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 29, 1956 by the Board of Standards and Appeals after due notice by publication in the Bulletin of the Board; laid over, date to be set, for further consideration and decision—hearing closed; then set for June 12, 1956; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business and unrestricted use, B area, class 2½ height district and that all of the surrounding properties are in a B area, class 2½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 2, 1956 on N.B. App. 21/56 reads:

"1. The area of proposed new building tower exceeds that permitted in Sec. 9(d) Article III Zoning Resolution.

"2. The exterior walls of the northeast corner of the tower facing Liberty and William Streets extend beyond the allowable setbacks as permitted in Sec. 9(d) Article III Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot fronting 184.93 ft. on Nassau Street and 35.17 ft. on Cedar Street adjacent to Nassau Street and having a dimension of 410.06 ft. along Liberty Street, 139.85 ft. and 137.76 ft. on William Street, 34.81 ft. on Cedar Street adjacent to William Street and 237.26 ft. on Pine Street upon which it is proposed to erect 54 story and four mezzanine building, 805.95 ft. in height above legal grade at Nassau Street front with six stories below grade. Above grade the building will be 107 ft. 6 in. front by 281 ft. 6 in. in depth, of class one construction, used and occupied as an office and bank building; and

WHEREAS, the applicant contends that if it were possible to conform to the zoning resolution the owner would construct a structure on 100% of the plot, 10 stories without setback, and a tower above that indefinitely on the basis of 25% of the area of the plot; that it would leave no space for a plaza or outdoor space for the use of the applicant's employees and others in the surrounding area; that, however, the closing of Cedar Street and its conveyance by the City of New York to the applicant are predicated on the construction of a building of the type and size shown on the plans at the location indicated thereon with the entire development including a plaza; that the building will only occupy 27.3% of the entire plot, leaving 72.7% for a plaza, which will afford light and air and room for relaxation for the applicant's employees and for others in the area; that it will mean an excess of only 2.3% over the permissible area; that this excess is only 2,580 sq. ft. out of a plot of 112,082 sq. ft.; that the setback from Liberty Street at the northeast corner will be approximately only 13 feet in excess of that permitted above approximately 250 feet above street elevation; that the setback from William Street at the northeast corner of the building at this same elevation will be less than one foot in excess of that permitted; that the advantage to the surrounding area will greatly outweigh these slight variations; that the west end of the building along Liberty Street will be 21 ft. within the setback line and the south end of the building along William Street will be 8 ft. within the setback line; that if the average distance of the wall of the building from Liberty and William Streets is considered, the average setback

will be approximately 4 ft. farther from these streets than the resolution requires; that the space within the setback line which the building could but will not occupy, is 1,700,000 cubic feet; that the portion of the building which will project beyond the setback line averages only 8,750 cubic feet per floor; and

WHEREAS, the applicant states that its main office is spread throughout nine buildings located throughout the downtown area; that six of these buildings are on the southern block of the proposed project bounded by Cedar, William, Pine and Nassau Streets; that it is also using 150,000 sq. ft. in the Wanamaker Building for its main office operations; that it requires approximately 1,400,000 sq. ft. for its main offices at the present time without taking into consideration additional space in the future for expansion; and

WHEREAS, the applicant contends that it cannot legally erect a building on the block bounded by Liberty, William, Cedar and Nassau Streets, which will have sufficient space to house all of its main office operations unless the variance sought herein is granted; that it would have to erect two buildings, one on each block, or one on the entire property if required to comply with the Zoning Resolution; that this is not possible under existing conditions and even if it were possible, applicant would be faced with a tremendous physical and financial burden and hardship; that the applicant cannot move out of the buildings it occupies on the southern block because there is not enough office space in the city available for its needs; that even if space were available the cost and the job of moving would impose a tremendous practical difficulty and unnecessary hardship on the applicant; that if the applicant were required to move out of its existing offices on the southern block it would practically be out of business; that the applicant requires an area of 1,400,000 sq. ft. at the time of occupancy of the proposed building and a minimum of 25% of the area for future expansion or a total net area of 1,750,000 sq. ft.; that it is of vital importance to the efficiency of the applicant's main office operations that all components of its organization be housed in a single building; that the applicant's requirements are unique in this respect; that it was with this object in view that it acquired Block 45 to erect a building on that block which would fulfill its special requirements; that plans subsequently developed showed that a maximum net usable area of 1,212,000 sq. ft. suitable for the applicant's purposes can be provided on that block; that any additional space developed on that block would tend to diminish the efficiency of its operations; Block 45 has, therefore, proved inadequate for the applicant's requirements; that it is therefore respectfully submitted that compliance with the zoning resolution will impose practical difficulties and unnecessary hardships upon the applicant and the variation sought is in harmony with the general purpose and intent of the zoning resolution and will tend to secure the public health, safety and general welfare; and

WHEREAS, the Board found that in foregoing the erection of the building to the street line as permitted by the zoning resolution, the owner has left approximately 72.7% of his entire plot including Cedar Street which is being acquired from the City, all for the benefit and welfare of the area to provide open space and light and air; that the average, in the upper part of the tower, of approximately 700 square feet excess per floor out of 30,600 square feet per floor, commencing above the 10th story, is so comparatively small as to be substantial compliance with the Zoning Resolution; and

WHEREAS, the Board finds in view of the unique circumstances and the great benefit to the surrounding area and the overwhelming consents of owners in the area and the absence of objections, that the owner has substantiated a basis to warrant exercise of discretion to grant a variance of the height requirements and is therefore entitled to relief on the ground of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the height district regulations and the application be and it hereby is

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granted under Section 21 of the Zoning Resolution, to permit the erection of the building as proposed and as indicated on plans filed with this application marked "Received May 16, 1956", 5 sheets, and "Received May 21, 1956", 1 sheet, on condition that the building shall in all other respects comply with the requirements of all laws, rules and regulations applicable thereto; that the building shall not be further increased in height or area; that the necessary amendment to the city map, the closing of Cedar street and the conveyance by the City of such portion of Cedar street as lies within the plot in question and the granting of a surface easement to the City for such portions of the plot surrounding the buildings as indicated on drawings L-2 filed with this application, shall be completed prior to the issuance of any certificate of occupancy for the proposed building and on the further condition that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 3:40 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 12, 1956, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

360-50-SA

APPLICANT—ABC Oil Burner, owner.

SUBJECT—Application for consideration—reopened April 10, 1956 as to amendment to resolution as to additional trade names—re Burnham Oil Burner, Model 55; Home Oil Burner, Model 55; Comfortzone Oil Burner, Model 55; Norge Heat Oil Burner, Model FOB-55; Radiation Oil Burner, Model 55; Richmond Oil Burner, Models P10A, P11A, and P12A; Rybolt Oil Burner Model 55, Certified Oil Burner, Model 55; Solar Flame Oil Burner, Model 55; Weil McLain Oil Burner, Model 55; Cities Service Oil Burner, Model CS-55; Kleen-Heet Oil Burner, Model 80 and Fitzgibbons Oil Burner, previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 360-50-SA

Subject: Amendment to resolution as to additional trade names.

Automatic Burner Corporation, Chicago, Illinois, requested by letter dated March 6, 1956, that the resolution adopted October 17, 1950 and amended at various times through February 15, 1956 under Cal. No. 360-50-SA so as to permit the ABC Oil Burner Model 55A to be marketed under additional trades names. The application was reopened by a vote of the Board on April 10, 1956.

Recommendation

The Committee on Test recommends that the resolution adopted October 17, 1950 and as amended through July 7, 1954 under Cal. No. 360-50-SA be amended so as to permit the ABC Oil Burner Model 55A to be marketed under the following trade names; including those previously approved under Cal. No. 360-50-SA; Burnham Oil Burner, Model 55, Homer Oil Burner, Model 55, Comfortzone Oil Burner

Model 55, Norge-Heat Oil Burner, Model FOB 55, Radiation Oil Burner, Model 55, Richmond Oil Burner, Model P10A, P11A and P12A, Rybolt Oil Burner, Model 55, Certified Oil Burner, Model 55, Solar Flame Oil Burner, Model 55, Weil-McLain Oil Burner, Model 55, Cities Service Oil Burner, Model CS55, Kleen-Heet Oil Burner, Model 80, Fitzgibbons Oil Burner, Model 50 and Kewanee Oil Burner, Model 55. The Hess Company, Hess Oil Burner, Model 55. Ingersoll Steel Division, Borg Warner Corporation, Ingersoll Oil Burner, Model 55, Ko-Z-Aire Company, Ko-A-Aire Oil Burner, Model 55, Kiske Products Incorporated, Kensico Oil Burner, Model 55. Utica Radiator Corporation, Utica Oil Burner, Model 55. Dunkirk Radiator Corporation, Dunkirk Oil Burner, Model 55, International Heater Company of Utica, New York, under the trade name of International Economy and Economy 55AZ. The Coleman Company, Wichita, under the trade name Coleman Model 194-700, 194-705, 595-700, 592-700, 595-705 and 592-705 and by the Timken Silent Automatic Divisions of Timken Detroit Axle Company, under the trade name Silent Automatic Models 80-HOA, 996-HOA, 135-HOA, 148-HOA, 132-HOA and 90-HOA. The Crane Company, Chicago, Illinois, under the trade name of Crane Line Oil Burner, Models 4606, 4608, 4869, 4870 and 4871 and 4868. Jackson and Church under the trade name Jackson and Church Poweroil Model JC-55A and Power Oil Model 55-A. Rybolt Heater Company, under trade name of Rybolt Model 55A, Firewel Company under trade name of Firewel Burner Model 55A, Lycoming-Spencer under trade name of Spencer Heater Model 55A, National U. S. Oil Burner, Model 55A, Richmond Oil Burner, Models P10AA, P10AAE and P10AA3 and Carrier Oil Burner, Models 38M-175K-101, 38M-175K-201, 38M-105K-101, 38M-105K-201, 38M-140K-101, 38M-140K-201 and by Westinghouse Electric Corp. Air-Conditioning Division under the trade name Westinghouse Model 55A and by the H. B. Smith Company under the trade name Smith ABC Burner, on condition that the requirements of the resolution adopted October 17, 1950 under Cal. No. 360-50-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer.
GEORGE F. SKLENARK,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of October 17, 1950 in accordance with the above report.

395-52-SA

APPLICANT—Carrier Corporation, manufacturer.

SUBJECT—Application March 25, 1952—Carrier Corp. System Air Conditioners, Models 39H, S, T and U, approval of.

APPEARANCES—

For Applicant: W. J. Linderman.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 395-52-SA

Subject: Carrier Corp. System Air Conditioners, Models 39 H, S, T and U.

The Carrier Corporation, Syracuse, New York filed March 25, 1952 an application with the Board of Standards and Appeals for approval of Carrier System Air Con-

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ditioners, Models 39 H, S, T and U for use in New York City under the provisions of Article 18, Chapter 19, Administrative Code.

Purpose

These units are designed for year-round air conditioning use as part of central cooling and heating systems. Refrigeration and heat to be supplied from outside sources.

Description

Model 39H. The 39H units consist basically of a fan, selected cooling coil in casing and a condensate pan. Optional components are heating coil, by-pass damper section, filter section, humidifier, fan belt drive package, supporting legs and suspension brackets.

All parts of the casing are constructed of galvanized heavy gauge steel, ribbed and reinforced for structural strength and rigidity.

Fan Section. Available with vertical or horizontal air discharge. Optional motor mounting, right or left hand, top or front corresponding to fan discharge. Casing structure is 16 gauge galvanized steel reinforced with 16 gauge hat-section channels welded in place. All edges are formed interlocking to stiffen and support the weight and are secured with bolts. Standard 5/8 inch nuts are welded in for attachment of legs or ceiling suspension brackets.

Insulation consists of one inch of fibreglas wool blanket firmly cemented to the inner side of front, top and sides of fan casing and doubly secured by clamping at the bolted edge joints.

Fan wheels are of the forward curved blade centrifugal type. Maximum operating speed of fan and shaft assembly is always below critical speed. Three way adjustment of fan and shaft assembly provides for proper alignment of fan wheels in scrolls.

Condensate Pan. The 16 gauge galvanized pan serves as the bottom of the fan section. A 2 inch pipe nipple at each end is provided for drain connection. Access for cleaning is provided by a 6 inch detachable panel located in each end of the fan section just above the drain connection.

The base pan is insulated by a 1/2" fitted plastic waterproof sheet cemented to the inside of the pan.

Coil Section. The cooling coil stands in a vertical plane. The casing, containing the coil selected, is of 16 gauge galvanized steel fitted and bolted to the open side of the fan section. The coil casing with cooling coil is part of the basic 39H assembly. Space is provided in the coil casing for the inclusion of a heating coil if required.

Coil connections are reversible from right to left hand. Space is provided at each end of the casing for by-passing air around the coil. These spaces are blanked off with sheet metal panels for use when by-pass control is not employed.

Protection against drippage from dew formation on the underside of the coil casing is provided by an auxiliary pan that drains into the main condensate pan under the fan.

Cooling Coils. Coils are of the helically finned type. Coils have copper tubes with smooth non-corrugated fins of aluminum or copper. Copper finned coils are bonded by a solder coating for fin and tube. Aluminum fins are wound on solder coated tubes.

Coils for chilled water or brine are offered in 2, 3, 4, 5 and 6 rows in airway depth. Coils for direct expansion of halogenated hydrocarbon and Carrene 7 refrigerants are available in 2, 3, 4 and 5 rows. All direct expansion coils have solder type connections. Water type coils have threaded pipe connections.

Heating Coils. Heating coils are available for use with either hot water or steam, and for either low temperature or high temperature rise applications.

Heating coils have smooth helical fins, aluminum or copper, on copper tubes. Coils are fully reversible for right or left hand assembly.

By-Pass Section. An individual 16 gauge galvanized section is available for attachment to the upstream side of the coil section when by-pass control is used. Two opposite end dampers by-pass air around each end of the coil, with dampers between to throttle the air flow through the coil.

Dampers are of the clam shell throttling type. Damper operating linkage is located outside of casing for connection of damper motor.

Filter Section. Casing is of galvanized steel construction. Slides and end caps permit filter access at either right or left side, with compression devices to hold filters tightly together.

Suitable for 2" single use or cleanable type filters.

Humidifier. An accessory water spray humidifier is available.

Models 39 S, T and U. These units consist of a fan section and one or more additional sections according to functions required.

Base Pan Section. This section made of 12 gauge steel serves as a base structure and a drip pan. 2" pipe nipples on each end provide for right or left drain connections.

Cooling Coil Section. 12 gauge steel die formed ends are welded to side casing members forming an integral structure. Coil openings, with coverplates, provide for insertion of coil and pipe connections at either right or left end. Space for cooling coils up to 8 rows in depth is provided. Two end hand holes and one side panel provide complete access to drain pan and coil.

Cooling Coils. Coils have copper tubes with either aluminum or copper fins. Aluminum fins are wound on solder coated copper tubing. Copper fins are bonded by a solder coating of fin and tube.

Coils are in 4 and 6 rows for direct expansion of refrigerant and in 4, 6 and 8 rows for brine or chilled water. All water coils have threaded pipe connections.

Fan Section. May be used for either vertical or horizontal air delivery. Casing is of 13 gauge ends, 16 gauge sides integrally welded construction. Insulated internally with 1" of glass wool.

Fan wheels are of the forward curved blade centrifugal type. Speeds are below the critical of the shaft-wheel assembly. Shaft bearings are ball type sealed in self-aligning rubber pillow blocks and grease packed. Access to fans is by 2-bolt panel opening whole side of casing.

Filter Section. Contains filter slides suitable for low or high velocity commercial filters. End covers include compression member for holding filters together.

Heating Coil Section. An individual shallow casing for insertion before or after by-pass section. Same structure as other sections and made for right or left hand pipe connections.

Heating coils are made in 1 or 2 row units for steam and 2 row units for steam or hot water. Coils consist of helical fins of aluminum or copper on copper tubes.

By-Pass Section. An individual section of heavy gauge steel for use before or after the heating coil section contains both face and by-pass dampers. Dampers are felted, interlocking and tight, moving on externally placed ball bearings. Dampers have external crank arms linked together for connection to damper motor.

Humidifier. An accessory spray humidifier is available.

Additional Section for Model 39U ONLY. A separate section, for attachment normally directly to the end of the air duct fitting, but suitable for remote location. This piece contains a multiple of dampers (5 in the smallest 39U and 14 in the largest). Each damper is mounted on 1/2" shaft which turns in all bearings and consists of a cold air damper and fitted felted hot damper. All dampers are interconnected by cranks, arms and single bar.

Installation. Models 39H and 39 U are available for either ceiling or floor installation. Model 39S is for floor installation only, Model 39T for ceiling installation only.

Inspection and Test

All data submitted was examined at the offices of this Board by Asst. Engr. G. F. Sklenarik, Committee on Test.

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Recommendation

On the basis of the data filed by the applicant, the Committee on Test recommends the approval of the Carrier System Air Conditioners, Models 39H, S, T and U for voluntary use in New York City under the provisions of C26-191.0 Administrative Building Code provided that all electrical work will be in accordance with the Electrical Code of the City of New York and provided that when direct refrigerant expansion is employed the appliances will be installed in accordance with the requirements of Article 18, Chapter 19, Administrative Code and further provided that each such appliance will bear a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in the City of New York under Cal. No. 395-52-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

812-52-SM—Vol. II

APPLICANT—Duffy Concrete Products, Inc., owner.
SUBJECT—Application for consideration—reopened November 29, 1955 as to amendment to resolution as to greater loads for shorter spans—re Duffcon Concrete Plank; previously approved.

APPEARANCES—

For Applicant: Francis X. Duffy.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 812-52-SM—Vol. II

Subject: Amendment to resolution as to greater loads for shorter spans.

Duffy Concrete Products Corp., Tenaflly, New Jersey requested by filing an application dated November 7, 1955 that the resolution adopted June 2, 1954 under Cal. No. 812-52-SM—Vol. I be amended so as to permit the use of the plank with greater loads for shorter spans. The application was reopened November 29, 1955 under Cal. No. 812-52-SM—Vol. II.

Purpose

A reinforced concrete plank for floor construction.

Description

The plank differs from the approved plan only in so far as the reinforcing mesh. The approved plank having 3-12 and 7-11 for the 2" and 2¾" plank. The reinforcing in the requested plank is either 2 x 6—7-11 or 2 x 6—9-11 mesh.

The approved planks were limited to the following loads and spans:

2" plank—61 lbs. per sq. ft. superimposed load on a span of 7'-0" C to C or 6'-8" clear span.

2¾" plank—62 lbs. per sq. ft. superimposed load on a span of 8'-0" C to C or 7'-8" clear span.

On the basis of the engineering formula on the theory of the difference of the squares of the spans, the 2" plank would figure out to approximately 165 lbs. per sq. ft. on a 4'-0" clear span, and the 2¾" plank would figure out to approximately 145 lbs. per sq. ft. on a 5'-0" clear span.

Recommendation

The Committee on Test recommends that the resolution adopted June 2, 1954 under Cal. No. 812-52-SM—Vol. I be amended so as to permit the use of Duffcon Concrete Plank as a floor plank with spans and loads as follows: 2 inch plank—4'-0" clear span. Superimpose load 75 lbs. per sq. ft; 2¾" plank—5'-0" clear span. Superimposed load 75 lbs. per sq. ft. for use in New York City under the provisions of C26-620.1.b Administrative Building Code on condition that the requirements of the resolution adopted under Cal. No. 812-52-SM—Vol. I be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer.
George F. Sklenarik
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 2, 1954 in accordance with the above report.

507-53-SM

APPLICANT—R. Guastavino Co., owner.

SUBJECT—Application June 17, 1953—Guastavino Akoustolith, approval of.

APPEARANCES—

For Applicant: Irving Berg.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 507-53-SM

SUBJECT—Guastavino Akoustolith.

R. Guastavino Company, Woburn, Mass., filed June 17, 1953 an application with the Board of Standards and Appeals for approval of the material known as Guastavino Akoustolith under the provisions of C26-88.0 and C26-198.0 Administrative Building Code.

Purpose

The material is to be used as a masonry acoustical material.

Description

The material, Akoustolith is a precast acoustical tile and is made of graded pumice, portland cement and inert pigments. The mix used is a 1;4 mix.

The tiles are ranged in size from 3" x 6" to 12" x 20" in 1" thickness, and from 3" x 6" to 24" x 48" in 1½" thickness, and the weight is 5 lbs. per sq. ft. The tiles are used primarily for interior work and is not recommended for exterior use.

When installed the tile may be either grouted in with cement grout or when used in conjunction with tile construction the akoustolith is laid directly on wood centering backed with terra cotta tile and is bonded to the terra cotta with portland cement grout; after grout has set the wood centerings are removed.

Inspection and Test

Various locations in which the material has been used were inspected by Asst. Engr. J. A. Darts Committee on Tests among the places inspected were Cathedral of St. John the Divine and Riverside Church. The material and type of construction were approved by the Supt. of Buildings July 23, 1897. The material is incombustible as defined under C26-88.0 Administrative Building Code.

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Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Akoustolith for voluntary use in New York City as an incombustible acoustical tile as having met the requirements of C26-88.0 Administrative Building Code, when installed as herein described on condition that each container in which the material is marketed shall be tagged stamped or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 507-53-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer.
George F. Sklenarik
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

511-53-SM—Vol. I

APPLICANT—Joseph Platzker, for Busatti Products Corp., owner.

SUBJECT—Application for consideration—reopened July 20, 1954 as to amendment to resolution as to change in corporation name and additional use of Busatti Plaster—previously approved.

APPEARANCE—

For Applicant: Joseph Platzker.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

RE: Cal. 511-53-SM—Vol. I

Subject: Amendment to resolution as to change in corporation name and additional use of Busatti Plaster.

Joseph Platzger, for Busatti Plaster requested by letter dated July 1, 1954 that the resolution adopted January 12, 1954 under Cal. No. 511-53-SM be amended so as to permit additional useages of Busatti Plaster and also as to change in corporate name. The application was reopened by a vote of the Board July 20, 1954.

Purpose

The material is to be used as a finish coat on concrete ceilings.

Description

The material is the same material as approved by the Board as a component part of a one hour fireproof partition (combustible). There has been no change in the material.

Inspection and Test

Tests were conducted at Manhattan College, New York in the presence of Asst. Engr. J. A. Darts Committee on Test on January 18, 1956 to test the bond strength of $\frac{1}{8}$ " of the material when plastered to a concrete slab. The average load was 11 lbs. per sq. inch. The complete report is on file with and is part of the record.

Recommendation

On the basis of the test, the Committee on Test recommends that the resolution adopted January 12, 1954 under Cal. No. 511-53-SM—Vol. I be amended so as to permit, for voluntary use, the material known as Busatti Plaster as a finish coat of $\frac{1}{8}$ " thickness on a concrete slab. This recommendation is in no way to be construed as an approval of this material to take the place of a regular finish coat

of plaster that is applied over the conventional "scratch" and "brown" coat of plaster but merely as a finish over concrete where plaster is not required.

The Committee further recommends that, as the applicant has submitted affidavits as to change in corporate name, the corporate name shall now be known as Busatti Corp. of America on condition that the requirements of the resolution adopted January 12, 1954 under Cal. No. 511-53-SM—Vol. I be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer.
George F. Sklenarik
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of January 12, 1954, in accordance with the above report.

607-54-SA

APPLICANT—Despatch Oven Co., owner.

SUBJECT—Application July 21, 1954—Commander Bake Oven (indirect gas-fired), Models 12, 18, 24, 32, 36 and 40, approval of.

APPEARANCES—

For Applicant: William H. Eckhard.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 607-54-SA

Subject: Commander Indirect Gas-fired Bake Ovens, Models 12, 18, 24, 32, 36 and 40.

Despatch Oven Company, Minneapolis, Minn., filed July 21, 1954 an application with the Board of Standards and Appeals for approval of the appliance known as Commander Indirect Gas-fired Bake Oven, Models 12, 18, 24, 32, 36 and 40, under the provisions of C26-191.0 and Article 12, Chapter 26, Administrative Building Code.

Purpose

The appliance is a commercial oven for preparations of bread, rolls, cakes, etc.

Description

The frame of the oven consists of steel beams, channels and angles welded together. Each frame is so tied together that there is no through metal to metal contact. The entire product load, spiders, shaft, trays and drive are supported from the floor. The inner and outer walls are of No. 20 gauge steel.

The insulation between the inner and outer walls is 6" of Fiberglas.

The combustion chamber is located at the rear of the oven and is constructed of stainless steel.

The heating distribution flues begin at the end of the combustion chamber and run horizontally to each end of the oven, completely covering the bottom of the oven from front to back except for air ports between each flue.

The gas burner is of the Gun Type.

A protectoglo relay operates in conjunction with the control instruments. Relay will shut-off the burner valve if ignition of power fails. A photo cell externally mounted intersects the stable portion of the burner flame. operates the relay to shut down loading system in the event of shorts, open circuits, or flame failure. An air flow switch located in the suction side of the fan chamber assures

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continued air movement protecting the combustion chamber, flues, fans, etc., from damage due to excessive heat.

The oven is also equipped with an automatic pilot which prevents the escape of unburned gas in the event of failure of pilot light. If the pilot light does go out, the main line supply valve is immediately shut-off and the burners can not be relit until pilot light is burning.

Inspection and Test

The appliance was inspected by Asst. Engr. J. A. Darts, Committee on Test. The appliance operated as designed and the controls functioned as required.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Commander Indirect Gas-fired Bake Oven, Models 12, 18, 24, 32, 36 and 40 (for preparations of bread, rolls, cakes, etc.) for use in New York City when constructed as herein described when installed in accordance with the requirements of Article 12, Chapter 26 Administrative Building Code on condition that each appliance bears a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 607-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

787-54-SM

APPLICANT—R. T. Curtis, for Lok-Products Co., owner.
SUBJECT—Application October 5, 1954—Drive-Lok, Strip-Lok, and Electro-Lok Suspended Ceiling System, approval of.

APPEARANCES—

For Applicant: R. T. Curtis.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 787-54-SM

Subject: Drive-Lok, Strip-Lok and Electro-Lok Suspended Ceiling System.

Lok-Products Company, Los Angeles, California filed October 5, 1954 an application with the Board of Standards and Appeals for approval of the Drive-Lok, Strip-Lok and Electro-Lok Suspended Ceiling System under the provisions of C26-461.0 Administrative Building Code.

Purpose

The material is a suspension system for acoustical ceilings.

Description

Drive-Lok System. This system is an exposed grid system of aluminum members designed for the support of rigid ceiling material such as acoustical tile, board, Fiberglas or any such incombustible acoustical tile.

The main carrying member is 6365T-5 aluminum alloy, having a flange width of 1" and a thickness of .0625 inches.

These channels are suspended from the 1½ inch carrying channels, 4'-0" on centers in each direction by means of clips.

The Strip-Lok system is a system so designed that the Tee runner is exposed in one direction only so as to form a strip pattern. The main difference between the Drive-Lok and the Strip-Lok is that the Strip-Lok requires tiles that are kerfed on two edges in order to receive the spline.

The Electro-Lok is a system designed to be used with the Drive-Lok. It consists of all necessary parts to provide rows of single, double, three or four slim line fluorescent lamps supported from the Drive-Lok main runner Tees.

Inspection and Test

The Drive-Lok and Strip-Lok were load tested in the presence of Asst. Engr. J. A. Darts Committee on Test.

The test on the Drive-Lok System was discontinued at a load of 20 lbs. per sq. ft. at which loading there was no sign of failure in any member. The test on the Strip-Lok was discontinued at 9 lbs. per sq. ft. as the maximum load recommended on this system is 1½ lbs. per sq. ft.

The Electro-Lok System has been approved by the Underwriters Laboratory under Electrical 27130.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Drive-Lok, Strip-Lok and Electro-Lok Suspended Ceiling System for use in New York City as a suspension system for the support of approved incombustible acoustical tile, Fiberglas on condition, the systems shall be suspended from hangers and carrying channels of a size and installed in accordance with the requirements of C26-461.0 Administrative Building Code and further that all electrical work used in conjunction with the Electro-Lok System shall comply with the requirements of the Electrical Code of the City of New York and that all plans filed with the Department of Buildings showing the proposed use of this system shall be labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 787-54-SM," and that containers in which the material is marketed shall be similarly marked.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer
George F. Sklenarik
Assistant Engineer

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

911-54-SM

APPLICANT—Michael Flynn Manufacturing Co., owner.
SUBJECT—Application November 15, 1954—Lupton ¾ Hour Test Steel Windows—(solid section windows of the fixed, pivoted and projected types), approval of.

APPEARANCES—

For Applicant: Harold F. Basil.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 911-54-SM

Subject: Lupton ¾ Hour Test Steel Window of the solid section, window of the fixed, pivoted and projected types.

Michael Flynn Manufacturing Company, Philadelphia, Pa., filed November 15, 1954 an application with the Board of Standards and Appeals for approval of the Lupton ¾ Hour Test Steel Window of the solid section, window of

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the fixed, pivoted and projected type under the provisions of C26-649.0, C26-650, and C26-659.0 Administrative Building Code.

Purpose

The material is a 3/4 hour fire resistive steel window.

Description

The window consists of a fixed window or a fixed window with horizontal pivoted type ventilators and/or with bottom hinged open in ventilators and/or with projected out or projected in ventilators.

The steel used in the window is hot rolled steel with a nominal thickness of 1/8 inch and nominal depth of 1 3/8 inches.

The maximum single unit does not exceed 84 sq. ft. and the maximum single dimension shall not exceed 12'-0".

The ventilators when used as fire resistive windows have a maximum area of 3000 sq. inches with no one dimension exceeding 60 inches. The windows are glazed with 1/4 inch wired glass, held in place by glazing angles.

The locking hardware for the pivoted ventilators are of the stay bar type or a spring catch. The locking hardware for bottom hung open in or projected in vents are of the cam handle or spring catch type. The locking hardware for projected out ventilators are of the cam handle type.

Inspection and Test

Details of construction was examined by Asst. Engr. J. A. Darts, Committee on Test. The window was tested in accordance with the requirements of C26-585.0 and C26-586.0 Administrative Building Code at the Underwriters Laboratory under Retardant 2531. The window successfully met the test requirements.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Lupton 3/4 Hour Test Steel Window of the solid section window of the fixed, pivoted and projected types for use in New York City under the provisions of C26-649.0, C26-650, and C26-659.0 on condition that the windows shall be as herein described and that the windows bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 911-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Asst. Engr.
GEORGE F. SKLENARIK,
Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

270-55-SM

APPLICANT—Structural Clay Products Institute, for Natco Corp., owner.

SUBJECT—Application March 21, 1955—Natco SCR Brick (structural solid masonry Wall Unit) Face Brick, approval of.

APPEARANCES—

For Applicant: Allan S. Platt.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 270-55-SM

Subject: Natco SCR Brick.

Structural Clay Products Institute for Natco Corporation, Pittsburgh, Pa., filed March 21, 1955 an application with

the Board of Standards and Appeals for the material known as Natco SCR Brick, under the provisions of C26-424 and C26-443.0 Administrative Building Code.

Purpose

The material is a structural clay unit used in building construction.

Description

The brick is made in the same manner as the standard clay brick except that the size of this unit is 5 1/2" x 2 1/4" x 11 1/2" and the unit is cored vertically by means of 10 holes each 1 3/8" in diameter which is less than 25% of the total volume and is therefore classed as solid masonry unit.

Inspection and Test

The plant of the applicant was inspected by Asst. Engr. J. A. Darts Committee on Test and sample units were identified and marked. The identified brick was tested at Pittsburgh Testing Laboratory and complied with the requirements of C26-307.0 Administrative Building Code.

Recommendation

On the basis of the inspection and test, the Committee on Test recommends the approval of the material known as Natco SCR Brick for use in New York City under the provisions of C26-443.0.c Administrative Building Code on condition that the bill of material, bill of lading or invoice shall be stamped as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 270-55-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer.
GEORGE F. SKLENARIK,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

318-55-SA

APPLICANT—M. T. Way, for Ray-Oil Burner Company, owner.

SUBJECT—Application April 14, 1955—Ray Combination Gas-Oil Burner, Model PC., approved of.

APPEARANCES—

For Applicant: Milton T. Way.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 318-55-SA

Subject: Ray Combination Gas-Oil Burner, Model PC.

M. T. Way for Ray-Oil Burner Company, California, filed April 14, 1955 an application with the Board of Standards and Appeals for approval of the appliance known as Ray Combination Gas-Oil Burner, Model PC under the provisions of the Oil Burner Rules of the Board and Article 12, Chapter 26 Administrative Building Code.

Purpose

The appliance is a combination gas oil burner for heating in domestic and commercial installations.

Description

The gas oil burner is fully automatic. There are no manual operations required except a switch to change instantaneously from one full to the other.

In the event of flame failure while burning oil or pilot failure while burning gas the control system cuts off the

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fuel supply until the pilot is reestablished. As a further safety, the pilot must be burning before the main gas valve can be opened. The electronic safety control system consists of a flame rod and safety relay and a photocell or flame detector.

The fuel pump assembly includes a magnetic by-pass valve which permits pump to operate without discharging oil through the nozzle while burning gas.

When operating with gas, the oil supply cuts off. The gas enters the barrel through a ring manifold and nozzle system and is mixed under pressure with air for combustion.

The equipment included with the burner includes the following: Relay, gas ignitor pilot and flame rod, check valve, slow opening gas valve, oil flame detector, photocell mount, oil gas change over switch and air switch.

Inspection and Test

The appliance was inspected and tested by Asst. Engr. J. A. Darts Committee on Test at 42 Richmond Terrace, Staten Island, New York. Failures of various nature were simulated and the controls functioned as required. The appliance has been approved by the Underwriters Laboratories under File No. MP585.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Ray Combination Gas-Oil Burner, Model PC for use in New York City when manufactured as herein described and installed in accordance with the requirements of the Oil Burner Rules of the Board and Article 12, Chapter 26 Administrative Building Code on condition that the appliance bears a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 318-55-SA." The Committee further recommends that this appliance shall not be installed in garages or places of explosive atmosphere.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Asst. Engr.
GEORGE F. SKLENARIK,
Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

672-55-SM

APPLICANT—Jack Z. Cohen, for August Steindl, owner.
SUBJECT—Application July 26, 1955—August Steindl Pre-Cast Steps, (stone), approval of.

APPEARANCES—

For Applicant: Jack Z. Cohen.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 672-55-SM

Subject: Steindl Pre-Cast Steps.

Jack Z. Cohen for August Steindl, Long Island filed July 26, 1955 an application with the Board of Standards and Appeals for approval of the material known as Steindl Pre-Cast Steps (cast stone steps) under the provisions of C26-178.0.B, C26-272.0, C26-305.0 and C26-468.0 Administrative Building Code.

Purpose

The material is a precast concrete steps.

Description

The steps are precast concrete steps made of one part of white portland cement, one part of sand and two parts of gret. The steps are reinforced with (3) $\frac{3}{8}$ " round bars spaced six inches on centers, setback $1\frac{1}{2}$ " from the nosing and 1" from the back of the riser.

Both the thread and riser are 3" in thickness. The height from top of thread to top of thread is $7\frac{1}{2}$ " and the depth of the thread is $10\frac{1}{2}$ " from nosing to nosing.

Inspection and Test

The manufacture of the steps was witnessed by Asst. Engr. J. A. Darts Committee on Test. Computations filed with the application show that the design of the steps conform to the requirements of C26-468.0 Administrative Building Code.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Steindl Pre-Cast Steps for voluntary use in New York City, for use as exterior residential stairs for stairs not exceeding 5'-0" with a bearing of 0-4" on cheek pieces on either side for a live load of 60 lbs. per sq. ft. maximum on condition that each unit on delivery to the site where they are to be used shall bear a label or tag reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 672-55-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer.

Resolved that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

727-55-SM

APPLICANT—Owens-Corning Fiberglas Corp., owner.
SUBJECT—Application August 19, 1955—Owens-Corning Fiberglas Base Sheet and Fiberglas Perma-Ply No. 6, for Fiberglas Built-up Roofing, approval of.

APPEARANCES—

For Applicant: Francis P. Parks.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 727-55-SM

Subject: Owens-Corning Fiberglas Base Sheet and Fiberglas Perma-Ply No. 6 (built-up roofing).

Owens Corning Fiberglas Corp., Newark, Ohio, filed August 19, 1955 an application with the Board of Standards and Appeals for approval of the material known as Owens-Corning Fiberglas Base Sheet and Fiberglas Perma-Ply No. 6 (built-up roofing) under the provisions of C26-605.0 through C26-608.0 Administrative Building Code.

Purpose

The material is used for built-up roofing.

Description

Fiberglas Base Sheet is a mat of Fiberglas fibers, reinforced in a random pattern with Fiberglas continuous glass yarns and with a stable resin and loaded with 12 lbs. of asphalt per square for use as a base sheet in built-up roofing. The base sheet is dusted to prevent sticking. It is furnished

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four squares per roll (432 sq. ft.), 3'-0" width and each roll weighs approximately 56 lbs.

The material Fiberglas Perma-Ply No. 6 is a porous mat of Fiberglas fibers reinforced in a random pattern with Fiberglas continuous glass yarns and a stable resin and and loaded with 6 lb. of asphalt. The material is furnished 5 squares per roll (540 sq. ft.) 3'-0" wide and each roll weighs approximately 35 lbs.

Inspection and Test

The material was tested in accordance with the requirements of C26-605.0 through C26-608.0 Administrative Building Code in the presence of Asst. Engr. J. A. Darts Committee on Test and R. Ringwalt and others representing the applicant. The assembly consisted of a combustible deck protected by one ply of Fiberglas base sheet and two ply of Fiberglas Perma-Ply No. 6 and hot mopped asphalt.

The material successfully met the requirements of C26-608.0 Administrative Building Code. The material has been approved by the Underwriters Laboratory under Retardant 3633.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Owens-Corning Fiberglas Base Sheet and Fiberglas Perma-Ply No. 6 for use in New York City as a roof covering either smooth surfaced or gravel surfaced when installed in accordance with the manufacturers specifications on condition that such roofing shall be limited to inclines not exceeding 3" per horizontal foot and further that each roll or package shall be tagged, marked or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 727-55-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

847-55-SM

APPLICANT—The Flour City Ornamental Iron Co., owner.

SUBJECT—Application October 13, 1955—Flour City Reversible Window, Model RA-60, (aluminum window), approval of.

APPEARANCES—

For Applicant: Chas M. Huffman and Harry B. Root.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

NEGATIVE: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 847-55-SM

Subject: Flour City Reversible Window, RA-69 (aluminum).

Flour City Ornamental Iron Works Company, Minneapolis, Minn., filed October 13, 1955 an application with the Board of Standards and Appeals for approval of the Flour City Reversible Window, Model RA-60 under the provisions of C26-650. Administrative Building Code.

Purpose

The aluminum window is to be used as a window in all locations wherein a fire resistive window is not required.

Description

The window is made of aluminum extrusion and the frame and sash members are made of 6063T5 alloy and stretcher straightened. The head and jambs are channel extrusions and the sill is a tubular extrusion. The head and jamb and the jamb and sill are fastened together by screws.

The sash is made of tubular extrusions fastened at mitered corners with corner blocks and screws. The sash is pivoted at the top and bottom on 1/2" stainless steel pivot pins secured in the assembly with a retaining spring. The sash is spaced from the frame by two stainless steel washers and an oilite bearing at each pivot.

The sash is locked into position by a spring actuated lock which cannot be opened without the aid of a special key; this lock is located near midway in the right hand vertical side rail of the sash.

A latch is located directly across the window in the left hand vertical rail. This is to prevent deflection due to wind pressure when the window is in a normally closed position and will automatically retract when the window is rotated in a clock wise direction. When the sash is swung in a 180° arc, the window is locked in position. To open, depress the bolt ejector and rotate the window 180° and the lock will snap into a locked position.

Two rows of multiple ribbed vinyl plastic weatherstrip run continuously around all four sides of the sash and are keyed into extruded grooves of the sash member. The weatherstrip passes the lock, latch and pivots without interruption.

Inspection and Test

A sample window was tested for incombustibility at Manhattan College in the presence of Asst. Engr. J. A. Darts Committee on Test, in accordance with the requirements of C26-88.0 Administrative Building Code.

Recommendation

On the basis of the inspection and test, and the data filed by the applicant, the Committee on Test recommends the approval of the Flour City Reversible Window, Model RA-60, when constructed as herein described of aluminum alloy, known as 6063T5, for voluntary installation as having met the requirements of C26-88.0 Administrative Building Code, under the provisions of C26-650.0 Administrative Building Code, on condition that these windows shall not be installed in locations wherein a fire resistive window is required; and further that all windows or bills of lading shall be marked, tagged or stamped: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 847-55-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

848-55-SM

APPLICANT—The Flour City Ornamental Iron Co., owner.

SUBJECT—Application October 13, 1955—Flour City Aluminum Single Hung Window, Model A-35, approval of.

APPEARANCES—

For Applicant: Chas. M. Huffman and Harry B. Root.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

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THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

RE: Cal. 848-55-SM

Subject: Flour City Aluminum Single Hung Window, Model A-35.

The Flour City Ornamental Iron Company, Minneapolis, Minn., filed October 13, 1955 an application with the Board of Standards and Appeals for approval of the material known as Flour City Aluminum Single Hung Window, Model A-35 under the provisions of C26-650. Administrative Building Code.

Purpose

The window is an aluminum window to be used in all classes of building wherein a fire resistive rated window is not required.

Description

The window is constructed of aluminum. The frame and sash members are fabricated of extruded aluminum sections.

The head, sill and jambs are one piece extrusions, the jambs and heads are .062" in thickness and the sills are .125" in thickness. The corner connection of frame members are made of mortising and tenoning, supplemented by riveting.

The horizontal members of the sash are constructed of hollow, tubular extruded aluminum sections .062" in thickness, the bottom rail of the sash and the check rail holding the upper glass are provided with integral glazing members.

Side members of the sash are channel shaped .062" in thickness. Corner connections of frame members. Corner connections of frame members are made by tapping stainless steel screws into extruded screw slots of engaging members.

The windows are equipped with two spiral-type balances located in the jambs. The movable portion of spiral is fastened to the bottom sash rail while the case is fastened to the jamb at the head.

Inspection and Test

The window was tested in conjunction with the window filed under Cal. No. 847-55-SM in the presence of Asst. Engr. J. A. Darts Committee on Test. The window successfully met the requirements of C26-88.0 Administrative Building Code.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Flour City Aluminum Single Hung Window, Model A-35, as having met the requirements of C26-88.0 Administrative Building Code for use in New York City under the provision of C26-650.0 Administrative Building Code in locations where a fire resistive window is not required, on condition that plans submitted to the Department of Buildings showing the proposed use of this window shall be labeled or stamped as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 848-55-SM".

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer,
GEORGE F. SKLENARIK,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

965-55-SM

APPLICANT—Cobra Metal Hose, Division of DK Manufacturing Co., owner.

SUBJECT—Application November 7, 1955—Cobra Gas Appliance Connector, Models K100, K110 and K-120, approval of.

APPEARANCES—

For Applicant: Frank B. Cummins.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 965-55-SM

Subject: Cobra Gas Appliance Connector, Models K100, K110 and K120.

Cobra Metal Hose a division of DK Manufacturing Company, Chicago, Illinois filed November 7, 1955 an application with the Board of Standards and Appeals for approval of the Cobra Gas Appliance Connector, Models K100, K110 and K120 under the provisions of Article 12, Chapter 26 Administrative Building Code.

Purpose

To install gas appliances with flexible connectors so that the appliance can be readily adjusted as to location.

Description

The connector is made of seamless red brass tubing. The model K100 has a 3/4" pipe thread ground joint type female union on both ends. Type K110 has a 3/4" pipe thread ground joint type female union on both ends. Type K110 has a 3/4" pipe thread female union with flare nut and flared copper tubes both ends and type K120 has 3/4" pipe thread female elbow at one end, straight female union other end. Both with Flare nuts and flared copper tubes.

The tubing used is identified as 1/2" I.D. 85-15 red brass.

Inspection and Test

Samples of the connector were inspected and tested by Asst. Engr. J. A. Darts Committee on Test. The device has been approved by the American Gas Association under Certificate No. L-20.011 and L-(20-21 & .22).001.

Recommendation

On the basis of the inspection and test and the data filed by the applicant the Committee on Test recommends the approval of the Cobra Gas Appliance Connector Models K100, K110, and K120 for voluntary use in New York City when fabricated of material as herein described and installed in accordance with the requirements of Article 12, Chapter 26, Administrative Building Code on condition that each appliance be stamped as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 965-55-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Asst. Engr.
GEORGE F. SKLENARIK,
Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

727-52-SA

APPLICANT—Ohio Chemical and Surgical Equipment Co., Div., of Air Reduction Co., Inc., owner.

SUBJECT—Application October 3, 1952—Ohio Electric Oxygen Tent, Model 90A, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn as a new application has been filed with the Board and has been assigned Cal. No. 570-55-SA.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative: 0

2-54-A

APPLICANT—Elias K. Herzog, for Maser Realty Corp.,
owner.

SUBJECT—Application January 4, 1954—Appeal from an
order of the fire commissioner and a decision of the bor-
ough superintendent—re egress.

PREMISES AFFECTED—422-426 East 89th street, south
side, 256 ft. east of 1st avenue, Block 1568, Lot 37, Bor-
ough of Manhattan.

APPEARANCES—

For Applicant: Elias K. Herzog.

For Administration: Samuel L. Becker, Dep't of Build-
ings and Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, Order No. 98448 LC, issued by the Fire Com-
missioner December 3, 1953, Folder No. 186-502 reads, in
part as follows:

“Laboratory for Safety Film

“With reference to your application indicated above,
it is regretted that this Department is without power to
grant such a permit. You shall therefore comply with
the following order and notify this Department promptly
when such order has been complied with.

“Discontinue the operation of a laboratory for devel-
oping safety film without a permit from this depart-
ment.

C19-11.0 Administrative Code.

“Reasons: a) No permit for the handling, use, stor-
age or recovery of safety film shall be issued for any
building which is situated within fifty feet of the near-
est wall of any building occupied as a school; or for any
building which is occupied as a dwelling; or for any
building which is not equipped with at least an approved
one source sprinkler system. C19-11.0, Administrative
Code, based on C19-124-1-2, Administrative Code.”

and

WHEREAS, the decision of the borough superintendent dated
January 27, 1956, on Amendment to Alt. App. 369/55, reads
as follows:

“1. Bldg. must be sprinklered as required by C19-117.-
O.A.C.

“2. Provide 3' 8" stairs from cellar and 3' 8" exit
doors in passageway to street, as per Sec. 270, Labor
Law.

“3. Provide 2 means of egress from 2nd floor of #422
bldg. as per Sec. 270. Labor Law.”

and

WHEREAS, such amendment was filed with the Borough
Superintendent on the entire premises as follows: cellar—
422 East 89th street, 1584 sq. ft.; 426 East 89th Street, 1,000
sq. ft., January 26, 1956 to establish the area used for manu-
facturing on the entire premises as follows: cellar—422 East
89th Street, 1584 sq. ft.; 426 East 89th Street,—1,000 sq. ft.;
1st floor—422 East 89th Street—980 sq. ft.; 426 East 89th
Street—864 sq. ft.; 2nd floor—422 East 89th Street—502 sq.
ft.; total area to be used for manufacturing—4,930 sq. ft.;
total area of the lot—5,035 sq. ft.; and

WHEREAS, the applicant states that the building is three
stories, 35 ft. in height, 50 ft. front by 100 ft. 8 in. in
depth at street level, 50 ft. front by 76 ft. in depth a typical
floor level, of fireproof construction, erected 1924, located in
a business use, B area, class 1½ height district, on a lot 50
ft. by 100 ft. 8½ in. in area, used and occupied since 1945 as

follows—(combined buildings)—cellar: developing of safety
film, 10 persons; 1st floor—developing of safety film, office,
storage, 20 persons; 2nd floor—photo studios, laboratories,
and storage of photographic materials in 422 East 89th Street,
and dwelling, one family in 426 East 89th Street; 3rd floor
—dwelling, one family in each building; no change in use
or occupancy is now proposed. The Building is provided
with two interior iron stairs, fireproof enclosed, equipped
with metal covered self-closing doors, glazed with wire
glass, stairs is 3 ft. wide from first floor to cellar and 3 ft.
8 in. in width above; one stairs is located in each building;
stairhalls lead to street and through bulkhead to roof; and

WHEREAS, the applicant states the premises consist of two
three story fireproof buildings originally erected for two
families each, one on the second and one on the third floors
and the first floor for garage for not over five motor vehicles
in building and the cellars for storage; that in 1945 plans
were filed to alter the first floor and cellar for manufactur-
ing, developing non-inflammable safety film, and Certificate
of Occupancy #35195 was issued February 15, 1949 against
Alt. App. 1367/45, classifying the combined buildings as com-
mercial and residence, of class one construction and permit-
ting the following use and occupancy—422 East 89th Street,
cellar—manufacturing; non-combustible film developing, 2
persons; 1st floor—manufacturing of metal boxes (photo
projectile) and storage, 10 persons; 2nd and 3rd floors, one
family each; 426 East 89th Street—cellar—boiler room and
manufacturing in conjunction with 422 East 89th Street, one
person; 1st floor—manufacturing in conjunction with 422
East 89th Street, 5 persons; 2nd and 3rd floors, one family
on each floor; and this certificate contains the note: not
more than five persons to be employed at manufacturing in
both buildings; and

WHEREAS, the applicant states that now, due to the change
in law requiring Fire Department permit for storing and
developing of safety films, Fire Department refuses to issue
a permit because the premises adjoin the public school in
the rear and is also connected with residence occupancy;
and

WHEREAS, the applicant contends that the owner has been
conducting his business since 1945 and spent considerable
sums installing his equipment, that to now be required to
break up his business would constitute a hardship not war-
ranted by the conditions; that the entire building is fireproof
and only three stories in height and only small quantities of
film are stored and used in approved containers; and

WHEREAS, the applicant contends as to the decision issued
by the Borough Superintendent that in 1945 use of the first
floor and cellar was changed to manufacturing and the devel-
oping of safety film with not more than five persons em-
ployed at manufacturing; that after the war business changed
and developing of safety films expanded, using the first floor
and cellar of both buildings for the treatment of the safety
films and the second floor of 422 East 89th street for offices,
photo studios and laboratory; that the maximum number of
persons employed is ten in the cellar and 20 on the first
floor and 3 on the second floor in both buildings; and

WHEREAS, the applicant contends that each building is
provided with a separate fireproof fireproof enclosed stairs
leading to the street and extending through a fireproof bulk-
head to the roof; that there is a 4 ft. wide opening in the
wall between the two buildings in the cellar and two larger
openings on the first floor; that two means of exit are pro-
vided from the cellar and the first floor; that, however, the
cellar stairs and exit doors are only 3 ft. wide; that the cel-
lars are also provided with additional 2 ft. wide 45° stairs,
one for each building, fireproof enclosed, leading directly to
street, in addition to one inside stairs 3 ft. wide communi-
cating between the cellar and the first floor and enclosed on
the first floor with fireproof materials; that the wall between
the two buildings on the second floor is unpierced; that one
building is occupied by one apartment on this floor and the
other for offices and photo studios with not more than 3
persons steadily employed; that in addition to the 3 ft. 8 in.
wide stairs the fireproof constructed roof over the first floor
extension in the rear provides emergency egress to the street
through the other building as a second means of exit; and

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WHEREAS, the applicant contends that to be required to comply strictly with the requirements of Section 270 of the Labor Law would constitute a hardship not warranted by the conditions; and

WHEREAS, the applicant contends as to the requirements of the Borough Superintendent for a sprinkler system, that these buildings are of much superior construction than required for a three story structure and the installation of a sprinkler system throughout, as required, would not only create a hardship but also spoil the appearance of the apartments and the studio rooms; that only safety film is being handled and is always stored in approved containers; and

WHEREAS, an examination of Fire Department Folder No. 89E424.11 (a/c no. 186502) indicates that on February 18, 1952, application was filed for the conduct of a laboratory for developing safety films at premises 424 East 89th Street and an inspection was made July 1, 1953, by an inspector of the Division of Combustibles wherein it was stated that the building was three stories, non-fireproof, used as a motion picture laboratory in the cellar and the upper floors as dwellings and recommending: 1—letter to the Department of Housing and Buildings to inquire if premises complies with their Code—as to location of exits are okay. As also dwelling above factory portion. 2—letter to Department of Water Supply Gas and Electricity—if all electric wiring and equipment comply with their rules. 3—discontinue use of premises as film laboratory within 50 ft. of school. 4—no sprinklers in building. 5—premises is occupied as a dwelling. 6—no certificate of occupancy for motion picture lab.

Under date of August 3, 1953, the Department of Water Supply Gas and Electricity advised the Fire Department that the electrical equipment on the premises did not comply with the requirements of that department and on August 18, 1953, the Borough Superintendent of the Department of Housing and Buildings advised the Fire Department that certificate of occupancy permits non-combustible film developing in the cellar of 422 East 89th Street for two persons, however, inspection indicated there were approximately ten persons employed on this work in violation of the certificate of occupancy and in violation of the Labor Law which becomes effective when more than five persons are employed at manufacturing and subsequently Fire Department Order 98448 LC, which is the subject of this appeal was issued on December 3, 1953; and

WHEREAS, the applicant has filed with his appeal a communication dated February 3, 1956, addressed to him by the Department of Water Supply Gas and Electricity stating that the violation against these premises on July 31, 1953, had been removed and certificate of inspection issued and that there were no electrical violations on the department's records affecting these premises; and

WHEREAS, on April 10, 1956, this appeal was laid over without date, applicant to notify the Board when housekeeping conditions of the premises have been corrected so that the Board may re-inspect the premises; and

WHEREAS, the Board is in receipt of the following communication dated April 26, 1956, from the applicant:

"Please be advised that above premises have been cleared of all incumbrance and metal containers are now provided for the scrap. I hope this will be to the satisfaction of the Fire Department. Reinspection respectfully requested.

"As to the fire-proof doors between the two buildings, I wish to call attention to the following facts:

"Originally, when these buildings were erected, Fire-Underwriter's doors were provided between the two buildings on the first floor as these floors were used for garages and not more than five motor vehicles per building were permitted. When in 1945 we changed the occupancy into manufacturing and film developing, we did not show any protective doors between the two buildings. It is the general practice of the Department of Buildings to permit openings between two buildings on the first floor and to require 3 hr. fire proof doors only where the tabular floor area is being exceeded. Premises in question being of fire-proof construction, no fire-protection for the openings was required.

"I suggested to the owner at that time to remove the doors from at least one opening in order to provide two proper exits.

"Changing it into one building would require converting premises into a Multiple Dwelling, as it would become a three family dwelling." and

WHEREAS, under date of May 16, 1956, the following report was submitted to the Board by Lt. John P. Manfredi, of the Division of Fire Prevention of the Fire Department:

Re: Cal. No. 2-54-A

May 16, 1956.

"Inspected these premises and found that the occupant has provided proper covered metal receptacles for the disposal of rubbish. Housekeeping conditions are now satisfactory.

"Attached plans show existing doors at door openings, 1st floor and cellar, which were not indicated by the appellant.

"Because of the difficulty the Fire Department would have in effecting ventilation of the cellar in case of fire, it is my opinion that the cellar should be sprinklered throughout the occupied portion with spray sprinkler heads."

and

WHEREAS, the premises was inspected by a representative of the Fire Department.

Resolved, that the decision of the Fire Commissioner, as expressed in Order #98448 LC, Folder #186-502, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the use of portion of the laboratory for developing safety film, *on condition* that such covered metal receptacles as the Fire Commissioner may approve shall be placed within the Laboratory space for the disposal of rubbish; that the existing doors to first floor and cellar not indicated on plans filed with this appeal marked "Received February 1, 1956, (6 sheets), may be continued as now shown on such plan as corrected; that an approved sprinkler system shall be installed and maintained throughout the cellar; that such sprinkler system shall be equipped with approved spray sprinkler heads; and that the decision of the Borough Superintendent, acting on amendment to Alt. App. 369/55, Objections 1, 2 and 3 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that exit doors to the passage to street shall comply with the requirements of Section 270 of the Labor Law; that the requirements as to sprinkler system in the cellar shall be complied with as sufficient for Objection 1; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

198-54-A

APPLICANT—Philip Freshman, for Sarah Nehemiah and Moses Leinwand, owners.

SUBJECT—Application March 16, 1954—re Appeal from a decision of the borough superintendent—exits, live load. PREMISES AFFECTED—146-148 Lawrence street, west side, 110 ft. south of Willoughby street, Block 151, Lot 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip Freshman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly... 4

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 26, 1954, re Alt. Applic. 4630/53, as issued by the Construction Examiner reads:

"1. Provide at least two exit stairs from the 2nd floor enclosed in fireproof partitions and complying in all details with Sect. 270 of the Labor Law.

2. Provide exits from the 1st floor and cellar as required by Sect. 270 of the Labor Law."

and

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WHEREAS, the decision of the Borough Superintendent, dated February 26, 1954, re Alt. App. 4630/53 as issued by the Multiple Dwelling Law examiner reads:

"Obj. 5. Provide a separate means of egress for business portion independent of the public hall used by tenants of building above 2nd floor as per Section 53." and

WHEREAS, the applicant states the building is 4 stories, 42 ft. in height, 42 ft. front by 92 ft. in depth at street level, 42 ft. front by 40 ft. 1 in. deep at typical floor level, of Class 3 construction, erected in 1870 on a lot 42 ft. front by 100 ft. in depth, in a business use, B area, Class 2 height district; used and occupied since 1945: Cellar—ordinary use, 0 persons; 1st floor—restaurant and store, 75 persons; 2nd floor—garment manufacturing, 16 persons; 3d floor—4 families; 4th floor—4 families, for which no certificate of occupancy has been issued. No change in use or occupancy is now proposed. The building is provided with one interior stairs, steel at 1st floor and wood construction above, enclosed in fire-retarded stud partitions, equipped with kalamein, self-closing doors, extending from roof bulkhead direct to street. This stair is 44 in. wide from 1st to 2nd floors and 36 in. wide from 2nd to 4th floors; in addition there are two fire escapes, one at front and one at rear, extending to roof and street by ladder and to yard by stair. Egress from rear fire escape is through the stores and adjoining buildings. Window and door openings on course of fire escapes are not fireproof, self-closing; and

WHEREAS, Item 12 of the Housing Division violation certified by Chief Inspector of the Division of Housing January 10, 1946, required that the manufacturing business be permanently discontinued or arranged to comply with Section 61 of the Multiple Dwelling Law and stated a group of conditions under which the manufacturing business may be legally maintained on the premises, as follows:

- "A—Provide means of egress, separate and distinct from and without means of Communication with any means of egress from the dwelling portion of the building.
- B—Properly fire stop all pipe chase within or appurtenant to such space.
- C—Maintain in good order and repair all flues within or appurtenant to such space.
- D—Properly fire-stop the openings about the flues within or appurtenant to such space.
- E—Properly seal with fire-retarding or fireproof material or equip with self-closing fire-retarded or fireproof doors or windows, the openings from such space to nonfireproof shaft.
- F—Properly seal with fire-retarding or fireproof material all openings from such space to public halls.

NOTE: File plans for this work.

Note: Fire-retard with metal lath and two coats of cement mortar, or by means of other approved methods."

and

WHEREAS, Certificate of Occupancy #61915 issued October 9, 1930, upon completion of work under Permit #7876/36 permits the following use and occupancy: Cellar—ordinary; 1st floor—restaurant, 75 persons; 2nd floor—offices and 1 non-house apartment, 65 lb. liveload; 3d floor—1 housekeeping apartment and 3 nonhousekeeping apartments; 4th floor—1 housekeeping apartment and 3 non-housekeeping apartment; and

WHEREAS, the applicant has filed a consent of the owner or occupant of adjoining premises at 144 Lawrence street, consenting to the use of his premises for egress in the event of fire during business hours; and

WHEREAS, the applicant states that #146 Lawrence street was altered under Alt. App. 23243/1926 and Certificate of Occupancy issued permitting the following use: Cellar—ordinary; 1st floor—store, 120 lbs. 2nd floor—restaurant, 100 persons; 3d and 4th floors—furnished rooms and #148

Lawrence Street was altered under Alt. App. 5127/21 and Alt. App. 9391/28 and Certificate of Occupancy #69195 dated October 30, 1930 issued permitting the combination of the buildings under Permit No. 7876/36 for the following use and occupancy: Cellar—ordinary; 1st floor—restaurant, 75 persons, 120 lbs. liveload; 2nd floor—office and 1 non-housekeeping apartment, 65 lb. liveload; 3d floor—1 housekeeping apartment and 3 non-housekeeping apartments; 4th floor—1 housekeeping apartment and 3 non-housekeeping apartments and that as the record now stands the building is classified for occupancy as follows: Cellar—ordinary; 2nd floor—printing shop, store and 1 family; 3d and 4th floors—4 families each; and

WHEREAS, the applicant states that from 1940 for about 3 years the 2nd floor portion was continually vacant and virtually no demand for the space as recorded above; that finally there was interest in renting the space for light manufacturing with limited occupancy and the owner needing the revenue to maintain the property did rent the 2nd floor for such manufacturing; and

WHEREAS, the applicant contends that if permission is granted to continue the existing use, it will subscribe to a condition that only a limited number of factory workers will be maintained in the area, in no case more than 7, in addition to one or two administrators; and

WHEREAS, applicant contends as to Construction Objection 1 and Multiple Dwelling Objection 5, that there is a 3 ft. 8 in. wide steel stairs from 1st to 2nd floor enclosed with fire-retarding partitions leading directly to street. It is proposed to create new fire-retarded enclosed vestibules on the 2nd floor for each area leading to a public hall with self-closing fireproof doors with exit sign and light over same. It is proposed to close up the door opening in brick wall separating north and south areas which connects with the public hall; it is also proposed to provide a sprinkler system in the 2nd floor public hall, continuing down the stairs to the 1st floor to be connected to existing house supply in cellar, which line is 1½ in. and the sprinklers will be fed from a separate 1¼ in. riser; and

WHEREAS, applicant states that at rear of 2nd floor is an open 3 ft. wide stairs leading down to yard; egress can be had through a gate in the wire fence between #144 and #146; that tenant of #144 has agreed to permit passage through his basement print shop to the street; and

WHEREAS, applicant contends that in view of limited occupancy and the fact the premises had been previously approved for business use with a far greater number of occupants, and in view of proposed installation of sprinkler system in 2nd and 1st floor halls, that egress can be safely effected, and contends as to Objection 3, that the front portion of 2nd floor is good for 100 lbs. liveload and the rear for 65 lbs. and in view of use for needle trades only, at no time will floors be loaded in excess thereof and such liveload will be posted; and contentds as to Objection 2, that the cellars are only 40 ft. in depth and each has an areaway leading to street; that in boiler room of #146 there will be a fixed iron ladder in front areaway leading to street; that it is proposed to cut a door opening in wall dividing cellars and equip same with a 1-hour self-closing fireproof door to effect use of either cellar in event of fire; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee is of the opinion this is not a desirable proposal and recommended that the appeal be not granted.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 4630/53, Objection Nos. 1, 2 and 5 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

565-54-A

APPLICANT—Leonard F. Rothkrug and Louis Liebermann, for Leon Siev, doing business as Siev's Nursing Home, owner.

SUBJECT—Application reopened May 8, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—live load and construction.

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PREMISES AFFECTED—1020 Ocean parkway, west side, 130 ft. south of Avenue J. Block 5495, Lot 904, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard E. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.. 4

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 23, 1956, on amendment to Alt. App. 2668/53, reads:

"1. The increase in height of the elevator shaft above the roof as proposed is contrary to the conditional approval of the Board of S. & A.

2. The proposed extension of the elevator shaft to serve the roof shows intention to occupy the roof for public occupancy.

3. Provide adequate exit and structural supports sufficient for a liveload of 100 lb. per sq. ft."

and

WHEREAS, the applicant states the building is 2 stories, 23 ft., 24 ft by 105 ft. irregular in area, Class 3 construction, erected in 1925 on a lot 60 ft. front by 150 ft. in area, in a residence use, D area, Class 1 height district, used and occupied since 1952: Cellar—kitchen, boiler room, mortuary and storage; 1st floor—nursing home, 37 persons (now under construction in accordance with variance granted by the Board under Cal. No. 565-54-A—Vol. I) and proposed to be used and occupied: Cellar—storage, kitchen and boiler room; 1st floor—nursing home, 30 persons; 2nd floor—nursing home, 28 persons. The building is provided with a two-source sprinkler system, an approved interior fire alarm system; two 3 ft. 8 in. wide fireproof stairs from roof bulkhead direct to street; and

WHEREAS, Violation #3904 was issued November 10, 1955, for constructing elevator shaft to height of 20 ft. contrary to plan which indicated a height of 12 ft. 8 in. and that iron stair south of elevator shaft was constructed to a height of 14 ft. contrary to plan which indicated height of 4 ft.; and

WHEREAS, temporary certificate of occupancy was issued April 13, 1956, under No. 148421, under Alt. App. 2668/53, permitted the following use: Cellar—kitchen, boiler room, mortuary and storage; 0 persons stated; 1st floor—nursing home, 28 persons; 2nd floor—nursing home, 30 beds, and this certificate was issued for ninety days to expire July 11, 1956; and

WHEREAS, the applicant states that all work has been completed and an application made for a temporary certificate of occupancy; that the building is now equipped throughout with a sprinkler system meeting the requirements of the Administrative Code and there is a fire alarm system complying with requirements therefor; that in all other respects the owner has complied fully and faithfully with the Board's resolution except in connection with extension of the elevator; and

WHEREAS, the applicant contends that the elevator proposed at the time the Board acted under Vol. I of this appeal was considered by the Board although not one of the objections raised by the Department of Buildings; that plans filed with the appeal showed elevator terminating at 2nd floor level; that due to the fact the elevator was not the subject of a specific objection, the owner unwittingly contracted to extend the elevator to the roof level; that it is now proposed to maintain the elevator as extended to roof level; that the building is occupied as a nursing home for elderly persons who are under constant supervision of trained nurses and personnel; that the newly erected roof portion is of small area and equipped with a fireproof stair leading direct to street; that there will be no new construction or equipment on the roof other than chairs for ten persons; that protective guard rails will be placed around this

area of the roof; and in view of the foregoing, it is requested that this application be granted; and

WHEREAS, the applicant contends that the requirements of the Borough Superintendent for a liveload capacity of 100 lbs. for the roof is based on the assumption that the roof area may be used for assembly purposes; that the roof has been designed for the usual liveload of 40 lbs. per square foot in the same way that the roof of a multiple story dwelling would be designed in accordance with the Building Code; that the use of these roofs by housewives or groups of tenants is quite customary; and

WHEREAS, the applicant contends that the occasional use of the roof of building in question by residents will impose no greater load on the roof than by the same persons who use the lower floors which were designed for 40 lbs. per sq. ft. liveload; that he has been advised that the absence of the usual partition loads on the roof would lower beam stresses and have a higher factor of safety; that it is obvious that when the roof is covered with snow that it will not be used; and

WHEREAS, the premises and extension of the elevator shaft were inspected by a committee of the Board, which extension was not approved and would not be approved by the Board as an amendment to the action, and the Committee recommends that this appeal should be denied and that the extra height of the elevator shaft above the roof, which has been constructed, should be removed as undesirable and of questionable safety.

Resolved, that the decision of the Borough Superintendent, acting on amendment to Alt. App. 2668/53, Objection Nos. 1, 2 and 3, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

602-54-A

APPLICANT—J. M. Berlinger, for 38-42 Exchange Place Corp., owner.

SUBJECT—Application July 9, 1954—re Appeal from a decision of the borough superintendent—plastic light diffuser in stair hall.

PREMISES AFFECTED—38-42 Exchange place and 25-29 William street, southwest corner, Block 25, Lot 27, Borough of Manhattan.

APPEARANCES—

For Applicant: J. M. Berlinger and E. W. Maher.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated March 26, 1956 on amendment to Alt. App. 839/52 reads:

"1—Plastic light diffuser is not permitted in required stair enclosure to street. Sect. C26-461.1 B.C."

and

WHEREAS, the applicant states the building is 20 stories, 200 ft. in height, 107 ft. front by 70 ft. 6 in. in depth, of fireproof construction, erected 1896, now located in a business use, B area, class 2½ height district and used and occupied since 1896. Cellar—boiler room and storage, 10 persons; 1st floor—stores and restaurant, 50 persons; 2nd to 20th floors—offices, 50 persons each floor; no change in use or occupancy is now proposed, the building is equipped with an approved standpipe system, one interior 3 ft. 8 in. wide steel stairs, unenclosed, leading to roof bulkhead, with egress to street through lobby; in addition there are two fire escapes extending to roof by stair and to street by stair and yard by ladder; egress from the side fire escape is by passage to street; window and door openings on the course of the fire escapes are fireproof self-closing; and

WHEREAS, Violation No. 2037/53 was issued April 21, 1953 for suspending a ceiling in entrance lobby made of plas-

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tic fabric without proper approval of the Board of Standards and Appeals; and

WHEREAS, the applicant states that the ceiling was installed about two years ago in conjunction with an alteration and modernization in accordance with approved application 839/52; that the building is situated on a corner lot and has two remote exits from same, one on William Street and the other on Exchange Place; that the corrugated luminous ceiling is self-extinguishing as required by law and has been approved by the Board of Standards and Appeals; that the hangers upon which the corrugated luminous ceiling is suspended are likewise approved by the Board of Standards and Appeals; that the plastic light diffusing ceiling was erected more than one year prior to December 31, 1953, when the Mayor approved Local Law No. 191 passed by the Council, and that since Local Law No. 191 was passed the appellant has conformed to this law; and

WHEREAS, the applicant states that the product in question was approved by the Board under Cal. No. 99-53-SM on July 13, 1954; and

WHEREAS, the applicant states that amended plans have been filed with the Borough Superintendent to show details of the installation and the methods of installation of the plastic light diffusers has been approved by the Borough Superintendent; and

WHEREAS, the applicant contends that the area involved is 934 sq. ft. and is separated from the remainder of the first floor by fireproof partitions equipped with fireproof self-closing doors; that the area involved is less than 10 per cent of the 10,000 sq. ft. area in which plastic light diffusers may be installed as permitted by the Board under Cal. No. 99-53-SM; that there are no plastic light diffusers within the required stair enclosures; that the stair enclosure is separated from the area having the luminous ceiling by a pair of self-closing fireproof doors; that this stair enclosure has its own remote egress to Beaver street away from the elevator lobby whenever expediency demands it without traversing the lobby in order to get to Exchange Place or William Street; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which found that the secondary means of exit appeared to be unsafe; that the marble treads up to the rear exit are broken; the nosing is broken off; there is no handrail; that the passageway to the rear fire escape is in dangerous condition; the handrail should be repaired; that this is a dangerous condition for people to have to run along a passageway and get to a counterbalanced stairway to reach the right of way; also, the plastic used in the stairway enclosure is not according to the Code and there seems to be no basic reason why it should be there; that it appears to have been installed without a permit.

Resolved, that the decision of the Borough Superintendent, acting on amendment to Alt. App. 839/52, Objection No. 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

993-54-A

APPLICANT—Elias K. Herzog, for Postgal Realty Corp., owner.

SUBJECT—Application December 27, 1954—re Appeal from a decision of the borough superintendent—cellar egress.

PREMISES AFFECTED—345-351 West 35th street, north side, 266 ft. 4 in. east of 9th avenue, Block 759, Lot 14, Borough of Manhattan.

APPEARANCES—

For Applicant: Elias K. Herzog.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 22, 1954, acting on Alt. App. 1556/54, reads:

"1. An engineer's exit from the cellar is not acceptable as a means of egress under Section 270 of the Labor Law."

and

WHEREAS, the applicant states the building is 14 stories, 150 ft. in height, 83 ft. 4 in. by 88 ft. 9 in. in area at street level, 83 ft. 4 in. by 88 ft. 9 in. in area at typical floor level, of fireproof construction, erected in 1927 on a lot 83 ft. 4 in. front by 98 ft. 9 in. in depth, in an unrestricted use, B area, Class 1½ height district; used and occupied since 1927: Cellar—boiler room, storage and manufacturing in conjunction with 1st floor, 17 persons; 1st floor and mezzanine—wholesale store & manufacturing of auto slip covers and dry goods material, 42 persons; 2nd to 14th floors—showrooms, needle trade manufacturing and officers, 70 persons on the 2nd; 60 on the 3d; 45 on 4th; 60 on 5th; 75 on 6th and 7th; 35 on the 8th; 75 on the 9th; 50 on the 10th; 33 on the 11th; 75 on the 12th; 36 on the 13th; and 38 on the 14th. The building is provided with an approved standpipe system and an approved two-source sprinkler system throughout; there is an approved interior fire alarm system and regular monthly fire drills are maintained. There is one interior fireproof stairs, 3 ft. 8 in. wide from roof bulkhead direct to street and one fire tower; and

WHEREAS, Certificate of Occupancy #12356 was issued March 29, 1927 against N.B. 406/25 describing the building as fireproof and permitting the following use and occupancy: Cellar—storage and boiler room, 55 persons; 1st story & mezzanine—stores and offices, 300 persons; 2nd to 14th floors—showrooms and factory—110 persons per floor, 120 lbs. liveload per floor; and

WHEREAS, the applicant states the building is provided with a 3 ft. 8 in. wide iron stairs with fireproof enclosure and a fireproof enclosed fire tower stairs, both leading to roof and independently to street; that stairs lead also to cellar, providing direct egress to street; that the portion of cellar used for manufacturing is connected with 1st floor with which it is used conjunctively by a fireproof enclosed stair; and

WHEREAS, applicant states in addition to existing exits, it is proposed to provide an engineer's ladder directly to the street; and

WHEREAS, the applicant contends that the occupancy of the cellar space is limited to a small number of persons, and to be required to comply with Section 270 of the Labor Law would constitute a hardship not warranted by the conditions; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 1556/54, Objection No. 1 and that the appeal be and it hereby is *granted*, to permit the exit in the cellar, as now proposed on revised plans marked "Received June 8, 1956", (2 sheets), as formerly proposed by plans marked "Received April 16, 1956", (4 sheets), *on condition* that the portion of the cellar to the east shall have direct access to the primary means of exit leading direct to street; that there shall be an engineer's ladder and an enclosed stairway leading from such space to the first floor occupied by the same tenant, from which access to street may be had through the premises; that there shall be a door in the subdividing partition in the cellar, separating the east from the west portion; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

209-55-A

APPLICANT—John F. Fitzsimons, for George A. Rauli, owner (Dr. Bryant S. Hopper, lessee).

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SUBJECT—Application March 8, 1955—Appeal from a decision of the borough superintendent re use of frame building, professional use.

PREMISES AFFECTED—107-17 86th avenue, northwest corner of 108th street, Block 9197, Lot 29, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 3, 1955, on Alt. App. 352/46 reads:

"1. The practice of a profession in a frame building in which the practitioner does not reside is contrary to sec. 4.2.1 of the Administrative Code."

and

WHEREAS, the applicant states the building is 2 stories and attic, 28 ft. in height, 18 ft. by 57 ft. in area at 1st floor, 18 ft. by 49 ft. in area at 2nd floor, of Class 4 construction, erected in 1915 on a lot 40 ft. front by 100 ft. deep, in a residence use, C area, Class 1-1/4 height district; used and occupied since 1946; pursuant to certificate of Occupancy Q39383 issued March 14, 1947, as follows: Cellar—storage; 1st floor—doctor's office, 2 persons; 2nd floor—dwelling, 1 family upon completion of Alt. App. 352/46 and the issuance of such certificate of occupancy pursuant to variance granted by the Board under Cal. No. 318-46-BZ, to expire October 29, 1953; and

WHEREAS, the applicant states the practice of dentistry has been carried on in these premises since September, 1943; that prior to the action by the Board granting a zoning variance under Cal. No. 318-46-BZ on October 29, 1946, this practice was contrary to the Zoning Resolution; that prior to the expiration date of zoning variance granted by the Board, the Zoning Resolution was amended so that the use of the 1st floor for the practice of a profession by a practitioner non-resident became a permitted use in a residence district; and

WHEREAS, the applicant states the Board is now requested to modify the decision of the Borough Superintendent, to permit the continuance of the use, subject to the same terms and conditions imposed in the variance previously granted; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated March 3, 1955, acting on Alt. App. 352/46, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution adopted by the Board under Cal. No. 318-46-BZ shall be complied with.

950-55-A

APPLICANT—Henry H. Moger, for E. A. Stern, et al., under will of Esther A. Hurwitz (deceased), owners (Milk Maid Realty Corp., lessee).

SUBJECT—Application December 1, 1955—filed pursuant to section 35, General City Law re premises in bed of mapped street—proposed widening of Metropolitan avenue.

PREMISES AFFECTED—60-04 Metropolitan avenue, southwest corner of 60th street, Block 3492, Lots 30, 46 and 47, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Hermann Rogge.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 2, 1956 on N.B. App. 3329/55 reads:

"1. Secure approval of Board of Standards and Appeals for the erection of a structure in the bed of a mapped street. Art. 3 Sec. 35 General City Law.

"2. The use of "Glasiron Porcelain Enamel Shingles" requires the approval of Board of Standards and Appeals. 2.2.3 Bldg. Code."

and

WHEREAS, the applicant states that the premises consists of a lot fronting 144.65 ft. on Metropolitan Avenue and 90.83 ft. on 60th Street, in a retail use, C area, class one height district upon which it is proposed to erect a one story building 22 ft. 6 in. in height, 44 ft. by 50 ft. in area of class 3 construction for use as an ice cream store and to provide accessory parking on the balance of the lot; and

WHEREAS, the applicant states that it is proposed to encroach 34 ft. into the mapped widening area for Metropolitan Avenue and

WHEREAS, the applicant states that the rear triangular portion fronting 37.6 ft. on 60th Street, located in the residence use district will be eliminated from the plot and an anchor post fence 4 ft. high erected on the use district boundary line so that this portion will not be used in violation of the zoning resolution; and

WHEREAS, the applicant states that a small portion of the building will encroach upon the bed of Greene Avenue as shown on the City map; and

WHEREAS, the applicant states that this application is based on the necessity for rendering the property productive; and

WHEREAS, the applicant contends as to Objection one issued by the Borough Superintendent that the premises have been vacant and unimproved and unproductive of any return for more than 15 years except for nominal return derived from a sign located thereon; that the assessed valuation of the property is \$28,450; that the extension of Greene Avenue was laid out on the city map September 9, 1943; that twice since then the Board of Estimate has disapproved proposals by the Queens Borough President to rescind this map change by eliminating the lines of Greene Avenue extension at this point; that under date of May 16, 1941, City Planning Commission recommended that the Borough President be requested to initiate proceeding for acquiring title to the property required for the extension of Greene Avenue and to date no such condemnation proceedings have been initiated and the applicant has been advised by the borough president that no such proceedings are contemplated nor will any be instituted by the city; and

WHEREAS, the applicant contends that the land is not yielding a fair return to the owners; that the proposed structure is a reasonable use of the land and as such will constitute a minimal additional cost to the city should the land necessary be acquired for street widening; and the applicant therefore requests the Board in the exercise of its discretion to grant this application and permit the issuance of a building permit; and

WHEREAS, the applicant contends as to Objection 2 issued by the Borough Superintendent that a variation of the provisions of the Administrative Code is requested to permit the installation of "Glasiron Porcelain Enamel Shingles" an unapproved building material, application of approval for which is now pending before the Board; and

WHEREAS, the applicant contends that the Milk Maid chain of retail ice cream stores has a particular need for this particular roof surfacing in that it constitutes its de facto trade mark consisting of a bright green roof which symbolizes the Milk Maid store and is of enormous value in calling the public's attention to the presence of the store; that as a prior user, the tenant has every confidence in the quality of the shingles in question and therefore requests the Board to permit their use pending the determination of the Board on the application filed by the manufacturer for general approval thereof. Reference Case: 372-56-SM—Glasiron Porcelain Enamel Shingles.

MINUTES

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 3329/55, Objection Number 1, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit the building to be erected within the bed of the mapped street (the proposed widening of Metropolitan avenue) and to permit the occupancy of the space within the mapped street on Greene avenue, as indicated on plans filed with this appeal, marked "Received December 1, 1955", (4 sheets), and May 11, 1956", (1 sheet), *on condition* that in the event the widening takes place, the award shall be in accordance with the decision of the court as to the value of the land and that portion of the building within such widening; as to Objection 2, to permit for this particular installation the use of Glasiron Porcelain Enamel shingles, now subject to a general application for approval by this Board under Cal. No. 372-56-SM.

178-56-A

APPLICANT—Samuel Cohen, for Standard Paper Co., owner.

SUBJECT—Application February 24, 1956—re Appeal from a decision of the borough superintendent—stairs.

PREMISES AFFECTED—13 Frankfort street, south side, 118 ft. east of Nassau street, Block 102, Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Cohen.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 20, 1956, on Alt. App. 141/56, reads:

"1. One stair from cellar and sub-cellar does not lead in continuous enclosure to street at first floor as per Sec. 270 L.L.

2. Fire escape not acceptable factory building erected after 1913 (Sec. 270 L.L.) as a means of egress."

and

WHEREAS, the applicant states the building is five stories and mezzanine, 72 ft. 6 in. in height, 31 ft. 1 in. front by 103 ft. 5½ in. in depth, of fireproof construction, erected in 1924, now in a retail use, B area, Class 2½ height district; used and occupied since 1941: Sub-cellar, storage of printers' paper; Cellar—same; 1st floor—shipping of paper and storage, 4 persons; Mezzanine—office, 5 persons; 2nd floor—office and sorting booklets, 15 persons; 3d and 4th floors—storage of booklets, 1 person each floor; 5th floor—cutting of paper, 5 persons, for which Certificate of Occupancy #8297 was issued July 15, 1924, against N.B. 301/23 permitting the following use and occupancy: Basement—printing plant, 40 persons; 1st floor—printing plant, 25 persons; Mezzanine—office, 5 persons; 2nd, 3d and 4th floors—paper storage, 5 persons each floor; 5th floor—printing plant, 25 persons. The building is provided with a 2-source sprinkler system throughout; there is one 3 ft. 8 in. wide interior steel stairs, enclosed in 6 in. terra cotta blocks, equipped with fireproof, self-closing doors, extending from roof bulkhead direct to street; and it is proposed to erect a fire escape at front, extending to roof by ladder and street by stair, with window and door openings on course thereof fireproof, self-closing; and

WHEREAS, Violation #308 was issued by the Borough Superintendent January 18, 1956, for erecting a mezzanine contrary to plans and Violation #957 issued February 18, 1955, for failure to comply with Section 270 of the Labor Law; and

WHEREAS, the owner was convicted and fined March 25, 1956, on charge of violation of Section 270 of the Labor Law; and

WHEREAS, the applicant states the use district was changed

from unrestricted to retail June 3, 1952, and that the existing use existed prior to such change; and

WHEREAS, the applicant states the building has had various types of factory use since its erection with an approved live-load of 200 lbs.; that the exits consist of an interior steel stairway, 3 ft. 10 in. wide, enclosed in 6 in. terra cotta partitions; that there are horizontal exits with fire doors both sides located in the east wall leading to the adjoining building; that the two-source sprinkler system is supplied by a 5000 gallon gravity tank on roof and has a siamese connection at street front; that the existing horizontal exits on each floor must be discontinued as adjoining building to east is under different ownership and is vacant and closed; that as a second means of egress it is proposed to erect a 45° Labor Law fire escape at front from 5th floor to mezzanine with a counterbalanced stair to street and gooseneck ladder to roof; balconies will be 4 ft. 6 in. high and access to fire escape on each floor will be by 1-hour fireproof, self-closing, 2 ft. 6 in. by 6 ft. doors. It is proposed to retain the existing windows on course of fire escape as they are 1/4 in. plate glass in small steel frames, 14" x 14" either stationary or self-closing; that steel steps 2 ft. 6 in. wide with hand rails will be provided leading to fire escape balcony at sill level; that the primary stairway extends to cellar and subcellar; that in addition a fireproof enclosed steel stairway 3 ft. 10 in. wide is located at the rear, leading from cellar to subcellar. It is proposed to construct a new steel stairs 3 ft. 8 in. wide, fireproof enclosed from rear of cellar to first floor, as a continuation of this rear stairs; that clear passage is afforded from the new rear stair to the front of 1st floor which has a 5 ft. wide door and an 8 ft. wide rolling door and to be provided with a 3 ft. wide outwardly swinging door; and

WHEREAS, the applicant contends that to be required to comply with Section 270 of the Labor Law would require the construction of an addition enclosed stairway at prohibitive expense which would cause extreme hardship and reduce further the small rentable area and that such additional stairway would not be required to accommodate the number of occupants in the building, which is small; that any future occupancy in the building will be such as not to require a Fire Department permit for inflammable mixtures and such future use will also be limited to 5% of the floor area, to comply with Section 4A of the Zoning Resolution; that only one tenant and the owner will occupy the entire building; and

WHEREAS, the premises were inspected by a committee of the Board, which recommends that the appeal be granted under certain conditions; and

WHEREAS, in view of the amendment to the Labor Law, the exterior fire escape may be acceptable to the Department of Buildings after January 1st, 1957.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 141/56, Objection No. 1 and 2, and that the appeal be and it hereby is *granted*, *on condition* that the existing exits shall be maintained, as shown on plans filed with this appeal marked "Received February 24, 1956", (13 sheets); that there shall be no manufacturing in the cellar; and to permit the continuance of the fire escape on the front of the building as a second means of exit, *on condition* that such fire escape shall be maintained in good condition; that the building in all other respects shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area; that such fire-fighting equipment shall be maintained as the fire commissioner shall direct.

243-56-A

APPLICANT—Abraham Grossman, for 110 West 14th Street Corp., owner.

SUBJECT—Application March 13, 1956—Appeal from a decision of the borough superintendent, re egress.

PREMISES AFFECTED—110 West 14th street, south side, 150 ft. west of Avenue of The Americas, Block 609, Lot 33, Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant: Abraham Grossman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated March 2, 1956 on Alt. App. 1143/55 reads:

"2. Provide two lawful means of egress from cellar and first floor as per Sec. 271 of Labor Law."

and

WHEREAS, the applicant states the building is 10 stories, 115 ft. in height, 25 ft. front by 106 ft. in depth, of fireproof construction, erected 1906 now located on a lot 25 ft. front by 106 ft. 0½ in. in depth in a residence and retail use, B area, Class 2 and Class 1½ height district and used and occupied since 1906—cellar—boiler room and storage, one persons; 1st floor—store and dress shop, 6 persons; 2nd floor—manufacturing slipper trimmings, 4 persons; 3rd floor—manufacturing gloves, 20 persons; 4th floor—manufacturing wirework, 20 persons; 5th floor—printing, 5 persons; 6th floor—manufacturing metal specialties, 12 persons; 7th floor—printing, 4 persons; 8th floor—printing, 4 persons; no change in use or occupancy is proposed; the building is equipped with an approved standpipe system and an approved interior fire alarm system and regular monthly fire drills are maintained; there is one 3 ft. wide interior fireproof stairs, enclosed in 4 in. terra cotta blocks equipped with fireproof self-closing doors leading direct to street and provided with a ladder and scuttle to roof and one exterior stairs on the rear extending to roof by stair and to street by stair and to yard by stair with egress through a 3 ft. wide fireproof passageway to street; window and door openings on the course of the exterior are fireproof self-closing; and

WHEREAS, the applicant states that the building was erected in 1906 as a factory building and has been continuously used as such and is entirely fireproof, equipped with a fireproof stairs leading directly to the street and an exterior stairs complying with Section 268 of the Labor Law which leads to a fireproof passage to the street; that the cellar has a 24 in. by 24 in. engineer's exit opening on the street at the front of the building, an iron ladder in the rear of the building leading from cellar floor level to the existing interior stairs at the rear. An existing steel stairs leads from cellar to store on the 1st floor which inadvertently was not noticed as it has not been used for many years; and

WHEREAS, the applicant states it is now proposed to remove the existing iron ladder in the rear from the cellar to the existing stair balcony on mezzanine floor level and replace same with a Labor Law exterior stair as indicated on plans filed with this appeal; that this balcony on the mezzanine floor level leads to a fireproof passage which in turn leads to the street; that the cellar contains a boiler room and is used for storage, only one occupant is in the cellar; that the store has a pair of exterior entrance doors which are ample for the six persons who may be in the store at any time; and

WHEREAS, the applicant contends that since there is no manufacturing in the cellar or on the first floor, it is requested that the Board grant a variance accepting the exit conditions and waiving the objection of the borough superintendent for a second means of egress from the cellar and the first floor store; and

WHEREAS, under date of February 15, 1956, under Cal. No. 721-55-A the Board denied an application for a variance of Section 271 of the Labor Law predicated on a decision of the borough superintendent dated September 1, 1955 on Alt. App. 1143/55 after inspection by a committee of the Board which committee recommended that the conditions in the cellar were not safe and should not be approved; and

WHEREAS, the time of the action by the Board under Cal. No. 721-55-A the applicant stated that the 9th floor was

used by manufacturing silk screens with an occupancy of 6 persons and the 10th floor for the manufacture of ladies clothing with an occupancy of 6 persons; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 1143/55, Objection No. 2 and that the appeal be and it hereby is granted, to permit the exits from the cellar as shown on plans marked "Received March 13, 1956", (4 sheets), on condition that the ladder now existing to the mezzanine level shall be removed and the stair from the existing cellar level to the mezzanine shall be constructed as indicated on such plan, so as to permit means of exit from the rear of the cellar to the street through such stair and through the mezzanine passage; that there shall be no manufacturing carried on in the cellar; that the engineer's ladder to the street shall be maintained with an easy opening device; and that the building and occupancy shall comply with all laws, rules and regulations applicable thereto in all other respects.

349-56-A

APPLICANT—George P. Ames, for Gina E. Tolaksen, Ruth Hannsen and Jennie Wirtenson, owners.

SUBJECT—Application May 7, 1956—filed pursuant to section 35, General City Law re erection of building in bed of mapped street, 198th (Green) street.

PREMISES AFFECTED—197-20 Linden boulevard, southwest corner of 198th (Green) street, Block 12618, Lot 10, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: George P. Ames, Donald J. White and Herbert A. O'Brien.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated May 2, 1956 on Alt. App. 415/56 reads:

"1. The erection of building in the bed of a mapped street requires the approval of the B. of St. & A. as per section 35 of General City Law. NOTE. The above objection is given at the request of the applicant."

and

WHEREAS, the applicant states the building is one story, 25 ft. in height, 20 ft. front by 51 ft. in depth, of class 4 construction, erected 1924 on a lot 29 ft. front by 104.73 ft. in depth, in a local retail and residence use, D and E area, class ½ height district, and used and occupied since 1924 as a one family dwelling, no change in use of occupancy is proposed; and

WHEREAS, the applicant states that the building was erected in 1924 when 198th street had a mapped width of 50 ft.; that the building was purchased by the present owners October 26, 1946, that on December 13, 1928 198th Street was mapped at a width of 60 ft. which made the easterly wall of the building in question encroach approximately 3 in. into the proposed street widening; and

WHEREAS, the applicant contends that the owners contracted to purchase another house in December, 1954 and on December 15, 1955, contracted to sell the building in question subject to procuring a mortgage, that in spite of the fact that the building was legally erected in 1924, the bank refused to make the mortgage commitment and the title company refused to insure due to section 35 of the General City Law not having been complied with and a variance obtained from the Board; that the attorney for the purchaser has consented to an adjournment of the closing so as to permit the owner to obtain a variance; and

MINUTES

WHEREAS, an examination of the records of the Department of Buildings indicate that Permit No. 4568 was legally issued May 27, 1924 for the erection of the building in question under NB App. 4568 of 1924, prior to the enactment of Section 35 of the General City Law, and that work was completed under this application on the second day of September, 1924 in accordance with the approved plans and permits; and that Alt. App. 601/40 filed to erect a frame extension at the rear of the first floor to contain two bedrooms and bathroom was approved by the Borough Superintendent April 3, 1940 and Permit No. 1941/40 was issued April 4, 1940 in violation of Section 35 of the General City Law to perform the work described in Alt. App. 601/40; the work was signed off as having been completed on July 9, 1940.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 415/56, Objection No. 1, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit the continuance of the building within the portion of 198th (Green) street, as mapped for widening, for such portion of the rear one-story extension, as shown on plan filed with this appeal, marked "Received May 7, 1956", (1 sheet), *on condition* that in the event the widening is carried out by the City, the award for such property and the damage for the building involved shall be as determined by the Court.

749-55-A

APPLICANT—Ferdinand Savignano, for Irving Silver, owner.

SUBJECT—Application September 22, 1955—Appeal from a decision of the borough superintendent, re review of borough superintendent's decision re change in use.

PREMISES AFFECTED—6709-5th avenue, east side, 63 ft. ½ in. south of 67th street, Block 5856, Lot 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Luca.

For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Appeal withdrawn at request of the applicant, to file an application for a zoning variance, in view of the change in zone of this area to retail use district.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

750-55-A

APPLICANT—Ferdinand Savignano, for Irving Silver, owner.

SUBJECT—Application September 22, 1955—Appeal from a decision of the borough superintendent, re review of borough superintendent's decision re change in use.

PREMISES AFFECTED—6711 5th avenue, east side, 82 ft. ½ in. south of 67th street, Block 5856, Lot 19, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Luca.

For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Appeal withdrawn at request of the applicant, to file an application for a zoning variance, in view of the change of zone to retail use district.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

751-55-A

APPLICANT—Ferdinand Savignano, for Irving Silver, owner.

SUBJECT—Application September 22, 1955—Appeal from a decision of the borough superintendent, re review of borough superintendent's decision re change in use.

PREMISES AFFECTED—6713 5th avenue, east side, 101 ft. ½ in. south of 67th street, Block 5856, Lot 18, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Luca.

For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Appeal withdrawn at request of the applicant, to file an application for a zoning variance, in view of the change of zone to retail use district.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

528-54-A

APPLICANT—Lama, Proskauer and Prober, for Merkel Inc., owner.

SUBJECT—Application June 17, 1954—Appeal from an order and decision of the fire commissioner relating to the direct method of refrigeration.

PREMISES AFFECTED—94-01 to 94-19 Sutphin boulevard and 147-01 to 147-43 95th avenue, northeast corner and 147-02 to 147-18 94th avenue, Block 9999, Lots 1, 3, 5, 7, 21, 34, 35 and 37, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Lieut. John P. Manfredi, Fire Dep't.
ACTION OF BOARD—Laid over to June 26, 1956, at 2 P.M., for inspection by the Fire Department and for decision; hearing closed.

861-54-A

APPLICANT—Arnold W. Lederer, for 444 Rockaway avenue, Inc., owner.

SUBJECT—Application November 15, 1954—Appeal from a decision of the borough superintendent—re construction and egress.

PREMISES AFFECTED—444 Rockaway avenue, west side, 165 ft. 7 in. south of Pitkin avenue, Block 3521, Lot 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: A. J. Alexander.

For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to July 10, 1956, at 2 P.M. at request of the owner.

16-55-A

APPLICANT—Sidney Daub, for 47 Walker Street Corp., owner.

SUBJECT—Application January 6, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—47 Walker street, south side, 189 ft. 2¾ in. east of Church street, Block 193, Lot 32, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to July 3, 1956, at 2 P.M. for inspection and decision; hearing closed.

962-55-A

APPLICANT—Charles Spindler, for Max Labatan, doing business as Lullaby Infants Wear, owner.

SUBJECT—Application December 7, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—7018 20th avenue, west side, 40 ft. north of 71st street, Block 6173, Lot 45, Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Buildings.
ACTION OF BOARD—Laid over to July 3, 1956, at 2 P.M. for inspection and decision; hearing closed.

MINUTES

366-32-BZ

APPLICANT—Morris Kraushaar, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the maintenance of a motor vehicle repair shop for a term of five years.

PREMISES AFFECTED—1385-1395 Webster avenue, west side, 772.49, ft. north of East 169th street, Block 2887, Lots 151 to 155 inclusive, Borough of The Bronx.

APPEARANCES—

For Applicant: Morris Kraushaar.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 2, 1932, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on July 24, 1951; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 2, 1932, as thereafter amended by resolutions adopted through July 24, 1951, only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

“... granted under Section 7, subdivision i for a term of five years from the date of this amended resolution, to permit.....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution.” (N.B. App. 801/28)

561-40-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Howard McDonough, owner.

SUBJECT—Application for consideration—reopening as to approve working drawings and amendment—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non-automatic), motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—367-377 Kings highway and 1750-1760 West 3rd street, northwest corner, Block 6653, Lots 27, 31 and 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended, working drawings approved, time to complete extended and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on June 7, 1955, on certain conditions; and

WHEREAS, the applicant requested extension of term of variance, time to complete and an amendment of the resolution and submitted working drawings, for approval by the

Board, as being in substantial compliance with the requirements of the resolution; and

WHEREAS, the action of the Board was upheld by the Court, New York Law Journal, April 3, 1956.

Resolved, that the Board of Standards and Appeals does hereby approve working drawings marked “Received June 12, 1955”, (3 sheets), as in substantial compliance with the resolution adopted by the Board on June 7, 1955; that such working drawings shall be filed with the Borough Superintendent and shall be followed as to arrangement and design of the premises; and so far as it refers to the term of the variance, this portion of the resolution shall read:

“... granted under Section 7, subdivision f and i for a term of fifteen years from the date of this amended resolution to permit...; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this amended resolution. (N.B. App. 1232/54)

780-46-BZ

APPLICANT—Lama, Proskauer and Prober, for 227 P Street, Inc., owner.

SUBJECT—Application for consideration—reopening as to change in occupancy of cellar and first floor—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7e and 21 of the zoning resolution, permitting in a residence use district, the alteration and change of occupancy from bottle storage plant of existing brewery, to manufacturing.

PREMISES AFFECTED—229 Pulaski street, north side, 204 ft. 6 in. east of Throop avenue, Block 1773, Lot 69 and part of Lot 50, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 26, 1946, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 26, 1946, by adding thereto:

“that in the event the owner desires to change the occupancy of the cellar to the storage of asphalt tile, asbestos tile, rubber tile, cork tile, plastic tile, linoleum, felt lining and adhesives in tins, such change may be permitted; that the change of use of the first floor may be similar to that above permitted for the cellar, on condition that there shall be no further change in occupancy in the balance of the building; and that in all other respects the requirements of the resolution above cited shall be complied with where not inconsistent with this amended resolution as to occupancy of the cellar and first floor.” (Alt. 647/56)

833-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Michael Flax, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a retail use district, the erection and main-

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tenance of a gasoline service station, lubritorium, car wash (non automatic) motor vehicle repairs, storage and sale of accessories and office and permitting the parking for a term of years and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—5916-5930 Foster avenue and 1512-1524 Ralph avenue, southwest corner, Block 7955, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on December 1, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 8, 1954 and June 14, 1955; and

WHEREAS, the applicant requested a further extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 1, 1953, as thereafter *amended* by resolutions adopted through June 14, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have just been filed with the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 1352/52)

208-53-BZ

APPLICANT—Ingram S. Carner, for William Rishkes, owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7h and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic) storage and sales of accessories, motor vehicle repairs and office and permitting the parking of cars waiting to be serviced.

PREMISES AFFECTED—5801-5829 Flatlands avenue and 965-977 East 58th street, northeast corner and 892-896 East 59th street, Block 7762, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 26, 1954, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 25, 1955 and January 31, 1956; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 26, 1954, as thereafter amended by resolutions adopted through January 31, 1956 only so far as it refers to minor changes, by adding thereto:

"that in the event the owner desires to make minor

changes in the plans previously filed, that such changes may be permitted, consisting of change of heretofore approved four pump island of two pumps each into two pump islands of four pumps each; to enlarge the men's and women's toilets; to install plate glass window on the left side elevation instead of steel sash; eliminate skylights and permit overhead doors to have all panels glazed instead of only the upper panels glazed; to change door from office to storeroom to lubritorium to storeroom; all as indicated on revised plans filed with this request for amendment marked "Received May 29, 1956" (two sheets), *on condition* that the requirements of the resolution above cited shall be complied with in all other respects where not inconsistent with the terms of this amended resolution." (N.B. 159/53)

290-54-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Cooper-smith, doing business as Rockaway Cabinet Company, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired June 7, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from stores to manufacturing and storage of wooden cabinets and permitting the installation of spray booth.

PREMISES AFFECTED—618-622 Rockaway avenue, west side, 211 ft. 2¾ in. north of Dumont avenue, Block 3560, Lots 36, 37 and 38, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 7, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 7, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that installation of required sprinkler system has been delayed and that such sprinkler system according to plans which have been approved by the Department of Buildings shall be promptly installed; that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." (Alt. App. 4017, 4018, 4019 and 4020/54)

869-54-BZ

APPLICANT—Joseph B. Koppelman, for Clarence Beeber, owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution as to zoning district—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—87 Monroe street, north side, 110 ft. east of Pike street, Block 272, Lot 4, Borough of Manhattan.

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APPEARANCES—

For Applicant: Joseph B. Koppelman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 24, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 24, 1956 by adding thereto:

"that in the event that the zoning district classification has been changed from "B" to "D-1", the terms of this resolution may apply *on condition* that in all other respects the requirements of such resolution as adopted on January 24, 1956 shall be complied with; and that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. 1567/54)

880-54-BZ

APPLICANT—Harry A. Geller, for Tenrab Realty Corporation, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a local retail use C area district, the erection and maintenance of a business structure (stores) using more than the area permitted and without the required rear yard at curb level.

PREMISES AFFECTED—728-A and B and 730-A and B East 233rd street, south side, 230.6 ft. east of White Plains road, Block 4846, Lot 54, Borough of The Bronx.

APPEARANCES—

For Applicant: Harry A. Geller.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 6, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 6, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 1210/54)

973-54-BZ

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired June 1, 1956—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7i

of the zoning resolution, permitting in a residence and retail use district, the reconstruction of existing gasoline service station, to include motor vehicle repairs, lubricatorium, car washing and office and permitting the parking of motor vehicles awaiting service.

PREMISES AFFECTED—140-06 Farmers boulevard, southwest corner of 140th avenue, Block 12592, Lot 37, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 1, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 1, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 1919/54.)

979-54-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application for consideration—reopening, as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the reconstruction of existing gasoline service station, lubricatorium and auto laundry (non-automatic) and permitting the addition of motor vehicle repairs and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—5961 Broadway, southwest corner of West 242nd street, Block 3414, Lots 621, 622 and 626, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 14, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 14, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that work has been substantially completed and that additional time is required to obtain a certificate of occupancy and certification from the Fire Department, that all permits

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required shall be obtained and all work completed within six months from the date of this *amended* resolution." (N.B. App. 1451/54.)

996-54-BZ

APPLICANT—Esso Standard Oil Company, owner.
SUBJECT—Application for consideration—reopening as to extension of time to complete which expired June 7, 1956—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7i and 7A of the zoning resolution, permitting in a retail use district, the reconstruction of existing gasoline service station to include lubritorium, auto laundry, motor vehicle repair and office, and the parking of motor vehicles waiting to be serviced, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—6737-6745 4th avenue, southeast corner of Senator street, Block 5855, Lot 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 7, 1955; on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 7, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 1611/54)

997-54-BZ

APPLICANT—Esso Standard Oil Company, owner.
SUBJECT—Application for consideration—reopening as to extension of time to complete which expired June 7, 1956—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs and permitting the parking of motor vehicles awaiting service, for a term of fifteen years.

PREMISES AFFECTED—24 Nelson avenue, southwest corner of Giffords Glen, Block 5429, Lot 31, Great Kills, Borough of Richmond.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 7, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 7, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 1019/54)

998-54-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired June 7, 1956—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7i and 7A of the zoning resolution, permitting in a business use district, the reconstruction of existing gasoline service station to include lubritorium, car washing (non-automatic), motor vehicle repairs and office and permitting the parking of motor vehicles awaiting to be serviced with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—5099 Broadway, southwest corner of West 218th street, Block 2243, Lot 273, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 7, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 7, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work is under construction, plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within six months, the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 10/54.)

343-55-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph and Anthony Carlo, owners.

SUBJECT—Application for consideration—reopening as to consider amendment to permit parking only for a term of 2 years—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 7h of the zoning resolution, permitting in a residence use district, the erection and maintenance of a building for restaurant use with parking and storage of motor vehicles on vacant portion of plot.

PREMISES AFFECTED—234-248 Withers street and 134-144 Woodpoint road, southwest corner, Block 2875, Lot 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board, on November 29, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 29, 1955 by adding thereto:

"that in the event the owner desires to postpone the construction and use of the residential building which was granted for a term of ten years, that the premises may be used for parking as permitted for a term of two years *on condition* that the requirements of the resolution adopted November 29, 1955 relative to such parking shall be complied with; that such parking lot shall be maintained as indicated on plans filed with this request for amendment marked "Received May 29, 1956", (one sheet); and that all permits shall be obtained and work completed and a certificate of occupancy obtained within six months from the date of this amended resolution." (Alt. App. 1695/56.)

641-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Unity Gallega of the United States, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired June 6, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, use of subject premises for dancing and a cabaret.

PREMISES AFFECTED—153-159 West 64th street, north side, 246 ft. east of Amsterdam avenue, Block 1136, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dept. of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 6, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 6, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 912/55)

809-52-BZ

APPLICANT—John J. Tricarico, for Celia Kenny, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired June 2, 1954—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a business building (stores).

PREMISES AFFECTED—10301-10307 Glenwood road and 665-675 East 103rd street, northeast corner, Block 8172, Lot 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Tricarico.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and set for hearing on July 10, 1956, 10 A.M., subject to the regular procedure waiving all requirements except a new decision of the borough superintendent and to permit two publications in the bulletin, to consider extension of the term of the variance previously granted on June 2, 1954.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

Negative: 0

436-49-BZ—Vol. II

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening as to amendment as to additional tanks and pumps—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, the parking and storage of more than five motor vehicles on un-built upon portion of existing gasoline service station.

PREMISES AFFECTED—1548-1564 Bedford avenue, west side, from Eastern parkway, to Union street; 1125 Union street and 398 Eastern parkway, Block 1266, Lot 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider additional equipment, additional use of minor repairing, and reconstruction and additional curb cuts, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

Negative: 0

62-34-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Oil Company, Inc., owner.

SUBJECT—Application reopened as Vol. II November 21, 1950—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the extension in area of an existing gasoline service station.

PREMISES AFFECTED—6502-6504 Ft. Hamilton parkway and 928-936 65th street, southwest corner, Block 5750, Lots 19 and 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

896-53-BZ

APPLICANT—Ingram S. Carner, for Safe Realty Corp., owner (Blue Baking Co., Inc., lessee).

SUBJECT—Application December 15, 1953—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail use district, the one story extension of existing building and to permit the change in occupancy of second floor from billiard parlor to the storage of empty paper boxes.

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PREMISES AFFECTED—824-838 Gates avenue, south side, 125 ft. west of Reid avenue, Block 1636, Lots 23 and 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn at request of the applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

38-54-BZ

APPLICANT—Ingram S. Carner, for Berger Machine Products Inc., owner.

SUBJECT—Application January 22, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of motor vehicles for employees and patrons of Berger Machine Products Inc. (no fee to be charged).

PREMISES AFFECTED—74-02 to 74-12 57th avenue and 57-01 to 57-19 74th street, southeast corner, Block 2813, Lot 43, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn at request of the applicant, as property has been taken in condemnation by the Tri-Borough Bridge Authority.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

1202-21-BZ—Vol. III

APPLICANT—Ludwig P. Bono, for Automotive Craftsmen Inc., owner. (Robert Nethery, lessee).

SUBJECT—Application reopened April 27, 1954 as Vol. III—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a residence and business use district, the proposed change from storage garage for more than five motor vehicles to five car garages and one six car garage, to storage garages for more than five motor vehicles, body and fender work, spraying, welding, auto repairs, office, storage of parts, locker room, seven one car garages, one two car garages, and six car garage.

PREMISES AFFECTED—2714-2724 Beverly road and 200-212 East 28th street, southwest corner, Block 5171, part of Lots 5 and 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

Negative: 0

556-22-BZ—Vol. II

APPLICANT—Maurice G. Uslan, for Saul C. Sigelman, owner. (Andrew Turan, lessee).

SUBJECT—Application reopened September 30, 1952 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business-1 use district, the change in occupancy from bakery, storage, launderette and auto showroom to bakery, storage, launderette and auto body repair shop.

PREMISES AFFECTED—1732 Victory boulevard, south-
west corner of Winthrop place, Block 707, Lot 12, Castle-
ton Hill, Borough of Richmond.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

Negative: 0

146-23-BZ—Vol. II

APPLICANT—Crotona Parkway Garage, Inc., owner.

SUBJECT—Application reopened October 6, 1953 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution to permit, in a residence use district, the proposed change of occupancy from public garage to factory.

PREMISES AFFECTED—1976 Crotona parkway, east side, 112 ft. south of East 178th street, Block 3121, Lot 10, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

Negative: 0

592-24-BZ—Vol. III

APPLICANT—Gustave Goldman, for Clarke Properties Inc., owner.

SUBJECT—Application reopened June 26, 1951 as Vol. III—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the change in occupancy from garage and gasoline service station to garage, gasoline service station, display and sale of used cars.

PREMISES AFFECTED—240-250 Empire boulevard and 382-388 Rogers avenue, southwest corner, Block 1314, Lot 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

Negative: 0

137-33-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Morris Maran and Gerold R. Golding, owners.

SUBJECT—Application reopened July 25, 1950 as Vol. II—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the erection of a store building and the parking of motor vehicles for patrons on unbuilt upon portion of lot, for a term of 30 years.

PREMISES AFFECTED—60-02 to 61-10 Kissena boule-
vard and 153-84 Reeves avenue, southwest corner, Block 6517, Lot 101, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

MINUTES

ACTION OF BOARD—Application dismissed for lack of prosecution. The premises have been acquired by the City for extension of Queens College grounds.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

251-35-BZ

APPLICANT—Paul Friedman, for State Engr. Corp. and Arlesco Corp., owners.

SUBJECT—Application reopened June 24, 1941—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit partly in a business use and partly in a residence use district, the erection and maintenance of a business building (stores); the proposed building has show windows, entrances and business signs located more than twenty-five feet from the business corner (previously denied).

PREMISES AFFECTED—2117-2119 Caton avenue, north side, 91 ft. west of Flatbush avenue, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

389-41-BZ—Vol. II

APPLICANT—Carl H. Salminen, for Habrich Realty Corp., owner (F. & M. Habrich, Inc., lessee).

SUBJECT—Application reopened July 17, 1951 as Vol. II—re Application (decision of the borough superintendent) under section 7e, and 21 of the zoning resolution, to permit in a business and residence use district, the extension in area of a motor vehicle repair shop.

PREMISES AFFECTED—138-19 101st avenue, northwest corner of Sanders place, Block 10010, Lot 24, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

404-43-BZ—Vol. II

APPLICANT—Charles A. Duncker, for Taverna Coal Company, owner.

SUBJECT—Application reopened April 2, 1946—re (decision of the acting borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, proposed non-fireproof building to be used as a four car commercial garage, accessory and coal yard and office.

PREMISES AFFECTED—51-61 Manee avenue, east side, 531.78 ft. south of Amboy road and 52-56 Bayview avenue, Block 6751, Lots 284 and 281, Princess Bay, Borough of Richmond.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.... 4
Negative: 0

288-47-BZ—Vol. III

APPLICANT—Carl H. Salminen, for Habrich Realty Corp., owner. (F. and M. Habrich, Inc., lessee).

SUBJECT—Application reopened as Vol. II July 17, 1951—re Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the extension of uses of auto showroom, service, lubritorium, car wash, outdoor sales and display of more than five new and used cars, offices, parking of vehicles to be serviced to include paint and spray shop and metal body shop.

PREMISES AFFECTED—138-18 to 138-24 101st avenue, south side, 158.72 ft. east of Remington street, Block 10018, Lots 7, 9, and 11, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

99-48-BZ—Vol. II

APPLICANT—George P. Ames, for Rosebach Homes, Inc., owner.

SUBJECT—Application reopened September 27, 1949—re Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores); previously withdrawn without prejudice under section 7c.

PREMISES AFFECTED—72-02 to 72-22 164th street, west side, from 72nd to 73rd streets, 162-39 to 162-43 73rd avenue and 163-14 to 163-16 72nd avenue, Block 6843, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative 0

275-48-BZ—Vol. II

APPLICANT—Morris Hannes, for Anna Levine, owner.

SUBJECT—Application reopened March 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7f, and 7i of the zoning resolution, to permit in a business use district, the proposed change in occupancy from sale of new and used cars and parts, auto repairs, with hand tools only, parking and storage of more than five cars waiting to be serviced, to sale of new and used cars, parts, auto repairs, with hand tools only, manufacturing springs with machine tools, and use of open yard for the storage of new and used auto springs.

PREMISES AFFECTED—1266-1272 Ralph avenue and 5913-5923 Clarendon road, northwest corner, Block 7907, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

835-49-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Louis Verratti,
owner.

SUBJECT—Application reopened April 20, 1954 as Vol. II
—re (decision of the borough superintendent) under sec-
tion 7c of the zoning resolution to permit in a residence
use district, the extension of existing structure (resta-
urant) and the extension of existing parking.

PREMISES AFFECTED—165-01 Baisley boulevard and
120-57 to 120-59 and 122-01 to 122-15 Smith street, north-
east corner, Block 12381, Lot 10, Jamaica, Borough of
Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative: 0

810-50-BZ

APPLICANT—J. G. L. Molloy, for Millard Shroder,
owner.

SUBJECT—Application November 10, 1950 (decision of
the borough superintendent) under sections 7f, 7i and 7e
of the zoning resolution, to permit in a retail use district,
the erection and maintenance of a gasoline service sta-
tion, lubritorium, auto laundry, motor vehicle repair shop,
sale of accessories and office and to permit the parking of
more than five motor vehicles waiting to be serviced, on
unbuilt upon portion of plot.

PREMISES AFFECTED—164-02 to 164-18 Horace Hard-
ing boulevard, southeast corner of 164th street, Block
6892, Lots 31 and 35, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative: 0

401-51-BZ

APPLICANT—M. Martin Elkind, for Lila Young and
Gladys Simon, owners.

SUBJECT—Application June 6, 1951 (decision of the bor-
ough superintendent) under sections 7A and 21 of the
zoning resolution, to permit in a business use, D area
district, the erection of a one story post office station,
using more than the area permitted with business front and
signs beyond 25 ft. from the intersecting street.

PREMISES AFFECTED—12-17 to 12-21 150th street, east
side 100 ft. north of 12th road, Block 4517, Lot 5, White-
stone, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-

ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative: 0

134-52-BZ

APPLICANT—Sidney Kalikow, for Normandie Apart-
ments, Inc., owner.

SUBJECT—Application February 21, 1952 (decision of the
borough superintendent) under section 21 of the zoning
resolution, to permit in a residence use district, the main-
tenance of existing ground sign.

PREMISES AFFECTED—106-15 Queens boulevard, 107-
02 to 107-28 Jewel avenue, southeast corner and 107-01 to
107-09 70th avenue, Block 2214, Lot 1, Forest Hills, Bor-
ough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative: 0

301-52-BZ

APPLICANT—J. M. Berlinger, for 815 Park Avenue
Corp., owner.

SUBJECT—Application April 17, 1952—(decision of the
borough superintendent) under section 7e of the zoning
resolution, to permit in a residence use district, the pro-
posed use of second story for doctor's offices, in a 14 story
and penthouse class A Multiple Dwelling.

PREMISES AFFECTED—815-819 Park avenue and 102-
110 East 75th street, southeast corner Block 1409, Lot 69,
Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative: 0

409-52-BZ

APPLICANT—Edwin F. Taylor, for Emanuel Lazzaro,
owner.

SUBJECT—Application May 23, 1952—(decision of the
borough superintendent) under sections 7e, 7h, and 21 of
the zoning resolution, to permit in a residence use, D area
district, the maintenance of existing structures and uses
on first floor for storage of materials, loading, and un-
loading using more than the area permitted and for the
parking and storage of motor vehicles accessory to busi-
ness on vacant portion of plot and on the second floor for
two families.

PREMISES AFFECTED—72-88 Huntington street and
702-714 Henry street, southwest corner, Block 535, Lots
21, 26, 30, 31 and 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

MINUTES

476-52-BZ

APPLICANT—A. H. Salkowitz, for Bridge Hardware Co., Inc., owner.

SUBJECT—Application June 24, 1952—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use district, proposed advertising sign on front and side wall and roof of building within 200 ft. of a arterial highway.

PREMISES AFFECTED—1133-1141 2nd avenue, southwest corner of East 60th street, Block 1414, Lots 25, 26, 126, 27, 127 and 28, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

742-52-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Bamsco Realty Corp., owner.

SUBJECT—Application reopened November 9, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from office storage, sales and processing of new and used bearings, dead auto storage to manufacturing on 3rd, 4th and 5th floors.

PREMISES AFFECTED—144-146 West 90th street, south side, 150 ft. east of Amsterdam avenue, Block 1220, Lot 47, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

645-53-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Benjamin and Bertha Klatzke, owners.

SUBJECT—Application September 15, 1953—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles on same lot with a Class B Multiple Dwelling.

PREMISES AFFECTED—130 Beach 121st street, east side, 560 ft. south of Rockaway Beach boulevard, Block 760, Lot 44, Rockaway Park, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

220-54-BZ

APPLICANT—Raymond Irrera, for Felicia Santangelo, owner.

SUBJECT—Application March 31, 1954—(decision of the borough superintendent) under sections 7e and 21 of the

zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a factory and office, using more than the area permitted.

PREMISES AFFECTED—34-65 60th street, east side, 109 ft. north of 37th avenue, block 1199, Lot 13, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly.. 4

Negative: 0

262-54-BZ

APPLICANT—Samuel Carr, for Zelgar Realty Co., owner.

SUBJECT—Application April 13, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in an unrestricted, business and residence use district, the erection and maintenance of an extension to existing warehouses, offices, showroom and manufacturing, using more than the area permitted and with a business entrance in residence use district portion of plot.

PREMISES AFFECTED—31-05 20th road, northwest corner of 33rd street, Block 829, Lot 8, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly.. 4

Negative: 0

558-54-BZ

APPLICANT—Church of St. Ann, owner.

SUBJECT—Application July 1, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use E area district, the erection of a parochial school, using more than the area permitted.

PREMISES AFFECTED—127 Jefferson street, northeast corner of Cromwell avenue, Block 3318, Lots 1, 101, 110(1), Dongan Hills, Borough of Richmond.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,

Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

795-54-BZ

APPLICANT—Harold M. Weston, for Patrick Filomio, owner (R.C.A. Service Co., Inc., lessee).

SUBJECT—Application October 20, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, occupancy as store, offices, service and storage of television sets, in a one story brick store building, also parking and storage of more than five motor vehicles extending into the residence use district.

PREMISES AFFECTED—3205-3219 Boston road, west side, 66.5 ft. north of Burke avenue and East side of

University of Illinois Library
East St. Dept.
Urbana, Ill.

MINUTES

Lutting avenue, 100 ft. north of Burke avenue, Block 4613, Lot 57, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

879-52-BZ

APPLICANT—A. H. Salkowitz, for Horace Little Realty Corp., owner.

SUBJECT—Application December 18, 1952—re Application (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a local retail, restricted retail and residence use, G, E, and F-1 area

district, the erection of shopping center, with parking area, for 400 cars, with signs in the local retail district, and signs and curb cuts closer to the residence district than is permitted.

PREMISES AFFECTED—255-01 to 255-49 Horace Harding boulevard, northwest corner of Little Neck parkway, block 8259, Lot 40, Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

Adjourned: 5:40 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

NOTICE

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

352.05
NEW

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 26

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, *Chairman*

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—Whitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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COURT DECISION

Matter of Avenue P and East 19th Street, Inc. vs. Board:—On
February 15, 1955, the Board denied an application under Sections
7c and 21 of the Zoning Resolution for a variance to permit in a
residence and business use, E area district, the extension of existing
structure, using more than the permitted area and without the re-
quired setback from street lines on Avenue P and East 19th Street
(previously denied as to erection and maintenance of stores and offices;
No. 1228-40-BZ, Vol. II; Premises 1816-1824 Avenue P and
1616-1620 East 19th Street, southwest corner, Borough of Brooklyn.
At Special Term, Supreme Court, Kings County, Mr. Justice Beck-
with sustained the Board in the following decision:

"This is a motion to vacate an order of certiorari and dismiss
a petition which seeks to reverse, annul and set aside a determi-
nation of the Board of Standards and Appeals of the City of
New York. The Board denied petitioner's application made pur-
suant to sections 7(c) and 21 of the Zoning Resolution to permit
the extension of an existing business structure, in a Residence
and Business Use, E area District, using more than the area per-
mitted and without the required setback from street lines. The
determination of the board has support in the record and is not
arbitrary or unreasonable....."
(New York Law Journal, April 6, 1956, page 11)

PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the chairman or the engi-
neers, pertaining to the work of the board, will be seen only
between the hours of ten in the morning and one in the
afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellants and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

New Cases filed up to June 19, 1956

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425-56-BZ—B.M.—420-424 West 23rd street, south side, 199 ft. 6 in. west of 9th avenue, Block 720, Lots 57, 58 and 59, Borough of Manhattan, Alt. 672-56—re parking lot for more than 5 cars—residence use district.

426-56-A—F.D.—2554-2564 East 18th street and 1715-1723 Avenue Z, northwest corner, Block 7438, Lot 24, Borough of Brooklyn, Decision re Order Nos. 11713, 11389-5 and 5215-5—re bars on windows.

427-56-BZ—B.B.—6916-6928 New Utrecht avenue and 1527-1541 70th street, northwest corner, Block 6158, Lots 25 and 70, Borough of Brooklyn, N.B. 830-54—re gasoline service station, auto washing, lubrication, office, sale of auto accessories, repairs, etc.—business use district.

428-56-BZ—B.B.—2712 (2720 displayed) Tilden avenue, south side, 68 ft. 7 in. east of Rogers avenue, Block 5138, Lot 4, Borough of Brooklyn, Alt. 1882-56—re change in occupancy of existing building to office and repair shop, parking and storage of more than 5 motor vehicles, one gasoline pump and tanks restricted to owners' business—business and residence use districts.

429-56-A—B.M.—568-578 Broadway, northeast corner of Prince street and 108-110 Crosby street, Block 511, Lot 1, Borough of Manhattan, Amendment to Alt. 127-56—re egress and exits.

430-56-BZ—B.B.—1880 Sterling place, south side, 206 ft. 10¼ in. west of East New York avenue, Block 1472, Lot 20, Borough of Brooklyn, Alt. 4368-55—re change in occupancy from storage garage, motor vehicle repair shop and storage garage—business use district.

431-56-A—B.B.—1880 Sterling place, south side, 206 ft. 10¼ in. west of East New York avenue, Block 1472, Lot 20, Borough of Brooklyn, Alt. 4358-55—re egress.

432-56-A—F.D.—633-635 West 27th street, north side, 410 ft. west of 11th avenue (Bldg. 15); 637-639 West 27th street, north side, 461.5 ft. west of 11th avenue (Bldg. 17); 641-643 West 27th street, north side, 513 ft. west of 11th avenue (Bldg. 19); 603-609 West 27th street, north side, 51.5 ft. west of 11th avenue (Bldg. 3); 632-634 West 28th street, south side, 410 ft. west of 11th avenue (Bldg. 16); 636-638 West 28th street, south side, 461.5 ft. west of 11th avenue (Bldg. 18); Block 673, Lot 1, Borough of Manhattan, Decisions re Orders Nos. 2989-2992, 2994, 2996, 2998, 3001, 3003 of 1955—re standpipe system.

433-56-A—B.Q.—12-01 to 12-09 34th avenue and 33-61 to 33-81 12th street, northeast corner and 33-52 to 33-68 13th

street, Block 552, Lots 1, 21 and 29, Long Island City, Borough of Queens, Alt. 636-50—re fire wall—area of building excessive for non-fireproof construction.

434-56-A—F.D.—801-803 3rd avenue, east side, 50 ft. 6 in. north of East 49th street, Block 1323, Lot 3, Borough of Manhattan, Decision re Order No. 2123-6—re defective shutters.

435-56-A—F.D.—207-209 East 49th street, north side, 115 ft. 2½ in. east of 3rd avenue, Block 1323, Lot 7, Borough of Manhattan, Decision re Order No. 2123-6—re defective shutters.

436-56-SM—USG Insulating Roof Deck (used in lieu of wood for roof construction, where wood is permitted), manufactured by United States Gypsum Co., Material.

437-56-BZ—B.Q.—148-20 Cross Island parkway, west side, 102.67 ft. south of 14th avenue, Block 4645, Lot 3, White-stone, Borough of Queens, N.B. 1828-56—re gasoline service station, auto washing (non automatic), lubrication, repairs, etc.—residence use district.

438-56-BZ—B.Bx.—3143-3145 East Tremont avenue, northeast corner of Baisley avenue, Block 5311, Lots 16 and 17, Borough of The Bronx, Alt. 1017-55—re parking and storage of motor vehicles extending into residence use district—business and residence use district.

439-56-A—B.Q.—39-46 61st street, west side, 78.23 ft. north of Roosevelt avenue, Block 1229, Lot 119, Woodside, Borough of Queens, Alt. 1095-53—re egress; stairway; scuttle and ladder to roof.

Restored to Docket

153-54-A—Vol. II—B.Bx.—721 Burke avenue, northeast corner of Cruger avenue, Block 4597, Lot 5; 2nd floor, Borough of The Bronx, Alt. 392-56—re increase in number of persons on the 2nd floor from 30 to 50.

637-50-A—Vol. II—B.B.—966-970 Ocean parkway, west side, 140 ft. north of Avenue J, cellar, 1st and 2nd floors, Block 6518, Lots 59 and 61, Borough of Brooklyn, Alt. 994-56—re public use in frame building; egress.

447-55-A—Vol. II—B.B.—17-21 Smith street, east side, 150 ft. south of Fulton street and 394-396 Fulton street, 2nd, 3rd and 4th floors, Block 155, Lot 5, Borough of Brooklyn, Alt. 1629-56—re change of use to a commercial school in a Class 3 (non-fireproof) structure; stair and fire escape.

503-54-A—Vol. II—B.M.—216-218 East 49th street, south side, 180 ft. east of 3rd avenue, 4th floor; Block 1322, Lot 42, Borough of Manhattan, Amendment to Alt. 445-56—re Class III building—commercial occupancy.

224-38-BZ—Vol. III—B.Q.—32-45 to 32-55 Francis Lewis boulevard, northeast corner of 33rd avenue, Block 6025, Lot 36, Bayside, Borough of Queens, Alt. 2517-55—re extension in area of an existing accessory building to include minor auto repairs (with hand tools only) and the parking of motor vehicles awaiting service—retail and residence use districts.

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825-28-BZ—Vol. II—B.Bx.—1950 Bronxdale avenue and 1951-1961 Barnes avenue, northwest corner and 780-792 Neill avenue, Block 4261, Lot 60, Borough of The Bronx, N.B. 822-56—re gasoline service station, auto washing, lubritorium, sale of auto accessories, parking and storage of cars, etc.—business use district.

724-20-BZ—Vol. II—B.B.—482-490 Throop avenue and 584-586 Gates avenue, southwest corner, Block 1815, Lot 40, Borough of Brooklyn, N.B. 534-56—re gasoline service station, lubritorium, car washing, parking and storage of motor vehicles, etc.—retail use district.

1148-27-BZ—Vol. III—B.B.—1146-1152 Atlantic avenue and 567-571 Franklin avenue, southeast corner, Block 1199, Lot 8, Borough of Brooklyn, N.B.—2840-55—re gasoline service station, motor vehicle repair shop, lubritorium, parking for more than 5 motor vehicles—business use district.

921-26-BZ—Vol. II—B.Bx.—2100 Boston road and 1040 East 180th street, southeast corner and 2085 Bronx street, Block 3140, Lot 16, Borough of The Bronx, Alt. 489-56—re motor vehicle repair shop in a business use district.

189-52-BZ—Vol. II—B.B.—602 Manhattan avenue, east side, 200 ft. south of Nassau avenue, Block 2689, Lot 46, Borough of Brooklyn, N.B. 4-52—reopened for consideration as to extension of time to complete, expired January 12, 1955—re erection and maintenance of a building (store), using more than the area permitted—business use, C area, district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Oct.	19, 1954.
Carbon Dioxide Liquefier, Rules	Mar.	18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April	12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April	24, 1951—Vol. 36, No. 7A
Dry Cleaning Establishments, Rules Covering	Sept.	15, 1955.
Concrete Rules (Hydrated Lime)	Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules	Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb.	1, 1955.
Exit Rules (Revolving Doors)	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules for	Mar.	11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb.	22, 1955.
Fire Alarm Rules (Interior)	Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar.	4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of	May	26, 1954.
Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations	April	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	April	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan.	21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	April	7, 1925—Vol. 10, No. 14
Hatchway Protection	June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules	May	22, 1956.

Last Publication

Opening Protective Assemblies, Rules for Inspection of	May	27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	April	15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar.	22, 1955.
Sprinkler, Rules	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept.	3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—\$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

JUNE 26, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 26, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

662-55-BZ

APPLICANT—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the extension of a non-conforming use (residence and stores).

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

Laid over from April 10, 1956, to May 8, 1956, at 10 A.M. for inspection and decision; hearing closed; then to June 5, 1956, for inspection and decision; then to June 26, 1956, for inspection and decision.

663-55-A

APPLICANT—Robert Gottlieb, for Vito and Frank Savino, owners.

SUBJECT—Application August 9, 1955—Appeal from a decision of the borough superintendent—re frame building business use.

PREMISES AFFECTED—2075 Edenwald avenue and 4104 Murdock avenue, northeast corner, Block 5026, Lot 57, Borough of The Bronx.

814-55-BZ

APPLICANT—Fred C. Dahlem, for Estate of Newbold Morris, Bank of New York, trustee, owner (Martin Gollubier, lessee).

SUBJECT—Application October 18, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the proposed extension of use of parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—1034-1040 College avenue, east side 100 ft. north of East 165th street, Block 2433, Lots 1 and 6, Borough of The Bronx.

Laid over from April 10, 1956, to May 8, 1956, for inspection and decision; hearing closed; then to June 5, 1956, for inspection and decision; then to June 26, 1956, for inspection and decision.

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584-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Charlotte W. Sanders, owner.

SUBJECT—Application July 15, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed demolition, reconstruction and extension of an existing gas station, office and sales, storage, lubricatorium, car washing and minor auto repairs.

PREMISES AFFECTED—699 Morris avenue and 266 East 155th street, southwest corner and 3012-3016 Park avenue, Block 2442, Lot 65, Borough of The Bronx.

Laid over from May 8, 1956, to June 5, 1956, for inspection and decision; hearing closed; then to June 26, 1956, for inspection and decision.

582-55-BZ

APPLICANT—Reginald S. Hardy, for U. K. Realty Corp., owner.

SUBJECT—Application July 14, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non-automatic), minor auto repairs (hand tools only) and parking of motor vehicles awaiting service, with show windows, signs and curb cuts within 75 ft. of the residence use district.

PREMISES AFFECTED—1881-1889 Utica avenue, east side, from Flatlands avenue to Avenue K, Block 7798, Lots 6, 8 and 9, Borough of Brooklyn.

Laid over from May 15, 1956, to June 5, 1956, for inspection and decision; hearing closed; then to June 26, 1956, for inspection and decision.

437-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company and Katie Bakal, owners.

SUBJECT—Application reopened January 17, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the proposed demolition and reconstruction of the existing gas station, stores, motor vehicle repair shop and offices; change of occupancy to gasoline service station, parking and storage of motor vehicles, lubricatorium, minor auto repairs, utility room, stores and car washing.

PREMISES AFFECTED—1387 Boston road and 680-686 East 170th street, southwest corner, Block 2937, Lots 14 and 17, Borough of The Bronx.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed; then to June 5, 1956, for inspection and decision; then to June 26, 1956, for inspection and decision.

20-56-BZ

APPLICANT—Frederick A. Ketcher, for Springhill Realty Corp., owner (Pembroke Corp., lessee).

SUBJECT—Application January 17, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district an electric ground sign.

PREMISES AFFECTED—219-11 Hillside avenue, north side, from Springfield boulevard to 219th street, Block 10689, Lot 16, Springfield Gardens, Borough of Queens.

Laid over from May 29, 1956 to June 5, 1956, for inspection if necessary and decision; hearing closed; then to June 26, 1956, for inspection and decision.

778-54-BZ Vol. II

APPLICANT—Charles M. Spindler, for Tally-Ho Realty Corp., owner.

SUBJECT—Application reopened January 31, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs, and the construction of the building on the street line without the required setback.

tion, office, accessory sales, minor repairs, and the construction of the building on the street line without the required setback.

PREMISES AFFECTED—1320-1342 Remsen avenue, west side, 263 ft. 10 3/4 in. north of Avenue K, Block 8041, Lot 56, Borough of Brooklyn.

Laid over from June 5, 1956, to June 26, 1956, for inspection and decision; hearing closed.

763-55-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Ellen Licata, owner.

SUBJECT—Application September 27, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district 1 times height district an extension of a one family residence for a play room, bath room, porch and 2 car accessory garage.

PREMISES AFFECTED—142-07 Hoover avenue, northside, 100 ft. west of Daniels street, Block 9721, Lot 251, Jamaica, Borough of Queens.

Laid over from June 5, 1956 to June 26, 1956, for inspection and decision; hearing closed.

116-56-BZ

APPLICANT—Abraham N. Horwitz, for Harry Mortimer, owner.

SUBJECT—Application February 20, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the construction and maintenance of a gasoline service station, lubricatorium, auto washing, minor repairs (using hand tools only), office and sales of auto accessories for a term of 15 years.

PREMISES AFFECTED—614-616 East 180th street, south, and 1400-1408 Rowland street, northeast corner, Block 3974, Lot 1, Borough of The Bronx.

Laid over from June 5, 1956 to June 26, 1956, for inspection and decision; hearing closed.

108-55-BZ

APPLICANT—Henry Nordheim, for John Salpizi, owner.

SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a structure located in a residence and business use district the proposed manufacturing, in addition to existing bakery use.

PREMISES AFFECTED—2451-2459 Westchester avenue side, 145 ft. east of Arthur avenue, Block 3069, Lot 80, Borough of The Bronx.

Laid over from May 22, 1956, to June 12, 1956, for inspection and decision; hearing closed; then to June 26, 1956, for applicant to file revised plans showing cellar stairway, enclosed, elevator enclosed and as to exits.

109-55-A

APPLICANT—Henry Nordheim, for John Salpizi, owner.

SUBJECT—Application February 11, 1955—re Appeal from a decision of the borough superintendent—egress.

PREMISES AFFECTED—614-616 East 180th street, south side, 145 ft. east of Arthur avenue, Block 3069, Lot 80, Borough of The Bronx.

654-55-BZ

APPLICANT—Leonard F. Rothkrug, for Philip Weisbrout, owner.

SUBJECT—Application August 4, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the proposed change of occupancy from warehouse on all floors, to store on first floor, factory on 2nd 3rd and 4th floors.

PREMISES AFFECTED—462-464 52nd street, south side, 160 ft. west of 5th avenue, Block 807, Lot 35, Borough of Brooklyn.

Laid over from May 22, 1956, to June 12, 1956, for in-

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spection and decision; hearing closed; then to June 26, 1956, for further consideration and decision at the request of the applicant.

655-55-A

APPLICANT—Leonard F. Rothkrug, for Philip Weisbrout, owner.

SUBJECT—Application August 4, 1955—re Appeal from a decision of the borough superintendent—exits.

PREMISES AFFECTED—462-464 52nd street, south side, 160 ft. west of 5th avenue, Block 807, Lot 35, Borough of Brooklyn.

279-55-BZ

APPLICANT—Herman Kron, for Angeline Peglia, owner. SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection of a building to be used as automobile showroom, gas station, lubritorium, offices, auto laundry, minor repairs, parking of cars waiting to be serviced, without the required rear yard.

PREMISES AFFECTED—2027 Bruckner boulevard, north side, 190 ft. east of Pugsley avenue, Block 3797, Lot 74, Borough of The Bronx.

Laid over from April 24, 1956, to May 29, 1956, at request of the applicant, as owner is negotiating sale of the premises; then to June 12, 1956, for inspection and decision; hearing closed; then to June 26, 1956, at request of the applicant and for inspection and decision.

146-52-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Fred Schumacher, owner.

SUBJECT—Application reopened June 28, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, ground sign, auto washing, lubrication, office, accessory sales, minor repairs, and auto safety inspection station.

PREMISES AFFECTED—271-01 to 271-15 Union turnpike, northeast corner of 271st street, Block 8555, Lot 75, Bellerose, Borough of Queens.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed; then to May 29, 1956, for further consideration and decision; then to June 12, 1956, for further consideration and decision; then to June 26, 1956, for applicant to file letter from Chief Engineer of the Board of Estimate, and for further consideration.

816-54-BZ Vol. II

APPLICANT—Burke, Green and Groh, for Eli Brody, owner.

SUBJECT—Application reopened November 9, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F-1 area district, the proposed erection of a one story and cellar building of class 3 construction, to be used for doctors' offices, with less than the required rear yard.

PREMISES AFFECTED—21-35 Bell boulevard, east side, 241.21 ft. north of 24th avenue, Block 5958, Lot 57, Bayside, Borough of Queens.

Laid over to June 12, 1956, for applicant to report to the Board as to parking facilities and also as to proposed use of the cellar; then to June 26, 1956, for applicant to submit statement to the Board as to the sewerage situation and the proposed use of the basement; hearing closed.

752-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station,

office, storage, lubritorium, minor auto repairs, car washing and parking of motor vehicles awaiting service.

PREMISES AFFECTED—14-43 to 14-47 (14-45 official) Clintonville street, east side, 63.99 ft. south of 14th road, 151-20 to 152-20 14th road and 153-15 to 153-91 Cross Island parkway, Block 4717, Lot 16, Whitestone, Borough of Queens.

Laid over from April 10, 1956, to May 1, 1956, for inspection and decision; hearing closed; then to May 15, 1956, for further consideration by the Board and for decision; then to May 22, 1956, for decision; then to June 19, 1956 for applicant to file revised plans; then to June 26, 1956, for further consideration and decision.

882-55-BZ

APPLICANT—Leonard F. Rothkrug, for Eldorado Enterprises, Inc., owner.

SUBJECT—Application October 26, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit partly in a business and partly in a residence use district the erection and maintenance of an auto laundry and to permit the sale and display of used cars on a vacant portion of premises for a term of 10 years.

PREMISES AFFECTED—166-174 Kings highway and 1676-1684 West 12th street, southwest corner and 33-47 Quentin road, Block 6619, Lot 42, Borough of Brooklyn.

Laid over from May 29, 1956 to June 19, 1956, for inspection and decision; hearing closed; then to June 26, 1956, for applicant to file more complete plans, showing building set back parallel with adjacent building to the west.

232-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Freya Heintze, (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and local retail use, D and G-1 area, district, the erection and maintenance of a supermarket, with required loading berth on the residence portion of the plot and the parking of more than 5 cars (patrons); proposed area of building is in excess of area permitted, with a side yard of less than 5 ft. in that portion of the lot in the G-1 area district.

PREMISES AFFECTED—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972, Lot 50, Laurelton, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for inspection if necessary and decision, hearing closed; then to June 5, 1956, for further consideration and decision; then to June 19, 1956, for further inspection and decision; then to June 26, 1956, for further consideration and decision.

233-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Carmine L. Calabro, owner (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h, 7A and 7c of the zoning resolution, to permit in a retail and residence use district, the proposed parking lot for supermarket's patron use, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—133-25 233rd street, east side, 97.25 ft. north of Merrick boulevard, Block 12973, lots 6 and 9, Laurelton, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for inspection if necessary and decision; hearing closed; then to June 5, 1956 for further consideration and decision; then to June 19, 1956, for further inspection and decision; then to June 26, 1956, for further consideration and decision.

5-33-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Thomas and Louis Filomio, owners.

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SUBJECT—Application reopened October 25, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7e and 7h, of the zoning resolution to permit in a business, retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, sales and storage room, for auto accessories and minor repairs, and parking and storage for more than 5 cars.

PREMISES AFFECTED—3480-3498 Baychester avenue and 3800-3812 Boston road, southeast corner, Block 5257, Lot 1, Borough of The Bronx.

Laid over from May 15, 1956, to June 12, 1956, for inspection and decision; hearing closed; then to June 19, 1956, for applicant to file a financial statement as to the return on the present conforming use; then to June 26, 1956, for further consideration and decision.

988-55-BZ

APPLICANT—Burke, Green and Groh, for Alexander F. and Amelia M. Keating, owners (Ernest LeMelle, lessee).

SUBJECT—Application December 16, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a manufacturing and local retail use district, the erection and maintenance of a gasoline service station, sales and service, car washing, minor auto repairs (with hand tools only) and lubritorium.

PREMISES AFFECTED—122-02 Farmers boulevard, west side, 266.38 ft. north of 180th street, Block 12458, Lot 115, St. Albans, Borough of Queens.

Laid over from June 19, 1956, to June 26, 1956, for applicant to file an area plot plan, showing correct dimensions of the portions of the plot in the two zones; hearing closed.

147-34-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, Inc. and Peter J. Pecorelio, owners.

SUBJECT—Application reopened March 13, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a retail use district, the proposed extension of existing gasoline service station, office, lubritorium and auto laundry, to include sales, minor auto repairs (hand tools only) and parking of cars in open area, with curb cut on 188th street closer to residence district than permitted and curb cuts on Hillside avenue 188th street contrary to resolution of the Board.

PREMISES AFFECTED—187-37 to 187-45 (187-41 official) Hillside avenue and 87-90 to 87-98 188th street, northwest corner, Block 9960, Lot 1, Hollis, Borough of Queens.

253-34-BZ—Vol. II

APPLICANT—Ralph E. Leff, for S. P. R. Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 as Vol. II—re (decision of the borough superintendent) under section 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, car wash, storage and sale of accessories, office, heater room, toilets, parking of more than 5 motor vehicles.

PREMISES AFFECTED—2275-2299 Westchester avenue, north side, from Doris to Glover streets; 1400-1408 Doris street and 1401-1409 Glover street, Block 3965, Lot 35, Borough of The Bronx.

66-38-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Bankers Federal Savings and Loan Association, owner.

SUBJECT—Application reopened January 17, 1956 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a local retail use district the proposal to use the 2nd floor of a 2 story building of class 1 construction for offices.

PREMISES AFFECTED—340 Avenue of the Americas and 151 West 4th street, northeast corner, Block 552, Lot 1, Borough of Manhattan.

66-38-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for First Leasing Corp., owner.

SUBJECT—Application reopened February 28, 1956 as Vol. IV—re (decision of the borough superintendent) under sections 7A, 7c and 21 of the zoning resolution, to permit in a local retail use district, G area district the erection of a one story building of class 1 construction, with stores on the first floor, parking and storage on the roof using more than the area permitted, with curb cut and ramp less than 75 ft. from the residence use district.

PREMISES AFFECTED—88 Washington place and 346-354 Avenue of the Americas, southeast corner, Block 552, Lot 5, Borough of Manhattan.

165-48-BZ—Vol. IV

APPLICANT—Paul Trapani, for Estate of Victor and Concetta Minichiello, owner (Eledeliza Oliver, Executrix).

SUBJECT—Application reopened December 6, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7a, 7c and 7e of the zoning resolution, to permit in a business use district the extension of existing gasoline service station and repair shop (hand tools only) to include automatic car wash (granted by the Board under Cal. 165-48-BZ Vol. II) but not built, and store for accessories, and reconstruction and extension of existing 2 car garage and conversion of same to auto repair shop.

PREMISES AFFECTED—2580 Gunther avenue and 1738 Gunhill road, southeast corner, Block 4494, Lots 44 and 46, Borough of The Bronx.

749-53-BZ

APPLICANT—A. H. Salkowitz, for William E. Greene and David H. Bass, owners.

SUBJECT—Application October 16, 1953—re (decision of the borough superintendent) under sections 7e, 7A and 7h of the zoning resolution to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs and office, and to permit the parking of cars waiting to be serviced, with a business entrance (curb cut) nearer the residence use district than is permitted.

PREMISES AFFECTED—222-19 Linden boulevard, northwest corner of 223rd street, Block 11323, Lot 1, Springfield Gardens, Borough of Queens.

327-55-BZ

APPLICANT—Samuel Miller, for Morton Pickman and Samuel M. Berley, owners (purchaser under contract: Esso Standard Oil Co.).

SUBJECT—Application April 20, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop (with hand tools only) and the parking of motor vehicles awaiting service, for a term of 15 years.

PREMISES AFFECTED—202-06 Hillside avenue, southeast corner of 202nd street, Block 10496, Lot 52, Hollis, Borough of Queens.

559-55-BZ

APPLICANT—Burke, Green and Groh, for National Seating Co., Inc., owner.

SUBJECT—Application June 30, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail and residence use, D and E-1 area district, the proposed change in occupancy from a lumber yard, office and saw mill to factory, office and paint spraying, using more than the area permitted.

PREMISES AFFECTED—138-13 Springfield boulevard, east side, 130.50 ft. north of 138th road, Block 13034, Lot 34, Springfield Gardens, Borough of Queens.

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560-55-A

APPLICANT—Burke, Green and Groh, for National Seating Co., Inc., owner.

SUBJECT—Application June 30, 1955—re Appeal from a decision of the borough superintendent—frame building—business use.

PREMISES AFFECTED—138-13 Springfield boulevard, east side, 130.50 ft. north of 138th road, Block 13034, Lot 34, Springfield Gardens, Borough of Queens.

862-55-BZ

APPLICANT—Charles M. Spindler, for Anna Tiffany, owner.

SUBJECT—Application October 28, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales and parking of motor vehicles awaiting service, with curb cuts, signs and show windows within 75 ft. of the residence use district.

PREMISES AFFECTED—1781-1791 Bay Ridge parkway and 7416-7422 18th avenue, northwest corner, Block 6215, Lots 47 and 49, Borough of Brooklyn.

885-55-BZ

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo and Alfred E. Santangelo, owners.

SUBJECT—Application November 9, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—92 Madison street, south side, 247 ft. 10 in. east of Catherine street, Block 276, Lot 43, Borough of Manhattan.

886-55-BZ

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo and Alfred E. Santangelo, owners.

SUBJECT—Application November 9, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—11 Monroe street, north side, 177 ft. east of Catherine street, Block 276, Lot 5, Borough of Manhattan.

928-55-BZ

APPLICANT—Gabriel Nathan, for David Koss, owner.

SUBJECT—Application November 21, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—158-166 Beach 54th street, east side, 401.41 ft. south of Edgemere avenue, Block 343, Lot 4, Edgemere, Borough of Queens.

929-55-A

APPLICANT—Gabriel Nathan, for David Koss, owner.

SUBJECT—Application November 21, 1955—filed pursuant to section 35 General City Law re premises partially in bed of mapped street—proposed widening of Beach 54th street.

PREMISES AFFECTED—158-166 Beach 54th street, east side, 401.41 ft. south of Edgemere avenue, Block 343, Lot 4, Edgemere, Borough of Queens.

999-55-BZ

APPLICANT—Leonard F. Rothkrug, for Eugene Flotteron, doing business as E. Flotteron and Sons Lumber Co., owner.

SUBJECT—Application December 20, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the maintenance of existing uses of display and sales and storage of building materials, with proposed extension to the existing building for off-street loading

and unloading, using more than the area permitted, also the maintenance of a proposed carpenter and woodworking shop, equipped with power saws, spindler, drill press and joiner.

PREMISES AFFECTED—97-107 Lancaster avenue, 2596-2608 Coney Island avenue and 820-820 Avenue W, southwest corner, Block 7184, Lot 26, Borough of Brooklyn.

1010-55-BZ

APPLICANT—Albert Melniker, for Southcrest Realty Corp., owner.

SUBJECT—Application December 22, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, car washing, lubrication, sale of accessories, minor motor vehicle repairs, with hand tools only, and parking for more than 5 motor vehicles, with proposed curb cut within 75 ft. of the residence use district.

PREMISES AFFECTED—4124 Arthur Kill road and 600 Clay Pit road, southeast corner, Block 7293, Lot 240, Prince Bay, Borough of Richmond.

67-56-BZ

APPLICANT—Angelo S. Mongiello, for Louis F. X. Santangelo and Alfred E. Santangelo, owners.

SUBJECT—Application January 30, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, parking and storage for more than 5 motor vehicles.

PREMISES AFFECTED—102 Madison street, south side, 262 ft. west of Market street, Block 276, Lot 38, Borough of Manhattan.

77-56-BZ

APPLICANT—Goldwater and Flynn, for Eighty East End Corp., owner.

SUBJECT—Application February 1, 1956—re (decision of the borough superintendent) under sections 21 and 7c of the zoning resolution, to permit in a residence use, B area district, the proposed use of the cellar and first floor of a proposed 19 story and penthouse, class A multiple dwelling, for banking quarters, also the area of the new building exceeding the permitted coverage at the first floor.

PREMISES AFFECTED—80-86 East End avenue and 535-539 East 83rd street, northwest corner, Block 1580, Lots 21-26 inclusive, Borough of Manhattan.

136-56-BZ

APPLICANT—Leonard F. Rothkrug, for Florence Meyer, owner.

SUBJECT—Application February 24, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, D area, Class 1 height district the erection of a one story building 43 ft. front on Woodhaven boulevard by 31 ft. and 27 ft. in depth irregular 12 ft. and 13 ft. in height of class 3 construction proposed to be occupied by 3 retail sales stores.

PREMISES AFFECTED—83-83 to 83-89 A Woodhaven boulevard, east side, 157.18 ft. north of Park Lane South, Block 8890, Lot 1, Glendale, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JUNE 26, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 26, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

708-52-SM

APPLICANT—Bethlehem Steel Company, Inc., owner.

SUBJECT—Application July 29, 1952—Bethlehem Steel Company, High Strength Bolts.

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152-52-SA

APPLICANT—Eddy Valve Company, for James B. Clow and Sons, owner.

SUBJECT—Application February 18, 1952—Clow Gasteam Radiators, 6 Tube, 38 inch and 32 inch Vented.

959-55-SM

APPLICANT—Lawrence Lavagetto, for Queens Tank and Boiler Corp., owner.

SUBJECT—Application November 29, 1955—Queens Tank and Boiler Corp., 275 Gallon Fuel Oil Storage Tank with Sump.

859-55-SA

APPLICANT—Thermobloc Division of Prat-Daniel Corp., owner.

SUBJECT—Application October 18, 1955—Overhead Panel-bloc Gas-fired Infra-Red Radiant Heater, Models CR-63, CR-63B, CR-62BA, CR-125, CR-125B and CR-125BA.

618-54-SA

APPLICANT—Bradley T. Sheridan, for Iron Fireman Manufacturing Co., owner.

SUBJECT—Application July 12, 1954—Iron Fireman Type RCF Gas Oil Burner.

232-56-SM

APPLICANT—Certified Industrial Products, Inc., owner.

SUBJECT—Application March 14, 1956—All Weather Crete Insulation.

876-55-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.

SUBJECT—Application October 25, 1955—Gilbarco Submerged Turbine Pump, Model STP.

548-54-SM

APPLICANT—Scully Signal Company, owner.

SUBJECT—Application June 24, 1954—Ventalarm Signal, Series C (for installation on heavy oil tanks.)

307-55-SM

APPLICANT—Wade Manufacturing Company, owner (Agnew and Tomlinson, agents).

SUBJECT—Application April 11, 1955—Wade Carrier Fitting for Wall Hung Closet Bowls, Models W-310, W-320, W-330, W-340, W-350 and W-360.

196-55-SA

APPLICANT—Ingersoll Conditioned Air Division of Borg-Warner Corp., owner.

SUBJECT—Application March 7, 1955—Ingersoll Suspended Oil-fired Warm Air Furnaces.

160-47-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.

SUBJECT—Application for consideration—reopened January 31, 1956 as to amendment of resolution to include new model Dispensing Pumps—re Gilbert and Barker Gasoline Dispensing Pumps, Models M96ER, M96HG, M98HG and M101; previously approved.

454-25-SA

APPLICANT—Todd Shipyard Corp., Products Division, owner.

SUBJECT—Application for consideration—reopened March 20, 1956 as to amendment of resolution as to additional models and relocation of preheater—Todd Rotary Burner, Models A, B and C; previously approved.

829-48-SA

APPLICANT—The Nu-Way Corporation, owner.

SUBJECT—Application for consideration—reopened July

6, 1955 as to amendment to resolution as to additional model Nu-Way Oil Burners—re Nu-Way Oil Burner, Models A-2, A-4, XL-2, XL-6, XL-12, XL-20, and XLO Model XLO to be marketed as Afco Oil Burner, Bard Oil Burner, Certified Oil Burner, Fire Power-O-Matic Oil Burner, Hall-Neal Victor Oil Burner, J & C Oil Burner, Poweroil Burner, Lesson Oil Burner, McDonald Oil Burner, Meyer Furnace Co., Oil Burner, Round Oak Co., Oil Burner, Rudy Oil Burner, Shephard Oil Burner, Silver Seal Oil Burner, Thatcher Oil Burner, Waterbury Oil Burner, Weil-McLain Oil Burner and Model A to be marketed as Fire Tender Oil Burner previously approved.

800-39-SM—Vol. IV

APPLICANT—United States Gypsum Company, owner-manufacturer (Wm. Bainbridge, agent).

SUBJECT—Application for consideration—reopened May 24, 1955 as to amendment to resolution as to additional accoustical plaster—re USG Red Top Cement Plaster, fibered, unfibered, extra fibered; USG Red Top #1 Moulding Plaster; USG Red Top Special Cement Plaster; USG Structo-Base Plaster, Structo-Gauge Plaster, Structo-Trowel Plaster (previously approved re USG Sabinite M, USG Sabinite Float Finish and USG Sabinite Trowel Finish, USG Structural Base Coat, USG Structural Gauging Plaster and USG Structural Trowel Finish Plaster, USG Perforatable Savinite) previously approved.

561-38-SA

APPLICANT—The Clayton Manufacturing Company, owner.

SUBJECT—Application for consideration—reopened January 10, 1956 as to amendment as to Clayton-Kerrick Steam Cleaner, Models C, LH and LHR—re Kerrick, Kleaner, Models J and L; previously approved.

847-51-SA

APPLICANT—Carrier Corp., owner-manufacturer.

SUBJECT—Application for consideration—reopened December 6, 1955 as to amendment to resolution as to include Carrier Weathermaker, Models 38C2 and 38C4—re Carrier Weathermaker, Models 38B4, 38B6 and 38B8; previously approved.

959-54-A

APPLICANT—Philip Freshman, for Terminal Fire Brokerage, Inc., owner.

SUBJECT—Application December 10, 1954—Appeal from a decision of the borough superintendent—re stairways and exits.

PREMISES AFFECTED—50 Court street, southwest corner of Joralemon street, Block 265, Lot 43, Borough of Brooklyn.

603-38-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Leibo Realty Corp., owner.

SUBJECT—Application reopened December 6, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—construction and exits.

PREMISES AFFECTED—547-571 Watkins street and 233-243 Lott avenue, northeast corner, Block 3618, Lots 1 and 3, Borough of Brooklyn.

528-54-A

APPLICANT—Lama, Proskauer and Prober, for Merkel Inc., owner.

SUBJECT—Application June 17, 1954—Appeal from an order and decision of the fire commissioner relating to the direct method of refrigeration.

PREMISES AFFECTED—94-01 to 94-19 Sutphin boulevard and 147-01 to 147-43 95th avenue, northeast corner and 147-02 to 147-18 94th avenue, Block 9999, Lots 1, 3, 5, 7, 21, 34, 35 and 37, Jamaica, Borough of Queens.

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JULY 3, 1956, 10 A.M.

888-55-A

APPLICANT—Solfred Maizus, for St. Andrews School of Greek American Culture, owner
SUBJECT—Application November 9, 1955—Appeal from a decision of the borough superintendent—re use of frame structure for school use.
PREMISES AFFECTED—157-50 9th avenue, south side, 170 ft. west of 160th street, Block 4555, Lot 52, Beechhurst, Borough of Queens.

805-54-A

APPLICANT—Pearl Plastic Corp., lessee, for 767 East 132nd Street Realty Corp., owner.
SUBJECT—Application October 22, 1954—Appeal from a decision of the fire commissioner—re storage of inflammable materials.
PREMISES AFFECTED—767 East 132nd street, northwest corner of Willow avenue, Block 2561, Lot 50, Borough of The Bronx.

99-56-A

APPLICANT—Morris Zeitlin, for Elco Dairies Inc., owner.
SUBJECT—Application February 14, 1956—Appeal from a decision of the borough superintendent re review of decision of Borough Superintendent—re area of coverage permitted by Sec. 14(c) of the zoning resolution with credit for loading space in accordance with Sec. 19(g) thereof.
PREMISES AFFECTED—2691-2699 Nostrand avenue, east side, 220 ft. south of Avenue M, Block 7666, Lot 32, Borough of Brooklyn.

280-56-A

APPLICANT—Aaron N. Kiff, for York and Sawyer Architects, Kiff, Colean, Voss and Souder, for St. Luke's Hospital, owner.
SUBJECT—Application April 2, 1956—Appeal from a decision of the borough superintendent re partitions, shaft opening, etc.
PREMISES AFFECTED—1091 Amsterdam avenue and 443 West 113th street, northeast corner, Block 1866, part of Lot 1, Borough of Manhattan.

487-49-A—Vol. II

APPLICANT—William A. Giesen, for John Tricarico, owner.
SUBJECT—Application reopened March 20, 1956 as Vol. II—re Appeal from a decision of the borough superintendent—re construction and egress.
PREMISES AFFECTED—579-585 East 184th street, north side, 72.47 ft. east of Hoffman street, Block 3065, Lot 7, Borough of The Bronx.

94-54-A

APPLICANT—Paisley Products, for Morningstar Nicol, Inc., owner.
SUBJECT—Application February 2, 1954—Appeal from a decision re an order of the fire commissioner—re storage of inflammable oils.
PREMISES AFFECTED—622-630 West 51st street, south side, 375 ft. west of 11th avenue, Block 1098, Lots 15, 18 and 48, Borough of Manhattan.

378-56-A

APPLICANT—Robert G. Zetsche, for Missionary Sisters of The Sacred Heart, owner.
SUBJECT—Application May 23, 1956—Appeal from a decision of the borough superintendent—re fire tower and exterior walls.
PREMISES AFFECTED—227-235 East 19th street, north side, 166 ft. west of 2nd avenue and 218-238 East 20th street, Block 900, Lots 18, 47 and 48, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 3, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

621-54-BZ

APPLICANT—Leonard F. Rothkrug, for Soljak Realty Corp., owner (M. H. Murray Supply Corp., lessee).
SUBJECT—Application July 29, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from public garage to the storage and sale of plumbing supplies.
PREMISES AFFECTED—1565-1567 Bergen street, north side, 225 ft. west of Utica avenue, Block 1348, Lot 62, Borough of Brooklyn.

Laid over from May 8, 1956, to June 12, 1956, for applicant to correct his papers and for inspection and decision; hearing closed; then to July 3, 1956, for further consideration and for applicant to notify the Board as to the proposed tenancy of the building.

765-55-BZ

APPLICANT—Leonard F. Rothkrug, for Nicholas Espo-sito, doing business as Nick's Service Station, owner.
SUBJECT—Application September 28, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use, D area district, the extension of an existing gas station to include auto accessories, lubritorium, motor repairs and auto laundry.
PREMISES AFFECTED—56-01 Main street, southeast corner of 56th avenue, Block 5165, Lot 28, Flushing, Borough of Queens.

Laid over from May 22, 1956, to June 12, 1956, for inspection and decision; hearing closed; then to July 3, 1956, for inspection and decision.

942-54-BZ

APPLICANT—Mathew Manes, for Vanlib Realty Corp., owner.
SUBJECT—Application reopened April 24, 1956 and restored to docket in accordance with the order of the Court, previously denied—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, with a curb cut nearer the residence use district than is permitted.
PREMISES AFFECTED—144-21 Liberty avenue and 138-34 to 138-52 Lloyd road, northwest corner, Block 10020, Lot 114, Jamaica, Borough of Queens.

Application reopened and restored to docket in accordance with the order of the Court, set for hearing April 24, 1956; public hearing held on April 24, 1956; then laid over to May 22, 1956, for inspection and decision; hearing closed; then to May 29, 1956, for applicant to file seven complete sets of plans; then to June 12, 1956, for inspection and decision; applicant to file additional plans, showing original conditions; then to July 3, 1956, for inspection and decision.

934-55-BZ

APPLICANT—Paul Friedman, for Ida Orlick, owner.
SUBJECT—Application November 22, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only), auto washing (non-automatic), storage and sale of auto accessories, parking of cars waiting to be serviced for a term of 15 years.

PREMISES AFFECTED—2444-2460 Linden boulevard

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and 547-557 Milford street, southeast corner, Block 4503, Lots 1 and 6, Borough of Brooklyn.

Laid over from May 29, 1956 to June 12, 1956, for applicant's presence at public hearing; then to July 3, 1956, for inspection and decision; hearing closed.

43-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Meyer Berfond, owner.

SUBJECT—Application January 24, 1956—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a business, local retail and residence use district the erection of 2 buildings of class 1 and class 3 construction to be used for storage, boiler room, compressor room, refrigerator, store, loading and unloading, mens' and womens' toilets, restroom, air conditioning equipment, and parking of patrons cars, no fee to be charged.

PREMISES AFFECTED—2127-2183 Coyle street and 3045-3067 Avenue V, northeast corner and 2128-2184 Bragg street, Block 7368, Lots 17, 19, 22, 25, 27, 29, 31, 36, 46, 53 and 61, Borough of Brooklyn.

Laid over from June 5, 1956, to June 12, 1956, at request of objector; applicant concurring; then to July 3, 1956, for inspection and decision; hearing closed.

461-37-BZ—Vol. IV

APPLICANT—Sylvan Bien, for 260 Madison Avenue Corporation, owner.

SUBJECT—Application reopened May 22, 1956 in accordance with the order of the Court in view of minutes being missing of hearing of June 1, 1955—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and restricted retail use district, the use of unbuilt upon plot for right of way and for the parking and storage of motor vehicles previously granted by the Board—see action of 354-51-A), previously denied.

PREMISES AFFECTED—22B East 39th street, south side, 98 ft. east of Madison avenue and 23 East 38th street, north side, 98 ft. east of Madison avenue, Block 868, Lot 53, Borough of Manhattan.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed.

670-39-BZ—Vol. II

APPLICANT—Otto J. and Warren A. Sambach, for Theodore Potash, owner

SUBJECT—Application reopened July 12, 1955 as Vol. II—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a business use, C area district the extension of an existing building, using more than the area permitted.

PREMISES AFFECTED—41-25 102nd street, northeast corner of 42nd avenue, Block 1976, Lot 10, Corona, Borough of Queens.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed.

826-53-BZ—Vol. II

APPLICANT—David Postal, for Post Bayside #1, owner.

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs with hand tools only, parking and storage of cars awaiting service.

PREMISES AFFECTED—260-02 to 260-22 Union turnpike, southeast corner of 260th street, Block 8677, Lot 61, Bellerose, Borough of Queens.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed.

176-55-BZ

APPLICANT—John F. Fitzsimons, for Nicholas Descicciola, owner (Delta Precision Tool and Instrument Co., lessee).

SUBJECT—Application March 8, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a retail and residence use district, the use of the premises as a factory in the retail portion of the lot.

PREMISES AFFECTED—147-36 Brookville boulevard, west side, 68.25 ft. south of 147th road, Block 13729, Lot 33, Rosedale, Borough of Queens.

Laid over from June 12, 1956 to July 3, 1956, for inspection and decision; hearing closed.

671-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Local Construction Corp., owner.

SUBJECT—Application August 22, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, minor motor vehicles repairs, office and sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—1028-1040 Belmont avenue and 462-466 Pine street, southwest corner, Block 4250, Lots 23 and 29, Borough of Brooklyn.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed.

713-55-BZ

APPLICANT—Meyer Kraushaar, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application September 14, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubricatorium, minor repairs (hand tools only), auto washing (non-automatic), office, sales and storage of motor accessories, parking for cars waiting to be serviced.

PREMISES AFFECTED—181-01 to 181-11 (181-05 official) Horace Harding expressway and 58-25 to 58-53 Utopia parkway, northeast corner and 58-28 to 58-52 182nd street, Block 7065, Lot 8, Fresh Meadows, Borough of Queens.

Laid over from June 12, 1956, to July 3, 1956, for inspection and decision; hearing closed.

94-56-BZ

APPLICANT—Albert Melniker, for Chain Store Realty Corp., owner.

SUBJECT—Application February 9, 1956—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, parking of vehicles awaiting service, minor adjustments of motor vehicles with hand tools only, office and sales.

PREMISES AFFECTED—1970 Victory boulevard and 5 Perry avenue, southeast corner, Block 722, Lot 1, Castleton Corners, Borough of Richmond.

Laid over from June 12, 1956, to July 3, 1956, for applicant to file revised plans giving consideration to the grade of plot; date for inspection to be set; hearing closed.

755-55-BZ

APPLICANT—Leonard F. Rothkrug, for 66-17 Grand Avenue Corp., owner (Times Square Corp., lessee).

SUBJECT—Application September 23, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a retail and residence use district, the proposed patrons and employees parking of more than 5 motor vehicles.

PREMISES AFFECTED—66-19 Grand avenue, north side, 85.44 ft. east of Hamilton place and 66-02 Perry avenue, southeast corner of 66th street, Block 2724, Lots 8 and 69, Maspeth, Borough of Queens.

Laid over from May 1, 1956 to May 29, 1956, for inspection and decision; hearing closed; then to June 5, 1956, at the request of the applicant to file revised plan as requested

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by the Board; then to June 19, 1956, for applicant to give the matter further study and to file revised plans if he so desires; then to July 3, 1956, at request of the applicant, to obtain a new denial of the borough superintendent.

550-55-BZ

APPLICANT—Patrick D. Concagh, for Clareve Corp., owner.

SUBJECT—Application July 5, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubricatorium, car wash, office for sale of accessories, auto repairs, storage of auto accessories, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—640-666 Conduit boulevard and 600-608 Grant avenue, entire block bounded by Grant Belmont, Sheridan avenues and Conduit boulevard, Block 4239, Lot 1, Borough of Brooklyn.

Laid over from April 24, 1956, to May 22, 1956, for inspection and decision; hearing closed; then to June 12, 1956, for applicant to file more complete plans showing the arrangement proposed, full size of the lot with spaces to be taken for the widening of Conduit Boulevard, all dimensions and location by dotted lines of the subways below and the tanks shown to be located in compliance with the requirements, at least not nearer than 25 ft. to the subway wall; then to June 19, 1956, for consideration and decision; then to July 3, 1956, for applicant to file adequate plan; hearing previously closed.

496-32-BZ—Vol. III

APPLICANT—David Kraus, for Nathan Temares, owner.

SUBJECT—Application reopened January 31, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed extension of building at roof level to create a new fifth floor same height as the present penthouse, using more than the area permitted, previously withdrawn.

PREMISES AFFECTED—283 East Broadway, south side, 45.6 ft. west of Gouverneur street, Block 287, Lot 13, Borough of Manhattan.

Laid over from June 19, 1956, to July 3, 1956, at request of the applicant.

256-51-BZ

APPLICANT—Paul A. Berlowitz, for Alexander R. Di Lorenzo, Jr. and Sol Goldman, owners (Anthony Lazada, lessee).

SUBJECT—Application reopened June 5, 1956 for consideration as to extension of term of variance, expired June 9, 1955—re (decision of the borough superintendent) under sections 7h and 7A of the zoning resolution, permitting in the residence use portion of a lot located in a residence, business and unrestricted use district, the parking and storage of motor vehicles for a term of years with an entrance more than the permitted distance from the intersection.

PREMISES AFFECTED—940-948 Southern boulevard and 1035-1051 and 1063 East 163rd street, northeast corner, Block 2742, Lots 3 and 70, Borough of The Bronx.

160-48-BZ—Vol. II

APPLICANT—Lathrop Douglass, for Alstores Realty Corp., owner (B. Gertz, Inc., lessee).

SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a class ½ height district, the erection of an extension to an existing building in excess of the height permitted by section 8(b) of the zoning resolution.

PREMISES AFFECTED—93-59 183rd street, east side, 62.35 ft. north of Liberty avenue, Block 10353, Lot 140, Hollis, Borough of Queens.

351-56-A

APPLICANT—Lathrop Douglass, for Alstores Realty Corp., owner (B. Gertz, Inc., lessee).

SUBJECT—Application April 10, 1956—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—93-59 183rd street, east side, 62.35 ft. north of Liberty avenue, Block 10353, Lot 140, Hollis, Borough of Queens.

814-54-BZ—Vol. II

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application reopened April 24, 1956 as Vol. II—re (decision of the borough superintendent) under sections 21, 7h and 19B(d) of the zoning resolution, to permit in a residence use, F area, class ½ height district, the erection of a two story garden apartment development without the required yards and with garage and parking spaces provided calculated on the basis of the entire development and to permit the calculation of height of buildings from an elected grade within the plots and the location of more than one building on a lot.

PREMISES AFFECTED—155-03 to 155-09, 155-11 to 155-19 and 155-21 to 155-27 89th street and 89-02 to 89-04, 89-08 to 89-14, 89-16 to 89-30 and 89-32 to 89-38 155th avenue, southeast corner and 89-01 to 89-07, 89-11 to 89-35 Shore parkway, Block 11451, Lot 9; 90-02 to 90-24, 90-28 to 90-46 153rd avenue and 153-06 to 153-08 Cross Bay boulevard, southwest corner and 90-01 to 90-07, 90-09 to 90-25, 90-27 to 90-33 and 90-37 to 90-55 Shore parkway, Block 11451, Lot 50; 155-05 to 155-11 and 155-17 to 155-23 86th street and 86-06 to 86-08 and 86-20 to 86-42 155th avenue, southeast corner and 86-07 to 86-09, 86-15 to 86-21, 86-23 to 86-37 and 86-39 to 86-45 Shore parkway, Block 11466, Lot 1; 88-02 to 88-24 and 88-30 to 88-32 155th avenue and 155-06 to 155-12 and 155-18 to 155-24 89th street, southwest corner and 88-01 to 88-07, 88-09 to 88-25, 88-27 to 88-33 and 88-37 to 88-39 Shore parkway, Block 11466, Lot 25, Ozone Park, Borough of Queens.

321-56-A

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application March 13, 1956—filed pursuant to sections 60 and 310 of the Multiple Dwelling Law for variation of the provisions of sections 27, 28 and 33 of the Multiple Dwelling Law as to the required open spaces, height of buildings and location of garage and parking spaces, and an application pursuant to section 36 of the General City Law to permit the erection of buildings not fronting on legally mapped streets.

PREMISES AFFECTED—155-03 to 155-09, 155-11 to 155-19 and 155-21 to 155-27 89th street and 89-02 to 89-04, 89-08 to 89-14, 89-16 to 89-30 and 89-32 to 89-38 155th avenue, southeast corner and 89-01 to 89-07, 89-11 to 89-35 Shore parkway, Block 11451, Lot 9; 90-02 to 90-24, 90-28 to 90-46 153rd avenue and 153-06 to 153-08 Cross Bay boulevard, southwest corner and 90-01 to 90-07, 90-09 to 90-25, 90-27 to 90-33 and 90-37 to 90-55 Shore parkway, Block 11451, Lot 50; 155-05 to 155-11 and 155-17 to 155-23 86th street and 86-06 to 86-08 and 86-20 to 86-42 155th avenue, southeast corner and 86-07 to 86-09, 86-15 to 86-21, 86-23 to 86-37 and 86-39 to 86-45 Shore parkway, Block 11466, Lot 1; 88-02 to 88-24 and 88-30 to 88-32 155th avenue and 155-06 to 155-12 and 155-18 to 155-24 89th street, southwest corner and 88-01 to 88-07, 88-09 to 88-25, 88-27 to 88-33 and 88-37 to 88-39 Shore parkway, Block 11466, Lot 25, Ozone Park, Borough of Queens.

683-29-BZ—Vol. II

APPLICANT—Vincent Piampiano, owner (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened March 20, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in

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a retail use district the reconstruction and extension in area of existing gasoline service station, lubritorium and auto laundry, previously granted by the Board under Cal. 683-29-BZ—Vol. II, also the additional uses of minor auto repairing (hand tools only), used car lot, and parking of motor vehicles awaiting service, all for a term of 15 years.
PREMISES AFFECTED—50-56 Sand lane, southwest corner of Hylan boulevard, Block 3266, Lot 29, Arrochar, Borough of Richmond.

69-36-BZ—Vol. II

APPLICANT—Office of the President of the Borough of Brooklyn, for City of New York, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed extension and alteration of a building, and change of use from carpenter shop, welding shop, store room, asphalt roller storage and open storage shed to carpenter shop, office, storage room, sign shop, spray room, and sign storage.

PREMISES AFFECTED—5511-5629 19th avenue, northeast corner of 57th street, Block 5495, Lot 1, Borough of Brooklyn.

624-37-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for William L. McDonald, owner (Herman Wald, lessee).

SUBJECT—Application reopened January 10, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district, the proposed auto repair shop with hand tools only, no body and fender work, and car washing and polishing.

PREMISES AFFECTED—2421 Boston road, northwest corner of Waring avenue, Block 4430, Lot 57, Borough of The Bronx.

28-56-A

APPLICANT—Fred C. Dahlem, for William L. McDonald, owner (Herman Wald, lessee).

SUBJECT—Application January 18, 1956—re Appeal from a decision of the borough superintendent—frame extension within the fire limits.

PREMISES AFFECTED—2421 Boston road, northwest corner of Waring avenue, Block 4430, Lot 57, Borough of The Bronx.

1501-39-BZ—Vol. III

APPLICANT—James R. Curreri, for Rosa Marinelli, owner.

SUBJECT—Application reopened April 27, 1954 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, to consider use of existing garages formerly accessory, for rental purposes, and parking upon unbuilt upon portion of the plot.

PREMISES AFFECTED—2012 Daly avenue, east side, 66 ft. south of East 179th street, Block 3127, Lot 11, Borough of The Bronx.

762-41-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Alge Holding Corp., owner.

SUBJECT—Application reopened June 7, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a restricted retail use district, the proposed use of the basement of a 5 story hotel of class 3 construction, located in the residence use portion of the plot, for a restaurant.

PREMISES AFFECTED—82-84 Pierrepont street and 178 Henry street, southwest corner, Block 242, Lot 37, Borough of Brooklyn.

330-42-BZ—Vol. V

APPLICANT—Gilbert Lazerus, for Jeron Company, Inc., owner.

SUBJECT—Application reopened May 15, 1956 as Vol. V—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a one story business building, without the required loading berth, and differing in layout from plans approved by the Board under Cal. 330-42-BZ—Vol. IV.

PREMISES AFFECTED—95-40 to 95-48 Queens boulevard, south side, 130 ft. west of 63rd drive, Block 3080, Lot 31, Rego Park, Borough of Queens.

370-56-A

APPLICANT—Gilbert Lazerus, for Jeron Company, Inc., owner.

SUBJECT—Application April 13, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—95-40 to 95-48 Queens boulevard, south side, 130 ft. west of 63rd drive, Block 3080, Lot 31, Rego Park, Borough of Queens.

448-46-BZ—Vol. IV

APPLICANT—Reginald S. Hardy, for Edward Senft and Arthur Senft, owners.

SUBJECT—Application reopened March 13, 1956 as Vol. IV—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed change of occupancy from public garage for more than 5 cars to warehouse for toys.

PREMISES AFFECTED—2354-2372 East 19th street, west side, 100 ft. north of Avenue X, Block 7403, Lot 29, Borough of Brooklyn.

201-56-A

APPLICANT—Reginald S. Hardy, for Edward Senft and Arthur Senft, owners.

SUBJECT—Application February 3, 1956—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—2354-2372 East 19th street, west side, 100 ft. north of Avenue X, Block 7403, Lot 29, Borough of Brooklyn.

711-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Linden Operating Corp., owner.

SUBJECT—Application reopened December 13, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use district, the erection and maintenance of a refreshment stand, gasoline service station, lubritorium, auto repairs, car washing, office and sales, car washing, storage, parking of motor vehicles (no fee to be charged), proposed erection of 2 buildings (not accessory to each other) on 1 lot.

PREMISES AFFECTED—114-01 to 114-19 (114-05 official) Farmers boulevard, east side, from 114th road to Murdock avenue; 191-01 to 191-07 114th road and 191-02 to 191-08 Murdock avenue, Block 11007, Lot, 1, St. Albans, Borough of Queens.

915-54-BZ—Vol. III

APPLICANT—Reuben A. Lazarus, for Double Jack Realty, Inc., owner.

SUBJECT—Application reopened March 20, 1956 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the proposed extension in area of an existing parking lot, for the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—233-245 West 22nd street, north side, 260 ft. 9½ in. west of 7th avenue, Block 772, Lots 22, 23, 24, 25, 26, 27 and 28, Borough of Manhattan.

901-55-BZ

APPLICANT—Henry J. Nurick, for 16-20 Halsey Street Garage Corp., owner.

SUBJECT—Application November 7, 1955—re (decision of the borough superintendent) under sections 7c and 21 of

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the zoning resolution, to permit in a business use district the parking and storage of more than 5 motor vehicles.
PREMISES AFFECTED—10-18 Halsey street, south side, 80 ft. east of Bedford avenue, Block 1842, Lots 11 and 14, Borough of Brooklyn.

922-55-BZ

APPLICANT—Burke, Green and Groh, for Sam Rosenberg, owner.

SUBJECT—Application November 18, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, office, accessory sales, minor repairs with hand tools only, and automatic auto laundry.

PREMISES AFFECTED—113-46 to 113-76 Springfield boulevard, northwest corner of Colfax street, Block 11134, Lot 1, Springfield Gardens, Borough of Queens.

951-55-BZ

APPLICANT—Kenneth W. Milnes, for Socony Mobil Oil Co., Inc., owner.

SUBJECT—Application December 2, 1955—re (decision of the borough superintendent) under sections 7a and 7i of the zoning resolution, to permit in a business use district, the reconstruction of legally existing non conforming gasoline service station, to include a new one story service station building, sales office, lubritorium, minor motor vehicle repairs, and new gasoline pump island.

PREMISES AFFECTED—1098 Richmond road, southwest corner of Targee street, Block 3181, Lot 1, Concord, Borough of Richmond.

1035-55-BZ

APPLICANT—Irving Kirschenbaum, for Alpha Realty Co., owner.

SUBJECT—Application December 21, 1955—re (decision of the borough superintendent) under sections 7e, 21 and 19j of the zoning resolution, to permit in a residence use, B area, Class 1½ and 2 height district, the erection of an 18 story office building, extending into the residence use district, using more than the permissive coverage, without the required rear yard, and without the required loading berth.

PREMISES AFFECTED—133-135 East 40th street and 355-361 Lexington avenue, northeast corner, Block 1295, Lots 21, 23 and 24, Borough of Manhattan.

45-56-BZ

APPLICANT—Lama, Proskauer and Prober, for Besmer Realty Co., owner.

SUBJECT—Application January 24, 1956—re (decision of the borough superintendent) under sections 7A, 7c, 7e and 7i of the zoning resolution, to permit in a business and residence use district, the proposed reconstruction of an existing auto laundry, gas station, grease pits, and sale of used cars (5 cars only), to gasoline service station, lubritorium, auto repairs, office and sales, storage and boiler room, parking and storage of motor vehicles, high speed auto laundry, with proposed signs, entrances, show window and curb cut within 75 ft. of the residence district.

PREMISES AFFECTED—5202-5218 18th avenue and 1776-1780 52nd street, southwest corner and 1769-1781 53rd street, Block 5473, Lots 32, 34, 36 and 52, Borough of Brooklyn.

181-56-BZ

APPLICANT—Joseph Lau, for A. L. Eastmond and Sons, Inc., owner.

SUBJECT—Application February 15, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and retail use district, a parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—313-315 West 142nd street, north side, 64 ft. 11 in. east of Bradhurst avenue, Block 2043, Lots 32 and 33, Borough of Manhattan.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application reopened—January 10, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side, 202.59 ft. east of 108th street, Block 8235, Lot 10, and part of Lot 11, Borough of Brooklyn.

408-56-BZ

APPLICANT—John F. Fitzsimons, for William Gottfried, owner (conditional vendee: Atlas Terminals, Inc.).

SUBJECT—Application June 6, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit partly in a manufacturing and partly in a retail use district, the erection and maintenance of a milk bottling and distributing plant with accessory uses of loading, parking, garage for more than 5 motor vehicles, automobile washing and motor vehicle repairs.

PREMISES AFFECTED—51-40 59th street and 58-27 52nd avenue, northwest corner, 51-19 58th lane and 58-35 Tyler avenue, Block 2344, Lot 4, Woodside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JULY 3, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon July 3, 1956 at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

470-53-SA

APPLICANT—Star Sprinkler Corp., owner.

SUBJECT—Application June 11, 1953—Star Dry Pipe Valve, 4 Inch, Model C.

990-55-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.

SUBJECT—Application November 9, 1955—Gilbarco Gasoline Dispensing Pumps, Model 104 and Gilbarco Remote Control Gasoline Dispensers, Model 104RC.

229-56-SA

APPLICANT—The Webster Engineering Company, owner. (Oilfield Eq. Co., agent).

SUBJECT—Application March 21, 1956—Webster, Series R Gas and Oil Burner, Model RD-19W-GOS, Open Register Model.

160-49-SM—Vol. II

APPLICANT—Flexible Connector Company of America, owner.

SUBJECT—Application for consideration—reopened May 29, 1956 as for report as to additional trade name—re Long-Flex Gas Stove Connector; previously approved.

962-55-A

APPLICANT—Charles Spindler, for Max Labatan, doing business as Lullaby Infants Wear, owner.

SUBJECT—Application December 7, 1955—Appeal from a decision of the borough superintendent—re egress.
PREMISES AFFECTED—7018 20th avenue, west side, 40 ft. north of 71st street, Block 6173, Lot 45, Borough of Brooklyn.

16-55-A

APPLICANT—Sidney Daub, for 47 Walker Street Corp., owner.

SUBJECT—Application January 6, 1955—Appeal from a decision of the borough superintendent—re egress.

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PREMISES AFFECTED—47 Walker street, south side, 189 ft. 2¾ in. east of Church street, Block 193, Lot 32, Borough of Manhattan.

724-51-A—Vol. III

APPLICANT—Selig Kaplan, for Pennsylvania Nursing Home, lessee (Pennsylvania Home, Inc., owner).

SUBJECT—Application reopened June 7, 1955 as Vol. III—re Appeal from a decision of the borough superintendent—re increase in occupancy of existing nursing home.

PREMISES AFFECTED—452 Pennsylvania avenue and 658 Dumont avenue, southwest corner, Block 3805, Lot 26, Borough of Brooklyn.

620-45-A—Vol. II

APPLICANT—Harry G. Savran, for Yeshivah Choftez of Radun, owner.

SUBJECT—Application reopened November 29, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—construction and exits.

PREMISES AFFECTED—346 West 89th street and 170 Riverside drive, southeast corner, Block 1250, Lot 61, Borough of Manhattan.

775-55-A

APPLICANT—Schoen and Hennessy, for Emsig Manufacturing Co., owner.

SUBJECT—Application September 30, 1955—Appeal from an order and a decision of the fire commissioner—re storage of combustible mixture (Luperco ATC and Lupercol DDM).

PREMISES AFFECTED—223-227 West 60th street, north side, 315 ft. west of Amsterdam avenue, Block 1152, Lots 17, 19 and part of Lot 20, Borough of Manhattan.

179-55-A

APPLICANT—Sidney Daub, for Harriet Fybusch, owner.

SUBJECT—Application February 28, 1955—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—93 Crosby street, east side, 195 ft. south of Prince street, Block 496, Lot 8, Borough of Manhattan.

619-55-A

APPLICANT—Raymond Irrera, for Long Island City Savings and Loan Association, owner.

SUBJECT—Application July 22, 1955—Appeal from a decision of the borough superintendent—re connecting frame building to brick building.

PREMISES AFFECTED—37-08 to 37-10 Broadway, south side, 50 ft. east of 37th street, Block 655, Lots 36 and 37, Long Island City, Borough of Queens.

411-56-A

APPLICANT—Fred C. Dahlem, for Patrick J. and Helen L. Ricci, owners.

SUBJECT—Application June 7, 1956—filed pursuant to sec. 310 of the Multiple Dwelling Law for variation of Sections 34(6) re—adequate open space at rear of cellar apartment.

PREMISES AFFECTED—316 East 58th street, south side, 224 ft. east of 2nd avenue, Block 1350, Lot 43 (formerly 43 and 143), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

JULY 10, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 10, 1956 at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

208-46-BZ—Vol. IV

APPLICANT—Ferdinand Savignano, for 1500 McDonald Avenue Corp., owner.

SUBJECT—Application reopened November 15, 1955 as Vol. IV—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the proposed change in occupancy from yarn manufacturing, gasoline selling station, auto laundry, lubricatorium, office and showroom to yarn manufacturing, gasoline selling station, auto laundry, lubricatorium, auto repairs, office and addition of boiler room.

PREMISES AFFECTED—1500-1546 McDonald avenue and 14-24 Avenue M, southwest corner, Block 6563, Lot 6, Borough of Brooklyn.

Laid over from June 12, 1956, to July 10, 1956, for inspection and decision; hearing closed.

947-55-A

APPLICANT—Ferdinand Savignano, for 1500 McDonald Avenue Corp., owner.

SUBJECT—Application October 14, 1955—Appeal from a decision of the borough superintendent—re boiler room in garage area.

PREMISES AFFECTED—1500-1546 McDonald avenue and 14-24 Avenue M, southwest corner, Block 6563, Lot 6, Borough of Brooklyn.

1022-55-BZ

APPLICANT—Paul Friedman, for Marflu Servicenter Inc., owner (General Outdoor Advertising Co., Inc., lessee).

SUBJECT—Application December 30, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, minor repairs (hand tools only), auto laundry (non-automatic), office, storage and sale of auto accessories and parking for more than 5 cars waiting to be serviced, for a term of 15 years.

PREMISES AFFECTED—305-319 Oakland street, west side, from India street to Huron street, 222-226 India street and 193-197 Huron street, Block 2533, Lot 33, Borough of Brooklyn.

Laid over from June 12, 1956, to July 10, 1956, for inspection and decision; hearing closed.

507-55-BZ

APPLICANT—William B. Lichtner, for H. and M. Morris, owners.

SUBJECT—Application June 20, 1955—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and business use district, the erection of a building for the storage and sale of floor covering material.

PREMISES AFFECTED—36-19 Rockaway Beach boulevard, southwest corner of Beach 35th street, Block 315, Lots 13, 14, 15, 21, 3032 and 35, Edgemere, Borough of Queens.

Laid over from May 29, 1956 to June 19, 1956, for inspection and decision; hearing closed; then to July 10, 1956, for inspection and decision; hearing previously closed.

583-55-BZ

APPLICANT—John F. Fitzsimons, for Emilio Longo, owner.

SUBJECT—Application July 15, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—168-39 93rd avenue, north side, 90.98 ft. east of 168th place, Block 10211, Lots 77, 78 and 272, Jamaica, Borough of Queens.

Laid over from May 29, 1956 to June 19, 1956, for inspection and decision; hearing closed; then to July 10, 1956, for inspection and decision; hearing previously closed.

679-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Pauline and William Hinderstein, owners.

SUBJECT—Application August 30, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the

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zoning resolution, to permit in a residence use district, the proposed erection of a structure for storage, stores, loading and unloading, parking of patrons cars (no fee to be charged).

PREMISES AFFECTED—13-55 to 13-63 Beach Channel drive and 2201-2217 Birdsall avenue, southwest corner, Block 158, Lot 14, Far Rockaway, Borough of Queens.

Laid over from June 5, 1956 to June 19, 1956, for applicant to file revised plans as to Lot No. 4; hearing closed; then to July 10, 1956, for inspection and decision; hearing closed.

435-53-BZ

APPLICANT—Leonard F. Rothkrug, for Concetta Tuozzo, owner.

SUBJECT—Application June 2, 1953—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the change in occupancy from five car garage to storage and baling of scrap paper and rags.

PREMISES AFFECTED—6712 11th avenue, west side, 60 ft. south of 67th street, Block 5765, Lot 44, Borough of Brooklyn.

Laid over from May 22, 1956, to June 12, 1956, at request of objector, applicant concurring; then to June 19, 1956, at the request of an objector; hearing previously closed; then to July 10, 1956, for applicant to obtain a new decision in connection with the new amendment to the Zoning Resolution as to junk yards, and for inspection and decision; hearing closed.

911-55-BZ

APPLICANT—Leonard F. Rothkrug, and Samuel Gardstein, for Bangor Realty Corp., owner.

SUBJECT—Application November 16, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit parking in a business use district and partly in a residence use district the proposed use of the unbuilt upon portion of a lot for a parking lot and also for accessory parking for employees.

PREMISES AFFECTED—1674-1678 Broadway, south side, 59 ft. 4 in. west of Decatur street, and 747-755 Decatur street, Block 1503, Lot 31, Borough of Brooklyn.

Laid over from June 12, 1956, to June 19, 1956, at request of objector, applicant concurring; then to July 10, 1956, for inspection and decision; hearing closed.

781-50-BZ—Vol. II

APPLICANT—Paul Friedman, for Empire Chevrolet, Inc., owner (G and G Auto Sales of Brooklyn, Inc., lessee; Volkswagen, contingent lessee).

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of an automobile showroom and sales (franchised Volkswagen dealer), gasoline service station, lubritorium, auto washing (non-automatic), minor repairs (hand tools only), office, storage and sale of auto accessories, parking and storage for more than 5 cars waiting to be serviced, and outdoor display and sales for more than 5 motor vehicles for a term of 15 years.

PREMISES AFFECTED—68-92 Remsen avenue and 9-35 East 51st street, southwest corner, Block 4592, Lots 1 and 4, Borough of Brooklyn.

Laid over from April 17, 1956 and set for hearing on June 19, 1956, 10 A. M.; notices to be sent out in accordance with the regular procedure; then to July 10, 1956, for inspection and decision; hearing closed.

1115-40-BZ—Vol. II

APPLICANT—William H. Altman, for Joseph Mayo, owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business 1 and residence use district, proposed parking lot, extend-

ing into the residence use district.

PREMISES AFFECTED—2101-2113 Surf avenue and 2944-2962 West 21st street, northwest corner and 2943-2955 West 22nd street, Block 7058, Lot 27, Borough of Brooklyn.

Laid over from June 19, 1956, to July 10, 1956, for inspection and decision; hearing closed.

843-46-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Lillian F. Corp., owner.

SUBJECT—Application reopened January 24, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7i and 7j of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, store, storage, parking and storage for more than 5 motor vehicles, car washing, lubritorium, motor vehicle repair shop, accessory sales and office.

PREMISES AFFECTED—857 East 169th street, northwest corner of Lyman place, Block 2970, Lot 1, Borough of The Bronx.

Laid over from June 19, 1956, to July 10, 1956, for inspection and decision; hearing closed.

1130-48-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Teeson Realty Corp., owner.

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and local retail use district the proposed extension in area of a plot and additional use of miniature golf course, in local retail portion of the plot.

PREMISES AFFECTED—231-05 Northern boulevard, northeast corner of 231st street, Block 8084, Lots 71, 92, 102, 112 and 122; Block 8086, Lots 1, 9 and 50; Block 8087, Lots 1, 4, 20, 25, 30, 50, 64 and 63; Block 8088, Lots 1, 9, 34, 76, 84, 105 and 111; Block 8089, Lot 7, Douglaston, Borough of Queens.

Laid over from June 19, 1956, to July 10, 1956, for inspection and decision; hearing closed.

265-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman and Maurice S. Kaplow, owners.

SUBJECT—Application April 4, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the local retail use portion of a plot located in a residence, local retail and business use district the parking and storage of motor vehicles and the erection of an office, for a term of 10 years.

PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.50 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

Laid over from June 19, 1956, to July 10, 1956, for inspection and decision; hearing closed.

266-55-A

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman and Maurice S. Kaplow, owners.

SUBJECT—Application April 4, 1955—filed pursuant to section 35, General City Law re premises in bed of mapped streets—Mott avenue and Dix avenue an Appeal from a decision of the borough superintendent—frame construction within fire limits.

PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.5 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

709-55-BZ—Vol. II

APPLICANT—Henry Kohler, for Louis L. Rosenberg, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under sections 21, 7e and 7h of the zoning resolution, to permit in a

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residence use, F-1 area district, the erection and maintenance of a gasoline service station, sales office, lubritorium, storage and parking of more than 5 motor vehicles, within the required setback, also the erection of signs within the required setback.

PREMISES AFFECTED—1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 8299, Lots 63, 68 inclusive, Borough of Brooklyn.

Laid over from June 19, 1956, to July 10, 1956, for inspection and decision; hearing closed.

807-55-BZ

APPLICANT—Paul Trapani, for Peter and Patrick De Salvo, owners.

SUBJECT—Application October 17, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the extension and maintenance of an existing gasoline service station, to include auto laundry and minor repairs.

PREMISES AFFECTED—4116 White Plains avenue, southeast corner of East 230th street, Block 4843, Lot 45, Borough of The Bronx.

Laid over from June 19, 1956, to July 10, 1956, for inspection and decision; hearing closed.

954-55-BZ

APPLICANT—Charles M. Spindler, for 2112 Knapp Realty Corp., owner.

SUBJECT—Application December 2, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—2133-2145 Brigham street, east side, 113 ft. 11 in. south of Avenue U, Block 7370, Lot 58, Borough of Brooklyn.

Laid over from June 19, 1956, to July 10, 1956, for inspection and decision; hearing closed.

809-52-BZ

APPLICANT—John J. Tricarica, for Celia Kenney, owner.

SUBJECT—Application reopened June 12, 1956 for consideration as to extension of time to complete, expired June 2, 1954—re (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a business building (stores).

PREMISES AFFECTED—10301-10307 Glenwood road and 665-675 East 103rd street, northeast corner, Block 8172, Lot 8, Borough of Brooklyn.

263-19-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Pilot Associates, Inc., owner.

SUBJECT—Application reopened September 20, 1955 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change of occupancy from storage garage for more than 5 motor vehicles, lubritorium, motor vehicle repair shop, for motor vehicles dealt in by automobile agency, to warehouse, packaging, mailing and office.

PREMISES AFFECTED—564-592 (722-746 old numbers) St. John's place, south side, 333 ft. 8 in. east of Classon avenue, Block 1178, Lot 26, Borough of Brooklyn.

766-55-A

APPLICANT—Reginald S. Hardy, for Pilot Associates, Inc., owner.

SUBJECT—Application August 8, 1955—Appeal from a decision of the borough superintendent—re exits.

PREMISES AFFECTED—564-592 (722-746 old numbers) St. John's place, south side, 333 ft. 8 in. east of Classon avenue, Block 1178, Lot 26, Borough of Brooklyn.

210-21-BZ—Vol. II

APPLICANT—Arthur A. Schiller, for Board of Higher Education, City of New York, owner.

SUBJECT—Application reopened October 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change of occupancy of a 5 story building from administrative locker room, clinics, etc. formerly occupied by Dept. of Hospitals, to offices for use by the Board of Higher Education.

PREMISES AFFECTED—535-545 East 80th street and 18-26 East End avenue, northwest corner, Block 1577, Lot 23, Borough of Manhattan.

956-27-BZ—Vol. III

APPLICANT—Fred C. Dahlem, for Max Meyers, owner (Al Goldman, lessee).

SUBJECT—Application reopened April 24, 1956 as Vol. III—re (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district, proposed extension and erection of a gasoline service station, sales of accessories, car washing, lubritorium, parking and storage of more than 5 motor cars, and addition of motor vehicle repair shop and ignition service.

PREMISES AFFECTED—1508-1510 Jerome avenue, east side, 105.41 ft. north of East 172nd street, Block 2846, Lot 6, Borough of The Bronx.

176-35-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Church of Our Lord Jesus Christ of the Apostle Faith, Inc., owner.

SUBJECT—Application reopened April 3, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, office, sales room, lubritorium, car washing, storage, minor repairs, with hand tools only, parking and storage of motor vehicles.

PREMISES AFFECTED—1236-1244 Prospect avenue and 850-854 Home street, southeast corner, Block 2693, Lot 29, Borough of The Bronx.

374-37-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Lucie Blaesius, owner (Kesbec, Inc., lessee).

SUBJECT—Application reopened March 20, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district the conversion of an existing premises consisting of a carpenter shop, dwelling, 10 car metal garage, tire, battery and ignition service, to a gasoline service station, lubritorium, car wash, minor motor vehicle repairs, parking and storage of cars.

PREMISES AFFECTED—2165-2175 Southern boulevard and 820 East 182nd street, southwest corner, Block 3111, Lot 59, Borough of The Bronx.

229-53-BZ—Vol. II

APPLICANT—Maxfield Blaubeux, for Eva Jocknowitz and DeKalb Properties, Inc., owners (Waldbaum, Inc., lessee).

SUBJECT—Application reopened May 24, 1955 as Vol. II—re (decision of the borough superintendent) under sections 19A, 6j and 21 of the zoning resolution, to permit in a building located partly within a business and residence use district a proposed market with provision for off street loading and unloading.

PREMISES AFFECTED—876-880 DeKalb avenue, south side, 175 ft. west of Sumner avenue and 353 Kosciusko street, north side, 205 ft. 2½ in. west of Sumner avenue, Block 1782, Lots 27 and 51, Borough of Brooklyn.

121-54-BZ—Vol. II

APPLICANT—Otto J. and Warren A. Sambach, for Ellanef Machine Tool Co., owner.

SUBJECT—Application reopened October 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a resi-

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dence use district, the erection of a building for the proposed use of locker and rest rooms for adjoining machine shop.

PREMISES AFFECTED—97-09 50th avenue, north side, 80 ft. east of 97th street, Block 1880, Lot 43, Corona, Borough of Queens.

403-54-BZ

APPLICANT—John F. Danko, owner.

SUBJECT—Application May 21, 1954—re (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in a retail and residence use district the alteration and extension in area of an existing gasoline service station, auto repair shop and the sale and display of used cars, and the additional uses of auto laundry (non-automatic), and parking of motor vehicles awaiting service, with business entrance within 75 ft. of the residence use district.

PREMISES AFFECTED—30-51 81st street, northeast corner of 31st avenue, Block 1130, Lot 40, Jackson Heights, Borough of Queens.

910-54-BZ

APPLICANT—Maxfield Blaubeux, for Aaron and Michael Berg, owners (Herman and Barney Antonoff, lessees).

SUBJECT—Application December 1, 1954—re (decision of the borough superintendent) under sections 6, 7A, c, d and 21 of the zoning resolution, to permit partly in a residence use district and partly in a retail use district the change of occupancy and rearrangement of facilities from auto laundry and greasing pit on the outside to lubricatorium in the building and omission of auto laundry.

PREMISES AFFECTED—1847-1851 East 5th street, east side, 80 ft. 2½ in. north of Kings highway, Block 6662, Lot 42, Borough of Brooklyn.

653-55-BZ

APPLICANT—Gabriel Nathan, for Peter Tessler, owner.

SUBJECT—Application August 4, 1955—re (decision of the borough superintendent) under sections 7c, 7f and 7i of the zoning resolution, to permit in a retail use district the construction of a public garage, gasoline service station and auto repair shop.

PREMISES AFFECTED—571-585 Aztec place and 24-01 to 24-07 Brookhaven avenue, southwest corner, Block 259, Lot 33, Far Rockaway, Borough of Queens.

719-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Isaac V. Cohen, owner.

SUBJECT—Application August 19, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection of a gasoline service station, lubricatorium, minor auto repairs, car washing, storage room, office and sales and parking and storage of motor vehicles.

PREMISES AFFECTED—1202-1224 Prospect avenue, east side, 180 ft. north of Stebbins avenue and 1153-1163 Stebbins avenue, Block 2693, Lot 12, Borough of The Bronx.

831-55-BZ

APPLICANT—Burke, Green and Groh, for Edward J. Riesbeck and Dr. Andrew Presto, owners.

SUBJECT—Application October 20, 1955—re (decision of the borough superintendent) under sections 7e and 7h, to permit in a residence use district, the proposed erection of a drive in restaurant and free parking for patrons cars.

PREMISES AFFECTED—85-15 Astoria boulevard, northwest corner of 86th street, Block 1097, Lot 8, Jackson Heights, Borough of Queens.

949-55-BZ

APPLICANT—Herman E. Horwood, for H. J. B. Service, Inc., owner.

SUBJECT—Application December 1, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district

a new curb cut, accessory to gasoline service station.

PREMISES AFFECTED—794 East 183rd street and 2315 Southern boulevard, southwest corner, Block 3113, Lot 30, Borough of The Bronx.

981-55-BZ

APPLICANT—Leonard F. Rothkrug, for F. H. D. Corporation, owner (Par-Mar Motors, Inc., lessee).

SUBJECT—Application December 13, 1955—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business and residence district, the change of occupancy from storage garage for more than 5 cars and office to storage of more than 5 cars, office, motor vehicle repair shop, welding, painting and spraying and accessory parking on the unbuilt upon portion of the lot.

PREMISES AFFECTED—63 Pennsylvania avenue, east side, 185 ft. 4½ in. north of Atlantic avenue and 132 New Jersey avenue, west side, 227 ft. 3 in. north of Atlantic avenue, Block 3670, Lot 9, Borough of Brooklyn.

72-56-BZ

APPLICANT—Robert Gottlieb, for Milton Posmentier, owner.

SUBJECT—Application February 1, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of 15 motor vehicles of passenger car type for a term of 5 years.

PREMISES AFFECTED—3305-3307 Parkside place, west side, 45 ft. north of East 209th street, Block 3355, Lot 154, Borough of The Bronx.

253-56-BZ

APPLICANT—George B. Duckowney, for Edith Linnea Jacobson, owner.

SUBJECT—Application March 28, 1956—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the construction of a one story building to be occupied as retail stores.

PREMISES AFFECTED—160-02 to 160-10 Horace Harding expressway and 61-13 to 61-15 160th street, southeast corner, Block 6756, Lot 109, Flushing, Borough of Queens.

359-56-BZ

APPLICANT—Vorhees, Walker, Smith and Smith, for Sealantic Fund, Inc., owner of land (The Protestant Center—owner of building and lessee of land).

SUBJECT—Application May 11, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, B area, class 1½ height district, the erection of an 18 story office building of class 1 construction, exceeding the permissive coverage, height limit exceeding the permissive.

PREMISES AFFECTED—470-476 Riverside drive, east side, 621-635 West 119th street, 620-634 West 120th street and 61-79 Claremont avenue, Block 1991, Lot 1, Borough of Manhattan.

407-56-BZ

APPLICANT—Paul Friedman, for Richmond Hill Savings Bank and Joseph Boesch, owners (Vendee under contract, Richmond Hill Savings Bank).

SUBJECT—Application June 4, 1956—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district the erection of an extension to an existing bank building located on the business use district portion of the plot and to permit in a C area district the coverage of a greater area of the lot than is permitted by Sec. 13(b) of the zoning resolution.

PREMISES AFFECTED—115-20 Jamaica avenue, southwest corner of 116th street, Block 9305, Lot 9 (formerly Lo's 9 and 12), Richmond Hill, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

JULY 10, 1956, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July 10, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

544-53-SA

APPLICANT—McDowell Sprinkler Corp., for Star Sprinkler Corp., owner.

SUBJECT—Application July 9, 1953—Star 6" Dry Pipe Valve, Model C (for dry pipe sprinkler systems).

492-53-SA

APPLICANT—McDowell Sprinkler Corp., for Star Sprinkler Corp., owner.

SUBJECT—Application June 18, 1953—Star Exhauster, Model B (device for dry pipe sprinkler systems).

758-55-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.

SUBJECT—Application September 7, 1955—Gilbarco Gasoline Dispensing Pumps, Models CFP1D-1, CFP1D-3, CFP1D-13, CFP1D-22, CFP1D-23, CFP2D-7, CFP2D-13, CFP2D-22, CFP2D-23 and CFP2D-24.

845-55-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.

SUBJECT—Application October 19, 1955—Gilbarco Remote Control Gasoline Dispensing Pump Units, Models RCP1, RCP2, RCP3 and RCP400.

989-55-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.

SUBJECT—Application November 9, 1955—Gilbarco Dual Gasoline Dispensing Pump, Model 104D and Gilbarco Dual Remote Control Gasoline Dispenser, Model 104DRC.

881-55-SA

APPLICANT—Hoyt Manufacturing Corporation, owner.

SUBJECT—Application October 21, 1955—Dryerette, Jr., (laundry dryer).

12-55-SA

APPLICANT—The Uni-Mac Company, owner. (Fowler Equipment Company, agent).

SUBJECT—Application January 10, 1955—Uni-Mac Twin Washer, Model 202.

70-53-SM

APPLICANT—Vermiculite Industrial Corporation, owner.

SUBJECT—Application December 17, 1952—V.I.C. Brand Vermiculite.

667-54-SA

APPLICANT—Berger Furnace Corporation, owner.

SUBJECT—Application July 29, 1954—Berger Gas-Fired Warm Air Furnaces, Models BGA140F, BGA160F, BGB75R, BGB135R, BGB65G, BGB85G, BGB105G, BGA120G, BGB140G, BGB75F, BGB95F, BGB120F and V.

915-53-SA

APPLICANT—General Oil Heating Corporation, owner.

SUBJECT—Application for consideration—reopening as to amendment to resolution as to additional trade names—re Genoco Oil Burner, Model B-3; previously approved.

246-54-SA

APPLICANT—Quiet Automatic Burner Corporation, owner.

SUBJECT—Application for consideration—reopening as to amendment as to additional model—re Quik Heat Suspended Oil Furnaces, Models 80-SU, 100-SU, 125-SU, 150-SU, 224-SU and 300-SU; previously approved.

894-51-SA

APPLICANT—L. J. Mueller Furnace Co., owner-manufacturer (Clewett Eq. Co. agent).

SUBJECT—Application for consideration—reopening as to amendment to resolution as to additional models of Mueller Oil Burners—re Mueller Climatrol Oil-Fired Conversion Burner, Models 450 and 460; previously approved.

545-55-SA

APPLICANT—Erich Loeb, for Samuel Stamping and Enameling Company, owner.

SUBJECT—Application for consideration—reopening as to amendment to resolution as to additional model gas ranges—re Samco or Chef's Delight High Broiler Gas Ranges, Models 3636, 3636A, 3736 and 3736A; previously approved.

497-54-SA

APPLICANT—John J. Nesbitt, Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment to resolution as to use in garages—re Nesbitt Gas-fired Unit Heater, Models G25-F, G50-F, G75-F, G100-F, G130-F, G170-F and G200-F; previously approved.

861-54-A

APPLICANT—Arnold W. Lederer, for 444 Rockaway Avenue, Inc., owner.

SUBJECT—Application November 15, 1954—Appeal from a decision of the borough superintendent—re construction and egress.

PREMISES AFFECTED—444 Rockaway avenue, west side, 165 ft. 7 in. south of Pitkin avenue, Block 3521, Lot 48, Borough of Brooklyn.

12-56-A

APPLICANT—Herman Kron, for Aeonitt Realty Corp., owner.

SUBJECT—Application January 11, 1956—Appeal from a decision of the borough superintendent—re non-fireproof construction, live load, egress, etc.

PREMISES AFFECTED—38 West 53rd street, south side, 345 ft. east of Avenue of The Americas (6th), Block 1268, Lot 60, Borough of Manhattan.

941-54-A

APPLICANT—DeRose and Cavalieri, for Libby Walker Levine, owner.

SUBJECT—Application December 10, 1954—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—4033-4039 3rd avenue, west side, 100 ft. 11 5/8 in. north of East 174th street, Block 2922, Lot 54, Borough of The Bronx.

231-56-A

APPLICANT—Horn and Weinstock for Briar Realty Corp., owner (Morris Kaplan, lessee).

SUBJECT—Application March 9, 1956—Appeal from a decision of the borough superintendent—re non-fireproof construction, use of wood partitions, exits, etc.

PREMISES AFFECTED—147-28 to 147-46 Jamaica avenue, south side, from 147th place to 148th street, Block 9995, Lots 1 and 7, Jamaica, Borough of Queens.

375-56-A

APPLICANT—William R. Shirley, for First Unitarian Church of Flushing, owner.

SUBJECT—Application May 21, 1956—Appeal from a decision of the borough superintendent—frame building—public use.

PREMISES AFFECTED—147-06 Ash avenue, south side, 100 ft. east of 149th street, Block 5378, Lot 26, Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*

CALENDAR

JULY 17, 1956, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, July 17, 1956, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

420-48-BZ—Vol. II

APPLICANT—Ervin Palmer, for Douglas Baker, owner (Ruby Harris, lessee).

SUBJECT—Application reopened March 13, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence use district the proposed change of use from a gasoline service station auto washing, lubritorium, office, accessory sales, storage of auto accessories and parking lot for more than 5 motor vehicles; 2 new curb cuts in residence zone for business use, is contrary to Art. II, Sec. 3 of Zoning Resolution.

PREMISES AFFECTED—53-01 to 53-19 Beach Channel drive and 378 to 384 Beach 54th street, southeast corner, Block 377, Lots 58, 62, 64 and 66, Borough of Queens.

436-49-BZ—Vol. II

APPLICANT—Samuel Miller, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened June 12, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction of an existing gasoline service station, accessory building and parking and storage lot covered by certificate of occupancy #124829 together with conjunctive uses of lubrication, car washing, and to include the additional uses of minor auto repairing with hand tools only and the sale of new and used cars.

PREMISES AFFECTED—1550 Bedford avenue, west side, from Eastern parkway to Union street, Block 1266, Lot 36, Borough of Brooklyn.

644-20-BZ—Vol. III

APPLICANT—Frederick A. Ketcher, for Bonsam Realty Corp., owner (Norwood Garage, Inc., lessee).

SUBJECT—Application reopened May 8, 1956 as Vol. II—re (decision of the borough superintendent) under sections 21, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction and maintenance of an existing building for use as a storage garage, gasoline station and office, and for lubrication, car washing and 6 additional gasoline storage tanks and under 7i minor motor vehicle repairs with hand tools and under 7h parking and storage of more than 5 cars.

PREMISES AFFECTED—1522-1528 Southern boulevard, northeast corner of East 172nd street, Block 2982, Lot 1, Borough of The Bronx.

1197-23-BZ—Vol. III

APPLICANT—Frederick A. Ketcher, for 728 Southern Blvd. Corp., owner (Commodore Garage Corp., lessee).

SUBJECT—Application reopened April 24, 1956 as Vol. III—re (decision of the borough superintendent) under sections 21, 7i and 7h of the zoning resolution, to permit in a business and unrestricted use district the reconstruction and maintenance of an existing building as a storage garage, stores, motor vehicle repairs, brake service and gasoline service station with customary accessory uses.

PREMISES AFFECTED—729 Bruckner boulevard, west side, 200 ft. south of East 156th street and 728 Southern boulevard, Block 2729, Lot 12, Borough of The Bronx.

41-26-BZ—Vol. III

APPLICANT—Robert Gottlieb, for B. A. Nicholson, owner.

SUBJECT—Application reopened March 6, 1956 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and retail use district, the proposed use of more than 5%

of the total floor area in that portion of the building which is located in the retail district, and more than 25% of the total floor area of the building, in that portion of the building located in the business use district, for manufacturing purposes.

PREMISES AFFECTED—3598-3600 Jerome avenue, east side, 35.08 ft. north of East 213th street, Block 3329, Lots 85 and 92, Borough of The Bronx.

380-49-BZ—Vol. III

APPLICANT—Abraham Grossman, for Georgian Estates Inc., owner.

SUBJECT—Application reopened June 28, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district change from parking lot to one story taxpayer (stores).

PREMISES AFFECTED—108-24 to 108-34 72nd avenue and 109-02 to 109-10 Queens boulevard, southeast corner, Block 3258, Lots 1 and 4, Forest Hills, Borough of Queens.

556-55-BZ

APPLICANT—Fred C. Dahlem, for Louis J. Sonderlich, owner.

SUBJECT—Application June 7, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, proposed parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—2875-2877 Briggs avenue, west side, 182.96 ft. south of East 199th street, Block 3302, Lot 50, Borough of The Bronx.

683-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Lucky Star Realty Corp., owner.

SUBJECT—Application September 6, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, office, sales, storage room, lubritorium, minor auto repairs, car washing, parking and storage of motor vehicles.

PREMISES AFFECTED—60-02 to 60-14 48th avenue and 48-01 to 48-11 60th street, southerly corner and 60-01 to 60-17 Connecting highway, Block 2333, Lot 45, Elmhurst, Borough of Queens.

16-56-BZ

APPLICANT—Samuel Rosenblum, for Estate of Leo Schlesinger (Gustave M. Minton, Jr., owner of ground) for 637 Avenue Corp., lessee of ground and owner of building under long term lease.

SUBJECT—Application January 12, 1956—re (decision of the borough superintendent) under section 19A of the zoning resolution, to permit in restricted retail use district, B' Area 2 time height district, the erection of a 19 story fireproof office building with no warehousing and no loading or unloading of merchandise, eliminating the required loading berth.

PREMISES AFFECTED—633-643 Madison avenue and 31-39 East 59th street, northeast corner, Block 1374, Lot 21, Borough of Manhattan.

776-55-BZ

APPLICANT—Patrick D. Concagh, for Fred Filomio, owner.

SUBJECT—Application September 30, 1955—(decision of the borough superintendent) under sections 7c, 7f, and 7i of the zoning resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, sales room, and motor vehicle repairs with hand tools only.

PREMISES AFFECTED—3801-3811 Boston road and 3500-3512 Baychester avenue, northeast corner, Block 4895, Lot 6, Borough of The Bronx.

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953-55-BZ

APPLICANT—Moritz Simon, for Pem Realty Corp., owner (Seymour Chasenoff, lessee).

SUBJECT—Application December 2, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the maintenance of an existing dry cleaning establishment in the first story corner store of a 5 story Class A Multiple Dwelling.

PREMISES AFFECTED—41-43 Wadsworth avenue and 619 West 175th street, northeast corner, Block 2144, Lot 1, Borough of Manhattan.

979-55-BZ

APPLICANT—Lama, Proskauer and Prober, for M. H. C. Realty Corp., owner.

SUBJECT—Application December 12, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 official) Hollis avenue and 109-42 to 109-46 207th street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

1011-55-BZ

APPLICANT—Charles M. Spindler, for Nyled Realty Corp., owner.

SUBJECT—Application December 22, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles, office, sale of auto accessories, proposed show windows and sign within 75 ft. of the residence use district.

PREMISES AFFECTED—2636-2648 Pitkin avenue and 152-162 Crystal street, southwest corner, Block 4229, Lots 19 and 20, Borough of Brooklyn.

18-56-BZ

APPLICANT—Robert Teichman, for Broadway-Lafayette Corp., owner.

SUBJECT—Application January 3, 1956—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, proposed use of a cellar and basement as a garage for parking and storage of more than 5 motor vehicles, in a 12 story and basement office building.

PREMISES AFFECTED—346-348 Broadway, east side, from Leonard street to Catherine lane and Lafayette street and 50 Lafayette street, Block 170, Lot 6, Borough of Manhattan.

191-56-BZ

APPLICANT—Victor E. Block, for Aaron Garston, owner.

SUBJECT—Application March 12, 1956—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the maintenance of an existing 2 car garage (contrary to C. O. 1411-50) and proposed parking lot for more than 5 motor vehicles.

PREMISES AFFECTED—1707-1711 Montgomery avenue, west side, 98.66 ft. north of West 176th street, Block 2877, Lots 477 and 479, Borough of The Bronx.

236-56-BZ

APPLICANT—Albert Melniker, for Hanco Realty and Finance Corp., owner.

SUBJECT—Application March 26, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor motor vehicle repairs,

hand tools only, sale of accessories and parking for more than 5 motor vehicles.

PREMISES AFFECTED—455 Forest avenue and 489 Hoyt avenue, northeast corner, Block 135, Lot 1, West New Brighton, Borough of Richmond.

262-56-BZ

APPLICANT—New York Telephone Co., owner.

SUBJECT—Application April 9, 1956—re (decision of the borough superintendent) under section 7d of the zoning resolution, to permit in a residence use district, the proposed erection and maintenance of a telephone exchange, including accessory parking on unbuilt upon portion of plot.

PREMISES AFFECTED—5180 Amboy road, south side, 201.58 ft. east of Ruggles street, Block 6511, Lot 111, Annadale, Borough of Richmond.

299-56-BZ

APPLICANT—Harry Leibowitz, for Anna Epstein, owner.

SUBJECT—Application April 19, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension of a retail store on the first floor and alteration from 2 to 4 apartments in a 3 story building of class 3 construction.

PREMISES AFFECTED—229 Kingston avenue, east side, 20 ft. north of Sterling place, Block 1244, Lot 2, Borough of Brooklyn.

267-56-BZ

APPLICANT—Rochelle Ricca, owner.

SUBJECT—Application April 10, 1956—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the erection and maintenance of a one family dwelling, without required side yards, without required parking space, and located in rear yard.

PREMISES AFFECTED—221-2 110th avenue, south side, 271.79 ft. west of 223rd street, Block 11203, Lot 22, Queens Village, Borough of Queens.

300-56-BZ

APPLICANT—Harry A. Yarish, for Macdonald Holding Corp., owner.

SUBJECT—Application April 20, 1956—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the proposed parking and storage of motor vehicles.

PREMISES AFFECTED—405-517 McDonald avenue, east side, 300 ft. south of Albermarle road and 298-306 East 2nd street, Block 5334, Lots 26 and 84, Borough of Brooklyn.

42-56-BZ

APPLICANT—Paul Friedman, for Carmine A. Ventiera and Anne Reimer, as Executors of the Estate of Catherine J. Haubt, owner.

SUBJECT—Application January 23, 1956—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs (hand tools only) auto washing (non-automatic) office, storage and sales of auto accessories, parking for more than 5 motor vehicles.

PREMISES AFFECTED—1-9 Euclid avenue and 790-794 Jamaica avenue, southeast corner, Block 4105, Lot 30, Borough of Brooklyn.

86-56-BZ

APPLICANT—Andrew DiCamillo, for Jean and Betty Sternbach, owners.

SUBJECT—Application February 7, 1956—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a retail use district, proposed change of occupancy from store and storage to auto repair shop and parking of cars waiting to be serviced.

CALENDAR

PREMISES AFFECTED—8818 4th avenue, west side, 40 ft. north of 89th street, Block 6062, Lot 40, Borough of Brooklyn.

107-56-BZ

APPLICANT—Abraham Grossman, for 119 East 75th Street Corp., owner.

SUBJECT—Application February 15, 1956—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a restricted retail and residence use district, the proposed reconstruction and use of the roof of an existing public garage, for parking of more than 4 motor vehicles.

PREMISES AFFECTED—115-119 East 75th street, north side, 85 ft. west of Lexington avenue, Block 1410, Lot 11, Borough of Manhattan.

108-56-A

APPLICANT—Abraham Grossman, for 119 East 75th Street Corp., owner.

SUBJECT—Application February 15, 1956—Appeal from a decision of the borough superintendent—re non-fireproof construction.

PREMISES AFFECTED—115-119 East 75th street, north side, 85 ft. west of Lexington avenue, Block 1410, Lot 11, Borough of Manhattan.

102-56-BZ

APPLICANT—Robert Teichman, for 56th and Seventh Co., owner (David Cronheim and Dornbusch, partners).

SUBJECT—Application February 1, 1956—re (decision of the borough superintendent) under section 7(e) of the zoning resolution, to permit in a business and restricted retail use district, the erection and maintenance of a non-storage garage for more than 5 motor vehicles including roof parking.

PREMISES AFFECTED—212-218 West 57th street, south side, 115 ft. west of 7th avenue, Block 1028, Lot 38, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

JULY 17, 1956, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, July 17, 1956, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

89-56-A

APPLICANT—Hexagon Laboratories, Inc., owner.

SUBJECT—Application February 15, 1956—Appeal from a decision re an order of the fire commissioner re sprinkler system.

PREMISES AFFECTED—3536 Peartree avenue, north side, 145 ft. east of Boston road, Block 5282, Lot 48, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 19, 1956, 10 A.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, June 5, 1956 were approved as printed in the Bulletin of June 12, 1956, Vol. 41, No. 24.

496-32-BZ—Vol. III

APPLICANT—David Kraus, for Nathan Temares, owner.

SUBJECT—Application reopened January 31, 1956 as Vol. III—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed extension of building at roof level to create a new fifth floor same height as the present penthouse, using more than the area permitted, previously withdrawn.

PREMISES AFFECTED—283 East Broadway, south side, 45.6 ft. west of Gouverneur street, Block 287, Lot 13, Borough of Manhattan.

APPEARANCES—

For Applicant: David Kraus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 3, 1956, at 10 A.M. at request of the applicant.

5-33-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Thomas and Louis Filomio, owners.

SUBJECT—Application reopened October 25, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7e and 7h, of the zoning resolution to permit in a business, retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, sales and storage room, for auto accessories and minor repairs, and parking and storage for more than 5 cars.

PREMISES AFFECTED—3480-3498 Baychester avenue and 3800-3812 Boston road, southeast corner, Block 5257, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 26, 1956, at 10 A.M. for further consideration and decision; hearing previously closed.

1115-40-BZ—Vol. II

APPLICANT—William H. Altman, for Joseph Mayo, owner.

SUBJECT—Application reopened March 6, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a business 1 and residence use district, proposed parking lot, extending into the residence use district.

PREMISES AFFECTED—2101-2113 Surf avenue and 2944-2962 West 21st street, northwest corner and 2943-2955 West 22nd street, Block 7058, Lot 27, Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: William H. Altman, Jacob Gold and J. Mayo.

For Opposition: Benjamin Lichterman, Sadie Goodman, Fay Pasternack, S. Schwartz and Moses Burstein.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 10, 1956, at 10 A.M. for inspection and decision; hearing closed.

843-46-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Lillian F. Corp., owner.

SUBJECT—Application reopened January 24, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, store, storage, parking and storage for more than 5 motor vehicles, car washing, lubricatorium, motor vehicle repair shop, accessory sales and office.

PREMISES AFFECTED—857 East 169th street, northwest corner of Lyman place, Block 2970, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb, Jacob Grumet and Murray Feldman.

For Opposition: A. M. Armstrong, Mattie Katz, Willette Frazier, Chester Burley, Harriett Wzalks, S. Cauters, William Steed, Thomas B. Romney and Jack Mercado.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 10, 1956, at 10 A.M. for inspection and decision; hearing closed.

1130-48-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Teeson Realty Corp., owner.

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and local retail use district, the proposed extension in area of a plot and additional use of miniature golf course, in local retail portion of the plot.

PREMISES AFFECTED—231-05 Northern boulevard, northeast corner of 231st street, Block 8084, Lots 71, 92, 102, 112 and 122; Block 8086, Lots 1, 9 and 50; Block 8087, Lots 1, 4, 20, 25, 30, 50, 64 and 63; Block 8088, Lots 1, 9, 34, 76, 84, 105, and 111; Block 8089, Lot 7, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner, William R. Brick and Irving Teplitsky.

For Opposition: Henry J. V. Werner, Raymond Horgan, Genevieve R. More, Blanche Peterson, H. R. More and Edw. Hoffman, for Park Dept.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 10, 1956, at 10 A.M. for inspection and decision; hearing closed.

781-50-BZ—Vol. II

APPLICANT—Paul Friedman, for Empire Chevrolet, Inc., owner (G and G Auto Sales of Brooklyn, Inc., lessee; Volkswagen, contingent lessee).

SUBJECT—Application reopened November 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of an automobile showroom and sales (Franchised Volkswagen dealer), gasoline services station, lubricatorium, auto washing (non-automatic), minor repairs (hand tools only), office, storage and sale of auto accessories, parking and storage for more than 5 cars waiting to be serviced and outdoor display and sales for more than 5 motor vehicles for a term of 15 years.

PREMISES AFFECTED—68-92 Remsen avenue and 9-35 East 51st street, southwest corner, Block 4592, Lots 1 and 4, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Joseph D'Addario, Celia Tennenbaum, Molly Berman, Jean Scheninger, Helen Ellison, Ann Klieger, Raskin George, Henrietta Farber, Esther Kirsch, Lillian Cohen, Rubyrose Cohen, Lily Levy and Rose Burhdote.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 10, 1956, at 10 A.M. for inspection and decision; hearing closed.

435-53-BZ

APPLICANT—Leonard F. Rothkrug, for Concetta Tuozzo, owner.

SUBJECT—Application June 2, 1953—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district, the change in occupancy from five car garage to storage and baling of scrap paper and rags.

PREMISES AFFECTED—6712 11th avenue, west side, 60 ft. south of 67th street, Block 5765, Lot 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and John Tuozzo.

For Opposition: Julian Shestack and Mary Branciforte.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 10, 1956, at 10 A.M. for applicant to obtain a new decision in connection with the new amendment to the Zoning Resolution as to junk yards, and for inspection and decision; hearing closed.

232-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Freya Heintze, (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and local retail use, D and G-1 area, district, the erection and maintenance of a supermarket, with required loading berth on the residence portion of the plot and the parking of more than 5 cars (patrons); proposed area of building is in excess of area permitted, with a side yard of less than 5 ft. in that portion of the lot in the G-1 area district.

PREMISES AFFECTED—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972, Lot 50, Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 26, 1956, at 10 A.M. for further consideration and decision; hearing closed.

233-55-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Carmine L. Calabro, owner (owner under contract, Joseph Schneider).

SUBJECT—Application reopened February 21, 1956 as Vol. II—re (decision of the borough superintendent) under section 7h, 7A and 7c of the zoning resolution, to permit in a retail and residence use district, the proposed parking lot for supermarket's patron's use, with curb cuts less than 75 ft. from the residence use district.

PREMISES AFFECTED—133-25 233rd street, east side, 97.25 ft. north of Merrick boulevard, Block 12973, Lots 6 and 9, Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

MINUTES

ACTION OF BOARD—Laid over to June 26, 1956, at 10 A.M., for further consideration and decision; hearing previously closed.

265-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman and Maurice S. Kapplow owners.
SUBJECT—Application April 4, 1955—re (decision of the borough superintendent under section 7h of the zoning resolution, to permit in the local retail use portion of a plot located in a residence, local retail and business use district, the parking and storage of motor vehicles and the erection of an office, for a term of 10 years.

PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.50 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Milton Arkin.

For Opposition: Philip Waters, Paul Miller, William H. Veit, Harry B. Gould, Gussie Wallman, Bertha Feferholtz, Ruth Korn, Ann Fishman, B. Merkin, P. Perlman, Ruth Stone, Aaron M. Levenson, Gertrude Tepper, B. Mossler, Mary Basel, Carmella Russo, Angelina Margioni, Saverio Chimenti, Nathaniel Berkley, Catherine Rosso, Tillie Isikoff, Lily Kavesch, H. Ida Novick, Bertha Seidman and others.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 10, 1956, at 10 A.M. for inspection and decision; hearing closed.

266-55-A

APPLICANT—Lama, Proskauer and Prober, for Milton Arkin, Charles Korman and Maurice S. Kapplow, owners.
SUBJECT—Application April 4, 1955—filed pursuant to section 35, General City Law re premises in bed of mapped streets—Mott avenue and Dix avenue an Appeal from a decision of the borough superintendent—frame construction within fire limits.

PREMISES AFFECTED—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.5 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Milton Arkin.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 10, 1956, at 10 A.M. for inspection and decision; hearing closed.

507-55-BZ

APPLICANT—William B. Lichtner, for H. and M. Morris, owners.

SUBJECT—Application June 20, 1955—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and business use district, the erection of a building for the storage and sale of floor covering material.

PREMISES AFFECTED—36-19 Rockaway Beach boulevard, southwest corner of Beach 35th street, Block 315, Lots 13, 14, 15, 21, 30, 32 and 35, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: William Lichtner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to July 10, 1956, at 10 A.M. for inspection and decision; hearing previously closed.

550-55-BZ

APPLICANT—Patrick D. Concagh, for Clareve Corp., owner.

SUBJECT—Application July 5, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office for sale of accessories, auto repairs, storage of auto accessories, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—640-666 Conduit boulevard and 600-608 Grant avenue, entire block bounded by Grant, Belmont, Sheridan avenue and Conduit boulevard, Block 4239, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 3, 1956, at 10 A.M. for applicant to file adequate plan; hearing previously closed.

583-55-BZ

APPLICANT—John F. Fitzsimons, for Emilio Longo, owner.

SUBJECT—Application July 15, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—168-39 93rd avenue, north side, 90.98 ft. east of 168th place, Block 10211, Lots 77, 78 and 272, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Emilio Longo.

For Opposition: Marie F. Warshaw, Simon Bunning, Martin Blake, Angelo Sessa, Harry Richards and Millie Anello.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 10, 1956, at 10 A.M. for inspection and decision; hearing previously closed.

679-55-BZ

APPLICANT—Lama, Proskauer, and Prober, for Pauline and William Hinderstein, owners.

SUBJECT—Application August 30, 1955—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the proposed erection of a structure for storage, stores, loading and unloading, parking of patrons cars (no fee to be charged).

PREMISES AFFECTED—13-55 to 13-63 Beach Channel drive and 2201-2217 Birdsall avenue, southwest corner, Block 158, Lot 14, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Murray Fox, Sarah Chimenti, Saverio Chimenti, Alice Maddalena, Carmella Russo, W. Fischman, Mrs. W. Fischman, Nora Lawless and M. Francis Snowber.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 10, 1956, at 10 A.M. for inspection and decision; hearing closed.

709-55-BZ—Vol. II

APPLICANT—Henry Kohler, for Louis L. Rosenberg, owner.

SUBJECT—Application reopened May 1, 1956 as Vol. II—re (decision of the borough superintendent) under sections 21, 7e and 7h of the zoning resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a gasoline service station, sales office, lubritorium, storage and parking of more than 5 motor vehicles, within the required setback, also the erection of signs within the required setback.

MINUTES

PREMISES AFFECTED—1988-2014 Rockaway parkway and 9613-9623 Seaview avenue, northwest corner, Block 8299, Lots 63-68 inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry Kohler, Theodore Blatt, Louis L. Rosenberg and Frank L. Ippolito.

For Opposition: P. D. Concagh, Anthony W. Fiero, Maurice C. Greenberg, R. Hardy, John Montebello and Norman Brown

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 10, 1956, at 10 A.M. for inspection and decision; hearing closed.

752-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Redmont Sales Corp., owner.

SUBJECT—Application September 22, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, office, storage, lubritorium, minor auto repairs, car washing and parking of motor vehicles awaiting service.

PREMISES AFFECTED—14-43 to 14-47 (14-45 official) Clintonville street, east side, 63.99 ft. south of 14th road, 151-20 to 152-20 14th road and 153-15 to 153-91 Cross Island parkway, Block 4717, Lot 16, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Walter V. Bonquet.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 26, 1956, at 10 A.M. for further consideration and decision; hearing previously closed.

755-55-BZ

APPLICANT—Leonard F. Rothkrug, for 66-17 Grand Avenue Corp., owner (Times Square Corp., lessee).

SUBJECT—Application September 23, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a retail and residence use district, the proposed patrons and employees parking of more than 5 motor vehicles.

PREMISES AFFECTED—66-19 Grand avenue, north side, 85.44 ft. east of Hamilton place and 66-02 Perry avenue, southeast corner of 66th street, Block 2724, Lots 8 and 69, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Walter Szachacz.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 3, 1956, at 10 A.M. at request of the applicant, to obtain a new denial of the borough superintendent; hearing previously closed.

807-55-BZ

APPLICANT—Paul Trapani, for Peter and Patrick De Salvo, owners.

SUBJECT—Application October 17, 1955—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension and maintenance of an existing gasoline service station, to include auto laundry and minor repairs.

PREMISES AFFECTED—4116 White Plains avenue, southeast corner of East 230th street, Block 4843, Lot 45, Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Trapani.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 10, 1956, at 10 A.M. for inspection and decision; hearing closed.

882-55-BZ

APPLICANT—Leonard F. Rothkrug, for Eldorado Enterprises, Inc., owner.

SUBJECT—Application October 26, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit partly in a business and partly in a residence use district, the erection and maintenance of an auto laundry and to permit the sale and display of used cars on a vacant portion of premises for a term of 10 years.

PREMISES AFFECTED—166-174 Kings Highway, 1676-1684 West 12th street, southwest corner and 33-47 Quentin road, Block 6619, Lot 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 26, 1956, at 10 A.M. for applicant to file more complete plans, showing building set back parallel with adjacent building to the west; hearing previously closed.

911-55-BZ

APPLICANT—Leonard F. Rothkrug, and Samuel Gardstein, for Bangor Realty Corp., owner.

SUBJECT—Application November 16, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit parking in a business use district and partly in a residence use district, the proposed use of the unbuilt upon portion of a lot for a parking lot and also for accessory parking for employees.

PREMISES AFFECTED—1674-1678 Broadway, south side, 59 ft. 4 in. west of Decatur street, and 747-755 Decatur street, Block 1503, Lot 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Samuel Gardstein.

For Opposition: Jac N. Wolff, Maud Flemming and Alexander Flemming.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 10, 1956, at 10 A.M. for inspection and decision; hearing closed.

954-55-BZ

APPLICANT—Charles M. Spindler, for 2112 Knapp Realty Corp., owner.

SUBJECT—Application December 2, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—2133-2145 Brigham street, east side, 113 ft. 11 in. south of Avenue U, Block 7370, Lot 58, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Albert J. Gennarelli.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 10, 1956, at 10 A.M. for inspection and decision; hearing closed.

988-55-BZ

APPLICANT—Burke, Green and Groh, for Alexander F. and Amelia M. Keating, owners (Ernest LeMelle, lessee).

SUBJECT—Application December 16, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a manufacturing and local retail use district, the erection and maintenance of a gasoline service station, sales and service, car washing, minor auto repairs (with hand tools only) and lubritorium.

PREMISES AFFECTED—122-02 Farmers boulevard, west side, 266.38 ft. north of 180th street, Block 12458, Lot 115, St. Albans, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Robert T. Groh and Ernest LeMelle.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to June 26, 1956, at 10 A.M. for applicant to file an area plot plan, showing correct dimensions of the portions of the plot in the two zones; hearing closed.

849-55-BZ

APPLICANT—Leonard F. Rothkrug, for Estate of Morris Polivnick, owner.

SUBJECT—Application October 27, 1955—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the proposed parking lot principally in conjunction with a 144 family apartment building at 80 Winthrop street (pleasure type vehicles—non transient) is contrary to Art. II, Section 3 of the zoning resolution.

PREMISES AFFECTED—79-83 Winthrop street, north side, 643 ft. 3¾ in. east of Flatbush avenue, Block 5045, Lots 70 and 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Dr. Sidney Feldman and L. Feldman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application withdrawn without prejudice, at request of the applicant, as owner may acquire additional land.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

303-26-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application reopened May 24, 1955 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business and residence use district, the proposed change in use from public garage for more than five cars to storage of metal furniture on first floor and manufacturing and storage of lamps on the second floor.

PREMISES AFFECTED—405-423 44th street, north side, 38 ft. east of 4th avenue, Block 729, Lot 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on May 24, 1955 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on May 22, 1956 after due notice by publication in the Bulletin; laid over to May 29, 1956, at request of applicant's representative; then to June 12, 1956, at the request of the applicant's representative; then to June 19, 1956, for applicant to file revised plans (loading space) hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 44th street are in business and residence use, C area, class 1¼ height districts; 4th avenue is in a business use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated May 4, 1955 acting on Alt. Applic. 467-55, reads:

"1. The proposed change in use from public garage for more than 5 cars to storage of metal furniture on 1st floor and manufacturing and storage of lamps on 2nd floor partly in a business and partly in a residence use district is contrary to the Zoning Res. Art. 11 Sect. 3."

and

WHEREAS, the applicant states that the premises consist of a plot, 162 ft. frontage by 100 ft. 2 in. in depth, now occupied by a two story public garage; that it is proposed to convert a building erected as a two story garage, into a building the upper floor of which will be used for manufacturing and storage of lamps and the storage of furniture on the 1st floor; and

WHEREAS, the applicant states that the premises in question are located partly in a residence district and partly in a business district; that insofar as the portion of the premises within the business district is concerned the proposed uses are conforming; that a variance, however, is required for the portion within the residence district; that no heavy work will be done in the property and the operation of the business is limited to the conventional business hours; that it, of course, will be a much more preferable type of operation than the garage previously permitted by the Board; that the ground floor of the property is to be used for the storage of metal furniture in cartons; that no employees will be stationed in this portion of the premises and no work will be done there except the loading and unloading of furniture that is being placed in storage or removed from storage for delivery purposes; that this usage will be much less obnoxious than any use heretofore maintained in the premises; and

WHEREAS, the applicant contends that the owner asks only for a temporary variance with the understanding that at the conclusion of the present occupancy the property will revert to its former use as a storage garage; and

WHEREAS, the applicant states that the present owner has held title to the property since October 15, 1935; that the assessed valuation of land is \$34,000 and of the building \$110,000 making a total of \$144,000; that the building was erected in 1927; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted under certain conditions as to continuation of present storage use on the first floor only; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of five years to permit the lower street story to be continued for storage of metal furniture and second floor to be left vacant, *on condition* that such portable fire fighting equipment shall be installed as the Fire Commissioner shall direct; that the entrance to the ramp to the second floor shall be boarded across at the building line so that there shall be no means of entrance thereto; that the loading and unloading shall be through the door within the business use district to the west and that all trucks shall be moved into the building before loading or unloading; and that all permits shall be obtained, including a new certificate of occupancy, within six months from the date of this resolution.

52-48-A—Vol. II

APPLICANT—Reginald S. Hardy for Hayson Corp., owner.

SUBJECT—Application reopened May 24, 1955 as Vol. II—re Appeal from a decision of the borough superintendent—exits, doors and ramp.

PREMISES AFFECTED—405-423 44th street, north side,

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38 ft. east of 4th avenue, Block 729, Lot 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated May 4, 1955, on Alt. App. 467/55 reads:

"2. Provide at least two legal exits from the 1st floor remote from each other with outward swinging doors as required by Sect. 270 of the Labor Law.

3. The exit ramps should be enclosed in the 2nd story as required by Section 270 of the Labor Law." and

WHEREAS, the applicant states the building is 2 stories, 27 ft. in height, 162 ft. by 100 ft. 2 in. in depth, of fireproof construction, erected in 1927 on a lot 162 ft. front by 100 ft. 2 in. deep, in business and residence use C area, Class 1-1/4 height district; used and occupied since 1954: cellar—boilerroom; 1st floor—storage of metal furniture, 0 persons; 2nd floor—manufacturing and assembling electric lamps, 70 persons; no change in use or occupancy is now proposed; that the building is provided with one 4 ft. wide steel stairs, enclosed in terra cotta partitions, equipped with metal covered doors which are self-closing; stairhall leads to roof bulkhead and to street; in addition there is one fire escape on the rear, extending to roof and yard by ladder with egress to street through building; window and door openings on course thereof are not fireproof, self-closing; and

WHEREAS, the applicant contends as to Objection 2 of the decision that at present access to 1st floor is by means of conventional garage-type doors which are not in compliance with the Labor Law; that while the building will be used for factory and come within the purview of the Labor Law, the first floor will not be used for factory nor will any employees be stationed therein at any time except during the loading and unloading of merchandise; that it will serve no useful purpose to install new doors, in view of the fact this is but a temporary use; and

WHEREAS, the applicant contends as to Objection 3, that the ramp is entirely enclosed insofar as the first floor is concerned; that the second floor, however, is open; that as the building is in single occupancy, it is believed no useful purpose will be served by enclosing the ramp which leads merely to the street; that in lieu of enclosing such ramp, the owner proposes that an approved type fire escape be provided at or near the easterly end of the building; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, dated May 4, 1955, acting on Alt. App. 467-55, Objections 2 and 3 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the exit as shown on plans filed with Cal. No. 303-26-BZ, Vol. III, resolution for which was adopted this day, shall be maintained for the occupancy as permitted therein and for no other occupancy; that the existing ramp to the second story shall be unused; that the entrance to such ramp at the building line shall be blocked off; that the second story shall remain vacant as provided in the resolution above cited; that in all other respects the requirements shall be in accordance with the resolution above cited; that the building shall not be increased in height or area; and that no additional openings shall be constructed on the side or rear lot lines; that such firefighting equipment shall be maintained as the Fire Commissioner shall require.

515-40-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Kaymos Realty Corp. and Paradis Estates, owners.

SUBJECT—Application reopened October 25, 1955 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles and the maintenance of a frame building for use as an attendant's shelter.

PREMISES AFFECTED—139-155 (153 official) Beach 117th street, west side, 440 ft. south of Rockaway Beach boulevard, Block 757, Lots 28, 32, 34 and 37, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and John Somyak.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on October 25, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on May 29, 1956 after due notice by publication in the Bulletin; laid over to June 19, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Beach 117th street are in a residence use, E-1 area, class 1 height district; Ocean Promenade is in business and residence use, C area 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated August 31, 1955 acting on Alt. Applic. 809-55, reads:

"1. Proposed use of attendants shelter (10' x 10' frame) parking & storage of motor vehicles on open lot in a Residence E-1 zone is contrary to Art. II Sec. 3 & Art. IV Sec. 15A of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 220 ft. frontage by 100 ft. in depth, on which is located a 2-car garage, which is to be removed; that it is proposed to secure a variance for a period of 5 years in order to use the premises for the parking and storage of motor vehicles and a frame office building having a frontage of 10 ft., a depth of 10 ft. and one story in height, to be used by the parking lot attendant; and

WHEREAS, the applicant states that as of July 25, 1916 the premises were in a class E area district and received its present area designation on December 21, 1948; and

WHEREAS, the applicant contends that the site occurs at one of the most congested beaches in the City and as such is entirely in keeping at this point; that the public beach in block 756, lot 85 does not create a residential aspect to Beach 117th street and if said public beach were not owned by the City it could only be maintained in a business zone; that its effect on Beach 117th street is therefore exactly the same as though said area were in a business zone; that the beach is highly beneficial to the public as a city wide improvement, but it has placed an extreme hardship on all of the property within the affected area; that the proposed parking lot will relieve the critical parking situation and give the surrounding owners some measure of relief as well as rendering a distinct service to the public; that the public beach does not have any parking facilities but it invites the public to use the beach facilities on a city wide basis and expects these people to park their cars in a residential area; that the parking of said cars in the street as much a business use as would be the parking of said cars in a legally constituted parking lot; that in addition the occupants of the 6-story apartment house directly across the street in block 756, lot 62 do not have any garage or parking facilities for their tenants and this condition further aggravates the parking situation to such an extent that if this apartment house were to be erected at this time, the building would legally be forced to provide parking facilities under section

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19B of the zoning ordinance; that the bath houses also directly across the street in block 156, lot numbers 36 and 58 are a business use with no provisions made for parking of their customers' cars and these cars therefore not only create a business use on Beach 117th street but are in critical need of parking facilities which the instant proposal will help to supply; that the 3-story hotel on the same lot further aggravates the parking situation; and

WHEREAS, the applicant states that the present owner has held title to lots 28, 32 and 34 since April 29, 1932 and to lot 37 since December 3, 1952; that the assessed valuation of land is \$26,400 and of the building \$500 making a total of \$26,900; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulation of the zoning resolution and that the application be and it hereby is *granted* under Section 7h, for a term of five years, to permit the premises to be occupied as proposed for the transient parking of pleasure-type automobiles only, as indicated on plans filed with this application, marked "Received September 19, 1955", 2 sheets, *on condition* that the plot shall be leveled substantially to the grade of Beach 117th street, graded with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on all lot lines a woven wire fence of the chain link type not less than 5 ft. 6 in. in height, with no openings therein except two to Beach 117th street where shown, with curb cuts opposite, not over 15 ft. in width; that the entrances shall be fitted with gates which shall normally be kept closed when the parking lot is not in operation; that during the term of this variance, the premises shall be occupied for no other use and no buildings shall be erected thereon, except there may be a building of Class 3 construction, not over one story in height and not over 100 sq. ft. in area, for use solely as an office and shelter for the attendant; that the sidewalks and curbing in front of the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that proper bumpers shall be maintained against the fences at all times for protection thereof; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that signs shall be restricted to a permanent sign attached to the fence at each entrance, not exceeding 15 sq. ft. each, not illuminated and not extending beyond the building line, advertising the parking use, rates charged and such other information as the Commissioner of Licenses may require; that there shall be no dressing or undressing in automobiles parked on the premises; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within six months from the date of this resolution.

95-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Loberg Realty Company, Inc., owner (Bergen Cabinet Inc., lessee).

SUBJECT—Application reopened October 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the proposed change of use of a frame building from wagon storage to wood-working factory, lumber storage and offices, and erection of proposed extension (to woodworking factory) which exceeds permitted coverage.

PREMISES AFFECTED—1548-1564 Bergen street, south side, 176 ft. west of Utica avenue, Block 1354, Lots 28 and 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Sam Fine.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 11, 1955 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on June 19, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1 height district; Bergen street is in residence and local retail use, C area, class 1 height districts; Utica avenue is in a local retail use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated August 23, 1955 acting on Alt. Applic. 278-55 reads:

"1. Extending business use in a residential use district is contrary to Art. II Sect. 3 of Zone Resolution.

2. Area of new extension will exceed permissible area under Art. IV Sect. 13 of Zone Resolution.

4. New Proposed changes do not comply fully with B.S.A. Resolution Cal. #96-45-BZ.

5. Proposed change of use of frame bldg. located in a residence use district from wagon storage to lumber storage is contrary to Art. II Sect. 3 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 166 ft. frontage by 155 ft. 7 in. in depth, irregular, and presently developed as follows: building A—one story, class 4 construction, with a frontage of 18 ft. and a depth of 85 ft. 7 in., erected under N.B. Applic. 471-11 as a frame wagon shed; building B—2 story, class 3 construction, having a frontage of 31 ft. and a depth of 130 ft., erected under N.B. 2014 of 1901 for use as a factory; building D—one story, class 3 construction, having a width of 88 ft. and a depth of 70 ft., altered under Alt. 18267 of 1923 for use as a woodworking factory and showroom; that although factory use has been on the site since 1880 the above are the only records available in the department of buildings; building C—one story extension having a frontage of 49 ft. and a depth of 127 ft. 9½ in., class 1 construction, erected under Alt. 278-45 and a variance of the Board under Cal. No. 96-45-BZ; that under the same variance buildings B and D were altered so that the three buildings together had a legal use of cellar, woodworking factory and storage—1st floor, woodworking factory—2nd floor, offices, lockers and drafting room; that no certificate of occupancy has been issued to date as frame building A has not been removed; that the Board, under the same variance, granted the right to erect a new 39 ft. by 85 ft. 7 in., one story extension at the easterly part of the site to be used as a woodworking factory; that this extension was proposed to replace the present 18 ft. wide by 85 ft. 7 in. deep frame story building shown as building A, which was to be removed; that this extension was never erected and the present frame building of 18 ft. by 85 ft. 7 in. still remains and is being used for lumber storage; and

WHEREAS, the applicant states that it is proposed to erect a new one story extension shown as Building E, of class 3 construction, at the westerly end of the site having a frontage of 39 ft. and a depth of 117 ft. 9½ in., to be used as a woodworking factory in conjunction with the present adjoining buildings; that the combined occupancy of buildings B, C, D and E will be cellar—woodworking factory, boiler room and lumber storage; 1st floor—woodworking factory; 2nd floor—offices, toilets, lockers and drafting room; that it is also proposed to maintain the frame 18 ft. by 85 ft. 7 in. frame building known as build-

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ing A, but this building will be reduced in length to 80 ft. 7 in. and a new masonry wall be erected at the front; and

WHEREAS, the applicant states that the premises are located in a residence use district, class C area district and class 1 height district; that as of July 25, 1916 that part of the site within 100 ft. was in a business use district and received its present use designation on November 14, 1940; that under the rules in force on July 25, 1916 the business part of the site was 100 ft. in depth; that under the rules adopted with zoning maps of October 3, 1924 the business use on Bergen street was interpreted as extending to a line midway between St. Marks avenue and Bergen street; and

WHEREAS, the applicant contends that inasmuch as the present buildings have a legal non-conforming use since before the enactment of the zoning resolution, it is only proposed to extend said use; that although Bergen street is in a residence zone at this point it is not residential in character as is evidenced by the many non-conforming uses in existence which make the proposal entirely in keeping at this point; that the non-conforming uses, some directly opposite the site, are as follows: block 1348, lots 62, 66, 68, 70, 72, 78 and 1—loft building, auto repair shop, store, garages, auto repair shop, loft and stores; block 1354, lot 11—store; that the part of the site to be occupied by the new extension shown as building E has an area of 4983 sq. ft.; that the proposed extension has an area of 4593 sq. ft. so that the allowable coverage of 2989 sq. ft. is exceeded by only 1604 sq. ft.; that a legal 10 ft. deep rear yard will be maintained and as the adjoining building on the same site extends to the rear lot lines, a better condition for the block is being established; and

WHEREAS, the applicant states that the present owner has held title to lot 28 since October 17, 1951 and to lot 30 since May 5, 1922; that the assessed valuation of land is \$15,400 and of the buildings \$29,300 making a total of \$44,700; that the buildings were erected in 1901; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the zoning resolution and that the application be and it hereby is *granted* under Sections 7c and 21, to permit the extension of the proposed building beyond the area permitted; that this and all other buildings shall be maintained jointly for the uses proposed and as indicated on plans filed with this application, marked "Received September 7, 1955", 9 sheets, *on condition* that the building shall not be further increased in height or area than as now proposed and shall be used in conjunction with the existing use on lot 30, as proposed; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and in accordance with requirements and resolution heretofore adopted where not inconsistent with the terms of the resolution other than as modified under resolution adopted this day under Cal. No. 809-55-A; that such fire-fighting equipment shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution and a certificate of occupancy shall be obtained.

809-55-A

APPLICANT—Lama, Proskauer and Prober, for Lorberg Realty Company, Inc., owner (Bergen Cabinet Inc., lessee).

SUBJECT—Application September 7, 1955—re Appeal from a decision of the borough superintendent—frame building—factory use.

PREMISES AFFECTED—1548-1564 Bergen street, south side, 176 ft. west of Utica avenue, 1st floor, Block 1354, Lots 28 and 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Sam Fine.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated August 23, 1955, on Alt. App. 278/55 reads:

"3. Factory use in a frame building is contrary to Sect. 270 of Labor law."

and

WHEREAS, the applicant states the building is 1 and 2 stories, 12, 13 and 28 ft. in height, 127 ft. irregular front by 155 ft. 7 in. irregular in depth at 1st floor, 31 ft. front by 130 ft. in depth at 2nd floor, of Class 3 and 4 construction, erected in 1901, now on a lot 166 ft. front by 155 ft. 7 in. irregular in depth, in a residence use, C area, Class 1 height district; used and occupied since 1921: cellar—woodworking, factory, ordinary use and storage, 5 persons; 1st floor—woodworking factory and storage, 60 persons; 2nd floor—office and lockers, 15 persons, for which no certificate of occupancy has been issued; proposed to be used and occupied as follows: cellar—woodworking factory, ordinary use and storage, 5 persons; 1st floor—woodworking factory and storage, 70 persons; 2nd floor—office and lockers, 15 persons; that the building is provided with a 1-source sprinkler system, 1 interior open stairs and 1 enclosed stairs, the latter enclosed in partitions of wood studs covered with asbestos, with wood self-closing doors; stairhalls do not lead to street or roof; that there is one fire escape on side of building extending to roof by ladder and to yard by stairs with egress to street through yard; window and doors on course thereof are fireproof, self-closing; and

WHEREAS, the applicant contends the premises are developed with four buildings known as Bldgs. A, B, C and D; that it is now proposed to change the use of Building A, a frame, 1-story building 18 ft. front by 85 ft. 7 in. in depth from existing legal use of wagon shed, as established under N.B. App. 471/11, to the use of lumber storage in conjunction with the woodworking factory now in Buildings B, C and D; that Building A will be reduced to 80 ft. 7 in. in depth and a new masonry front installed 5 ft. back of the Bergen Street building line; that no factory activity will be performed in the building as it will be used only for storage of lumber with no permanent occupants; that this frame building abuts the existing Class 3 factory and the connecting door will be provided of fireproof construction; that the building is equipped with a dry sprinkler system which will be maintained; that the present factory building abutting is equipped with a one-source wet sprinkler system; that the lumber storage building will be only one story in height and have three exits to an open side yard.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. App. 278/55, Objection No. 3, and that the appeal be and it hereby is *granted*, as to Building A, to permit the continuance of such building for the use proposed, as shown on plans filed with Cal. No. 96-45-BZ—Vol. II, marked "Received September 7, 1955", 9 sheets, under variance granted by the Board this day, and *on condition* that the one-source sprinkler system shall be maintained in accordance with requirements therefor to the satisfaction of the fire commissioner; that the sprinkler system in the adjoining building shall also be installed and maintained in accordance with the requirements therefor; that the building shall not be increased in height or area.

467-54-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application June 9, 1954—(decision of the borough superintendent) under section 7h of the zoning

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resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of ten years.
PREMISES AFFECTED—940-960 Belmont avenue, 199-223 Crystal street, southeast corner and 530-548 Chestnut street, Block 4228, Lot 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: J. L. Barberu.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 29, 1956 after due notice by publication in the Bulletin; laid over to June 19, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Belmont avenue are in a residence use, C area, class 1 height district; Crystal street and Chestnut street are in residence and local retail use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 25, 1954 acting on Alt. Applic. 1892/54, reads:

"1. The proposed parking lot for motor vehicles in a Residence use district is contrary to Art. II sec. 3 of zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 200 ft. frontage by 167 ft. 4 in. and 211 ft. 9 3/4 in. in depth, irregular, presently vacant; that it is proposed to grade the property, install a 5 ft. 6 in. woven wire fence along the building lines and lot lines and install cinders with a binder to reduce dust, install a 10 ft. by 10 ft. attendant's shanty, so that a parking lot for private cars can be maintained at the premises; and

WHEREAS, the applicant contends that in view of the fact that the large housing development by the New York City housing authority has not provided for parking and that extensive business area is being provided along Sutter avenue, this parking area will properly serve the entire area; that the Board has considered the area and has recommended that a parking area be provided in the next block from Chestnut to Doscher streets and has granted a variance under Cal. No. 626-53-BZ; that in view of the foregoing and further that parking should be provided in all areas where business and concentrated residences are congregated, it is requested that this application be granted for a temporary period of years; and

WHEREAS, the applicant states that the present owner has held title to the property since May 7, 1953 and that the assessed valuation of land is \$8,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h, for a term of five years, to permit the premises to be occupied for the parking and storage of motor vehicles, as indicated on plans filed with this application, marked "Received June 9, 1954", 2 sheets, *on condition* that only motor vehicles of the pleasure car type shall be so parked or stored; that the premises shall be leveled substantially to the grade of the abutting streets, graded with clean gravel or steam cinders, treated with a binder and properly rolled; that there shall be erected on all lot lines a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height with no openings therein except two to Belmont avenue, each not over 12 ft. in width with curb cut opposite not over 15 ft. in width, which openings shall be fitted with gates, normally kept closed

when the parking lot is not in operation; that proper bumpers shall be maintained against the fence for protection thereof; that signs shall be restricted to a permanent sign attached to the fence at each entrance, not over 15 sq. ft. in area, not illuminated and not extending beyond the building line; that such sign shall advertise only the parking and storage use, rates charged and such other information as may be required by the Commissioner of Licenses; that the sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that during the term of this variance, there shall be no other uses on the site, or buildings erected other than a building of class III construction not over one story in height and not over 100 sq. ft. in area, for use of the attendant as a shelter and office, erected near the entrance; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within six months from the date of this resolution.

957-54-BZ

APPLICANT—Herman Horowitz, for Senville 35th Street Realty Corp., owner.

SUBJECT—Application reopened March 20, 1956—The Supreme Court, Appellate Division, First Department annulled the determination of the Board and remitted the matter to the Board for further proceedings not inconsistent with the opinion herein (New York Law Journal, February 1, 1956). In accordance with the resettled order of the Court, annulment of the resolution of the Board adopted April 12, 1955, recorded and application reopened for further proceedings not inconsistent with the order of the court, and set for hearing on April 24, 1956 at 10 A.M., for applicant to present further arguments—re (decision of the borough superintendent), previously granted by the Board, on certain conditions, under section 21 of the zoning resolution, permitting in a business use, B area district, the extension on first story of proposed structure, using more than the area permitted.

PREMISES AFFECTED—524-532 3rd avenue and 163-167 East 35th street, northwest corner, Block 891, Lots 38, 39, 41, 42 and 43, Borough of Manhattan.

APPEARANCES—

For Applicant: Jesse Climenko.

For Opposition: Philip Eisenberg.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 8, 1955 after due notice by publication in the Bulletin; laid over to March 29, 1955, for inspection and decision; hearing closed; then to April 12, 1955, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 3rd avenue are in a business use, B area, class 1 1/2 height district; East 35th street is in residence and business use, B area, class 1 1/2 height districts; and

WHEREAS, the decision of the borough superintendent, dated November 17, 1954 acting on N.B. Applic. 67-53, reads:

"1. Proposed extension in first story of new building exceeds the permissive coverage as specified in Sec. 12B(b) Art. IV Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 98 ft. 9 in. frontage by 99 ft. 11 1/2 in. in depth, on which is located a building under construction; that it is proposed to erect a 14 story apartment house, with

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two stores; that the site has been excavated and foundation walls and footings are now being constructed; and

WHEREAS, the applicant requests a variation so that the store on the street floor, to be entered from Third Avenue, may be extended to the rear lot line so as to add an area of 27 ft. 5½ in. by 74 ft.; and

WHEREAS, the applicant contends that practical difficulty and unnecessary hardship are present in this case because strict compliance with section 12B will require the owner herein to provide light and air, at street floor level, to adjoining properties without equality of privilege to the owner; that the existing building on lot 37, wholly devoted to business use, though originally constructed as a residence, covers the entire lot; that while the structure now on lot 44, used mainly for business purposes, does not quite cover the entire lot, the restrictions of section 12B will not apply to this lot if a new business structure is erected thereon; that it will not be possible to rent the store in question to a choice tenant unless the store has greater depth; that the presence of a store tenant of the highest type will be of advantage to the entire neighborhood as well as to the owner; and

WHEREAS, the applicant states that the present owner has held title to the property since April 7, 1953; that the assessed valuation of land is \$134,000 and of the building \$30,500 making a total of \$164,000; that the building is in course of construction; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and it was found that due to the grade that the proposed extension of the building, one story in height, would have a roof substantially below, or about at the grade of the premises facing on Sniffen Court, and that light and air would not be affected, the committee recommends that the application be granted on condition; and

WHEREAS, on April 12, 1955 this application was granted by the Board on certain conditions under section 21 of the zoning resolution, to permit in a business use, B area district, the extension on first story of proposed structure, using more than the area permitted; and

WHEREAS, the Supreme Court, Appellate Division, First Department annulled the determination of the Board and remitted the matter to the Board for further proceedings not inconsistent with the opinion herein (New York Law Journal, February 1, 1956); and

WHEREAS, in accordance with the resettled order of the Court, annulment of the Resolution of the Board adopted April 12, 1955, was recorded and application reopened on March 20, 1956 for further proceedings not inconsistent with the order of the court, and set for hearing on April 24, 1956 at 10 A.M., for applicant to present further arguments; and

WHEREAS, such hearing was held on this application on April 24, 1956 after due notice by publication in the Bulletin; then laid over for consideration and decision by the Board, date to be set, hearing closed; then set for June 19, 1956; and

WHEREAS, the premises and surrounding area were inspected by all members of the Board; and

WHEREAS, the findings of the Board are as follows:

June 7, 1956.

Re: Cal. No. 957-54-BZ

Premises: 524-532 Third Avenue,
163-167 East 35th Street, Manhattan.

Section 12(b) indicates the intent to require a residence building when erected in a Business District, B area, to have the area of building coverage limited as therein set forth. No mention is made of a building when used only in part for residence use. A proper interpretation of this Section is that unless a building is used throughout for residence use, the Section does not apply to a building used only partly for residence. The building in question is only partly used for residence use. Part of this building is used for business and that part is permitted to be erected in compliance with Section 12 (a) and Section 17 (a). Under Section 17 (a), a building erected on a corner lot requires

no rear yard except where it abuts a residence district, in which case a rear yard is required. Such rear yard to be built over to a height "not above the sill level of the 2nd story windows, nor in any case more than 23 feet above the curb level", nor is there any requirement where a building, such as the one in question, is partly used for business and partly used for residence must comply with Section 12 (b). That the residential portion of the building in question does comply with the requirements of Section 12 (b), while perhaps desirable, such compliance is not required and the owner was free to construct the residential portion as he chose, provided that such part of the building complied with the Sections of the Zoning Resolution relating thereto and the requirements of the Multiple Dwelling Law.

The Board finds that the building is in substantial compliance with the provisions of the Zoning Resolution and that the interpretation of the Department of Buildings—that the building should comply with the terms of Section 12 (b) is incorrect. Had the owner filed an Administrative Appeal to the Board, the Board could have made such a finding as hereinbefore set forth. But such a procedure, in view of the urgency, would have taken time. It is sufficient for this Board to find that practical difficulties and unnecessary hardship are caused due to "unique circumstances which reflect the unreasonableness of the Zoning Ordinance itself" as wrongly interpreted by the Department of Buildings. (*Otto vs. Steinhilber*, 282 N.Y. 71).

It is a salient principle of zoning that there should be a contribution to light and air by the owner and adjoining owners for the common welfare. It should be noted that the owner to the west, whose buildings exist lawfully or unlawfully for the full depth of his lot, contributes no light or air at his lot grade. Due to the sloping grade of the applicant's plot, the unbuilt-upon space at the rear, required under Section 12 (b), would be approximately six feet below even the street grade of the buildings of the owner abutting to the west. These facts precluded the use of the building throughout for residence purposes as any rear apartments on the ground floor would have been unrentable, with windows opening upon a deep pit, with the sheer walls of the buildings on the lot line to the west hemming in the area and shutting off the light and air. Had the owner chosen to construct the building for residential use throughout, under the terms of 12 (b), he would suffer from practical difficulties and unnecessary hardship. If he considered using the space at the rear for unloading or garaging, as Section 12(b) permits, an entering ramp from East 35th Street would itself use too much of the space as to make such use impracticable. An entrance from Third Avenue would obviously be wasteful and impracticable. Furthermore, an unloading space for a building residential throughout is unneeded. A garage permitted by Section 12 (b) would be a failure because it would be too small in area to be economically successful for operation by the owner or under the usual concession method.

It was apparent to the owner for the above reasons that a building, if residential throughout, under Section 12 (b) was impractical. He could have constructed a building for business throughout but believing that the correct development of the plot was a building part business and part residence, he proceeded on that basis, only to be blocked by an incorrect ruling of the Building Department. The Board has recognized the unique state of facts, including the lack of even one square foot along the common lot line to the west for light and air, and in finding that there are practical difficulties and unnecessary hardship has corrected the error in interpretation.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
SEAN P. KEATING,
Commissioner,
P. JOSEPH CONNOLLY,
Deputy Fire Chief.

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WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 in accordance with the above finding of the Board, to permit the extension of coverage as now proposed, for the purpose of erecting a one-story extension to the proposed building, as indicated on plans filed with this application, marked "Received December 16, 1954", 7 sheets, and "January 6, 1955", 1 sheet, *on condition* that in all other respects the building shall comply with all laws, rules and regulations applicable thereto; that there shall be no windows opening to the north; that the space on the west proposed to be left as an open yard shall be maintained as proposed and shall be paved and drained; that any skylights installed shall be located not nearer than 15 feet to adjoining lot lines; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

987-54-BZ

APPLICANT—Andrew DiCamillo, for Emanuele Garofalo, owner.

SUBJECT—Application reopened May 29, 1956 for consideration as to extension of time to complete—expired December 28, 1955—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use, district, the change in occupancy from store to manufacturing of clothing and accessory use of cellar floor.

PREMISES AFFECTED—2711 Harway avenue, north side, 77 ft. 4 in. east of 27th avenue, Block 6900, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank Sellitto.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, on June 28, 1955, this application was granted by the Board on certain conditions under section 7c of the zoning resolution, to permit in a residence use district, the change in occupancy on 1st floor from store, to manufacturing of clothing, and accessory use of cellar floor; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation on December 28, 1955; and

WHEREAS, this application was reopened on May 29, 1956 and set for hearing on June 19, 1956 at 10 A.M. subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on June 19, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated May 24, 1956 acting on Alt. Applic. 1538-54, reads:

"Time for completion of work under Cal. No. 987-54-BZ has expired."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 28, 1955, only so far as it has reference to the time in which to obtain

permits and complete the work, so that as amended this portion of the resolution shall read:

"that all permits, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this amended resolution."
(Alt. 1538/54, as last amended May 24, 1956).

436-55-BZ

APPLICANT—Leonard F. Rothkrug, for Arthur P. Ferretti, owner.

SUBJECT—Application May 26, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the extension of a 2 story building of class 4 construction, for the uses of glass manufacturing, grinding, publishing, and storage, using more than the area permitted.

PREMISES AFFECTED—63-17 to 63-19 Metropolitan avenue, north side, 173 ft. 5 in. east of 62nd street, Block 2771, Lot 55, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 15, 1956 after due notice by publication in the Bulletin; laid over to June 12, 1956, for inspection and decision; hearing closed; then to June 19, 1956, for applicant to file a new immediate area plan and for decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Metropolitan avenue are in an unrestricted use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 28, 1955 acting on Alt. Applic. 225-55, reads:

"1. Area of the plot to be occupied exceeds percentage permitted by Sec. 14, Subd. c of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 51 ft. 7 in. frontage by 128 ft. 7 in. in depth on which is located a two story building of class 4 construction, 51 ft. 7 in. front on Metropolitan avenue by 61 ft. 2½ in. in depth, 24 ft. 6 in. in height, used and occupied as a factory for the manufacture of mirror and glass products; that the area of the lot is 7054.6 sq. ft.; the built upon area of the lot, 3155.5 sq. ft.; excess land area, 3899.1 sq. ft.; allowable area, 2144.5 sq. ft.; proposed extension, 3096 sq. ft.; excess area, 951.5 sq. ft.; that it is proposed to demolish an existing one story frame extension 12 ft. by 25 ft. 6 in. and extend the building at the rear by adding a one story extension 60 ft. in depth by 51 ft. 7 in. in width, of class 3 construction, to be occupied as additional factory and storage space in conjunction with existing factory; that it is also proposed to maintain a rear yard 7 ft. 2 in. and 13 ft. 6½ in. in depth for the width of the lot; and

WHEREAS, the applicant contends that the premises is owner occupied; that the present owner's father acquired title to the premises about 1920 and operated the present business at this location since that time; that the present owner acquired title and continues to operate the business; that the owner is in need of additional space for efficient operation of his business as the bulky and fragile nature of the product requires additional area; that the extension will be of class 3 construction; that the owner previously had altered the front of his building to present a modern attractive building; that the premises is located in an unrestricted use district and it is believed that the D area zone

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designation which has existed since 1916 was not primarily intended to limit the percentage of coverage in an unrestricted district; that a substantial number of the premises in the affected area were developed in excess of the limitation of section 14c before the amendment of December 4, 1944; that the premises immediately adjoining to the east in block 2771, lot 52 was the subject of Cal. 517-54-BZ, granted by the Board to permit the extension of the existing structure in excess of the area district limitation; and

WHEREAS, the applicant states that the present owner has held title to the property since February 8, 1955; that the assessed valuation of land is \$4900 and of the building \$11,000 making a total of \$15,900; that the building was erected in 1894; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the rear of the plot is hemmed in on all sides with no contribution of light and air from abutting premises; and

WHEREAS, the Board found that the applicant has substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 as to extension of area to permit the erection of a two story extension at the rear of the existing building as proposed and as indicated on plans filed with this application marked "Received May 26, 1955" (11 sheets) and "June 15, 1956" one sheet, *on condition* that the building shall not be extended in height or area beyond what is now proposed; that it shall in all other respects comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. No. 437-55-A; that the rear yard shall be concreted and properly drained and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

437-55-A

APPLICANT—Leonard F. Rothkrug, for Arthur P. Ferretti, owner.

SUBJECT—Application May 26, 1955—re Appeal from a decision of the borough superintendent—frame building, factory use, exits, etc.

PREMISES AFFECTED—63-17 to 63-19 Metropolitan avenue, north side, 173 ft. 5 in. east of 62nd street, Block 2771, Lot 55, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated April 28, 1955, on Alt. App. 225/55 reads:

"2. Provide two legal exits from each floor area Sec. 270 Labor Law."

3. Extension to a frame factory building is contrary to sec. 4.1.5 and 4.2.1 and 4.2.3 of the administrative code."

and

WHEREAS, the applicant states the building is 2 stories, 24 ft. 6 in. in height, 51 ft. 7 in. front by 61 ft. 2½ in. irregular in depth, of Class 4 construction, erected in 1894 on a lot 51 ft. 7 in. front by 128 ft. 7 in. in depth in an unrestricted use, D area, Class 1 height district; used and occupied since 1940 as follows: cellar—storage; 1st floor—

grinding and polishing glass, 5 persons; 2nd floor—manufacturing glass products, 6 persons; proposed to be used and occupied: cellar—storage; 1st floor—grinding, polishing and storage of glass, 10 persons; 2nd floor—manufacturing glass products, 6 persons; that the building is provided with two 3 ft. 10 in. wide steel stairs, enclosed with partitions of metal lath and ¾ in. portland cement, equipped with fire-proof, self-closing doors leading direct to street and with scuttle and ladder to roof; and

WHEREAS, the applicant states it is proposed to demolish a one-story existing frame extension on the rear 12 ft. by 25 ft. 6 in. in area and extend the building at the rear by a one-story Class 3 extension 51 ft. 7 in. in width and 60 ft. in depth, to be used for factory and storage in conjunction with existing factory and to maintain a rear yard 7 ft. 2 in. and 13 ft. 6½ in. in depth for the entire width of the lot; that the present owner's father acquired the premises about 1920 and operated the business at this location up to his death when the present owner acquired the title; and

WHEREAS, the applicant states the structures consist of two 2-story, Class 4 structures adjoining each other and used as follows: Westerly structure—cellar, storage; 1st floor, factory, 5 persons; 2nd floor—factory, 6 persons; easterly structure—cellar—storage; 1st floor, warehouse and office, 5 persons; 2nd floor—manufacturing, 6 persons; and

WHEREAS, the applicant states that for each building there is an interior steel stairway, enclosed in fire-retarded partitions leading from second floor direct to street and a party-wall fire escape at rear; that in addition to erecting the Class 3 extension at the rear, it is proposed to provide a horizontal connection on the 2nd floor and the 1st floor for conjunctive use of both structures; and

WHEREAS, the applicant contends as to Objection 2 issued by the borough superintendent that direct access is now available to each of two enclosed stairways leading directly to the street from the second floor; that from the first floor there are two stairways remotely located leading direct to the street; that the cellar and 1st floor ceilings of existing building will be fire-retarded; that the cellar areas are used for storage; that the two stairways leading to first floor, remotely located which serve the cellar area and will be provided with a new communication passageway at rear; and

WHEREAS, the applicant contends as to Objection 3, that the Code permits the proposed extension since it will be entirely of Class 3 construction and well within the 10,000 sq. ft. and 30 ft. height permitted; that the total sectional area will be 6,254 sq. ft.; that both buildings are now used; that there will be no increase in area of the Class 4 structure other than the proposed conjunctive use of the two existing frame buildings; and

WHEREAS, the premises were inspected by a committee of the Board in connection with Cal. No. 436-55-BZ which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. App. 225/55, and that the appeal be and it hereby is *granted*, as to Objection No. 2 *on condition* that the exits as proposed and as indicated on plans filed with this appeal marked "Received May 26, 1955" 10 sheets, shall be complied with; that the fire escape, as proposed at the rear, shall be constructed and maintained extending to the yard from which access shall be provided across adjoining premises; that there shall be no manufacturing in the cellar; that such cellar shall be used for storage only and shall comply with the requirements as to exits as shown on such plans; that, as proposed, a sprinkler system in the cellar shall be maintained; that housekeeping throughout the building shall be materially improved so as to permit no inflammable material to be accumulated and to provide proper aisle space to the exits; that as to Objection No. 3, that the existing brick faced building of frame shall have such protection against fire as may be required by the Borough Superintendent; and that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct.

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674-55-BZ

APPLICANT—Lama, Proskauer and Prober, for May Goodfarb, owner (Polo Ground Motors, Inc., lessee).

SUBJECT—Application August 24, 1955—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles, with show windows, curb cuts and signs within 75 ft. of the residence use district.

PREMISES AFFECTED—1920-1924 Amsterdam avenue and 501 West 155th street, northwest corner, Block 2114, Lot 40, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama, Raymond Gradowitz and Louis J. Gradowitz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 29, 1956 after due notice by publication in the Bulletin; laid over to June 19, 1956, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a retail use, B area, class 1½ height district; Amsterdam avenue is in retail and business use, B area, class 1½ height districts; West 155th street is in retail and residence use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated August 9, 1955 acting on N.B. Applic. 137/55, reads:

1. Proposed "Gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles" in a Retail Use District is contrary to Art. II, pp. 4-A of the Zoning Resolution.
2. Proposed 2—30' 0" curb cuts are not permitted since they are within the 75' 0" limitation imposed by Art. II, PP. 7-A of the Zoning Resolution.
3. Proposed show window and signs are not permitted within 75' 0" of the boundary of the residence use district, Art. II, PP. 1-A, Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 100 ft. in depth, on which is located a parking lot for more than 5 motor vehicles, used car sales, frame store and office; that it is proposed to remove the present buildings and uses and secure a variance for a period of 15 years in order to develop the site with a modern gasoline service station consisting of ten 550 gallon gasoline storage tanks and 5 dispensing pumps; that the proposed accessory building will have a frontage of 30 ft., a depth of 62 ft., one story in height, of class 3 construction, and contain the conjunctive uses of lubritorium, car washing, minor auto repairs, storage, office and sales; that part of the open part of the site will be reserved for the parking and storage of motor vehicles; and

WHEREAS, the applicant states that as of July 25, 1916 the premises were in a business use district and received their present use designation on August 26, 1954; and

WHEREAS, the applicant contends that the premises are presently being used for the sale of used cars, parking and storage of motor vehicles, a 10 ft. by 10 ft. frame office, a 20 ft. by 21 ft. frame store, all installed under Alt. No. 13 of 1949 and certificate of occupancy No. 35197 issued February 16, 1949; that the development will be modern in design, will help improve the appearance of the neighborhood; that there are sufficient stores now in the area for public requirements and additional stores on the site opposite

the cemetery would not be feasible; that Amsterdam avenue is a main auto throughfare leading north and south; that the proposed curb cuts on West 155th street are required for efficient operation of the gas station and for the traffic using West 155th street; that the proposed show window and signs set 45 ft. back of the West 155th street building line and cannot possibly affect West 155th street; that the cemetery opposite, which has a frontage of 450 ft. on West 155th street, precludes the possibility of the proposed curb cuts or show window and signs from affecting the residential aspect of West 155th street; and

WHEREAS, the applicant states that the present owner has held title to the property since December 11, 1946; that the assessed valuation of land is \$33,000 and of the building \$400 making a total of \$33,400; that the building was erected in 1949; and

WHEREAS, the committee of the Board familiar with this site and the area, having made several inspections in this vicinity in recent years, and recommended that the application be granted, particularly in view of the numerous consents that have been filed; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e, f, i and A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and accessory uses including parking and storage under Section 7e for a similar term substantially as proposed and indicated on plans filed with this application, marked "Received August 24, 1955," 4 sheets, *on condition* that all buildings and uses now on the premises shall be removed and the plot leveled substantially to the grade of West 155th street and Amsterdam avenue, and constructed and arranged as indicated on such plans; that the accessory building shall be of face brick, have no cellar and be arranged as proposed on plans; that there shall be no windows in the side lot line walls on the north or west, opening on adjoining property; that pumps shall be of an approved low type, erected not nearer than 15 ft. to either street building line, where shown; that curb cuts shall be restricted to two, each not over 30 ft. in width, on West 155th street and two on Amsterdam avenue, each 27 ft. 6 in. wide, with no portion of any curb cut nearer than 5 ft. to a side lot line as prolonged; that at the intersection there shall be erected a block of concrete, not less than 12 in. in height, extending 5 ft. along each lot line from the intersection; that on the interior lot line to the north from accessory building to the building line of Amsterdam avenue, the wall of adjoining building with permission of the owner, shall be faced with brick to a height of not less than 6 ft.; that along the lot line to the west from accessory building to the building line of West 155th street, there shall be erected a woven wire fence of the chain link type not less than 5 ft. 6 in. in height with suitable masonry terminating posts; that pumps shall be of a low approved type erected not nearer than fifteen feet to the street line; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved gasoline tanks; that the balance of the premises where not occupied by accessory building and pumps shall be paved with concrete or asphalt; that the sidewalk and curbs abutting the site shall be reconstructed or restored to the satisfaction of the Borough President; that under section 7i for a similar term, there may be minor repairs with hand tools only, for adjustments maintained solely within the accessory building; that where applicable, the curb cuts hereinbefore permitted are permitted under Section 7A; that signs shall be restricted to permanent signs attached to the facade of the accessory building, facing Amsterdam avenue and West 155th street, and the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the intersection of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline sold and permitting such sign to extend beyond the building line not more than 4 feet; that such

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portable fire fighting appliances shall be maintained as the Fire Commissioner shall require; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

806-55-BZ

APPLICANT—Paul Trapani, for N. Lanzara, owner.
SUBJECT—Application October 17, 1955—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district, the proposed extension of the second floor of a two story building of class 3 construction used as a retail store and dwelling, using more than area permitted.

PREMISES AFFECTED—2922½ Bruckner boulevard, south side, 125 ft. west of Edison avenue, Block 5419, Lot 191, Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Trapani.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 19, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a retail use, D area, class 1¼ height district; Bruckner boulevard is in retail and local retail use, D area, class 1¼ height districts; Edison avenue is in residence and retail use, D area, class 1¼ districts; and

WHEREAS, the decision of the borough superintendent, dated October 4, 1955 acting on Alt. Applic. 897-55, reads:

"1. The proposed extension of 2nd floor will exceed limits specified in Section. 14(c) of the Zon. Res." and

WHEREAS, the applicant states that the premises consist of a plot, 11 ft. frontage by 100 ft. in depth, on which is located a retail store and dwelling; that the ground floor (retail store) occupies the full width with a depth of 75 ft. and the second, a dwelling occupies the full width with a depth of 60 ft.; that it is proposed to extend the 2nd floor the full length of the 1st floor, to add one more room to apartment; and

WHEREAS, the applicant states that the zone is now retail, 1, D; that the area is 55% of lot and the owner desires to occupy the additional area above the store rear extension; that area of lot is 1100 sq. ft.; area of building at 1st floor, 825 sq. ft.; area of building at 2nd floor—660 sq. ft.; 55% of lot, 605 sq. ft.; new 2nd floor area—825 sq. ft.; and

WHEREAS, the applicant contends that the building was erected by the present owners in 1943; that the owners are elderly and would like to retire in this apartment; that if forced to move, they would have to pay higher rents and it is believed that the alteration cost would be cheaper in the end; that this application is based on section 19g and the owner feels that he is not encroaching upon any required open spaces and that this building is entirely in the business zone; that this extension will in no way alter the appearance of the neighborhood as it is in the rear of the lot; and

WHEREAS, the applicant states that the present owner has held title to the property since August 1943; that the assessed valuation of land is \$2,200 and of the building \$6,300 making a total of \$8,500; that the building was erected in September, 1943; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant

under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under Section 21 to permit the extension on the second floor as proposed and as indicated on plans filed with this appeal marked "Received October 17, 1955" (4 sheets) on condition that the building shall not be increased further in height or in area and shall comply in all other respects to all laws, rules and regulations applicable to the building and occupancy; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

867-55-BZ

APPLICANT—Paul Friedman, for William Gottfried, owner (conditional vendee; W. L. Associates, Inc.).

SUBJECT—Application November 2, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales for a term of 15 years.

PREMISES AFFECTED—66-11 to 66-33 Queens Midtown expressway, northeast corner of Clinton avenue, Block 2394, Lot 8, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Walter Szachacz, Stanley Sosaris, Losie Dalto, Mrs. E. Puris, C. Vincus, F. Sallizzi, M. Siewski, John Gwiazdzinski, Dorothea Schenblein, M. Mickalauskas, M. Szukiewicz and Mrs. F. Plach.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 1, 1956 after due notice by publication in the Bulletin; laid over to May 29, 1956, for applicant to file up-to-date photographs and for inspection and decision; hearing closed; then to June 19, 1956, for revised plans for entrance and exit to service road in view of sloping condition of the plot; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Queens Midtown expressway and Clinton avenue are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 21, 1955 acting on N.B. Applic. 4366-55, reads:

"1. Proposed gasoline service station, auto washing (non-automatic) lubrication, office & accessory sales located in a Residence use district is contrary to Art. II Sec. 3 of the Zoning Resolution." and

WHEREAS, the applicant states that the premises consist of a plot, 235.60 ft. by 10 ft. by 166.54 ft. by 100.10 ft. by 25.02 ft. by 46.95 ft., irregular, now vacant; that it is proposed to erect and maintain for a term of 15 years a gasoline service station, auto washing (non-automatic), lubrication, office and accessory sales; and

WHEREAS, the applicant states that as of July 25, 1916 the portion of the property within 100 ft. of Borden avenue, as then mapped, was zoned as a business district and the remainder, if any, was in a residence district; that the business portion was changed to residence on March 25, 1954; that the height and area designations have not been changed

MINUTES

since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant further states that the subject premises consists of an irregular, almost triangular portion of land at the confluence of the northeasterly corner of Queens Midtown expressway and Clinton avenue; that the premises has a frontage of 235.60 ft. on Queens Midtown expressway, a frontage of 10 ft. at the confluence of Queens Midtown expressway and Clinton avenue and a frontage of 166.54 on Clinton avenue; that the premises is vacant; and

WHEREAS, the applicant contends that there is no economic demand for the use of the subject premises for a conforming residential development; that it is located on Queens Midtown expressway, a 300 ft. wide express highway which when completed will sustain a substantial volume of automotive traffic; that the unique shape of the plot makes the premises unadaptable for any other use, but makes it singularly adaptable for the proposed gas station use; that Queens Midtown expressway is a heavily trafficked main thoroughfare; that the premises could be developed as an attractive gas station, substantially as proposed, so as to yield a fair return on the investment, without impairing the rights of nearby owners; that the proposed use of the premises would not adversely affect the neighborhood; that the adjoining premises along Queens Midtown expressway and Clinton avenue to the east is vacant; that along Clinton avenue, adjoining the vacant premises there are three existing non-conforming loft and factory buildings in block 2394, lots 21, 23 and 24; that the properties opposite the subject premises on the northerly side of Clinton avenue are mostly vacant and would be sufficiently remote from the proposed gas station so as not to be adversely affected thereby and in addition these properties would be protected by the proposed fence wall and landscaping arrangement on the Clinton avenue frontage and by confining all curb cut entrances and exits to Queens Midtown expressway; that the properties opposite the subject premises on the southerly side of Queens Midtown expressway are more than 300 ft. from the subject premises and would be too remote to be adversely affected by the proposed use; that the proposed fence wall and landscaping arrangement on all lot lines, except the Queens Midtown expressway frontage, would adequately buffer and protect the adjoining premises; that the proposed use would furnish more light and ventilation to nearby properties than a conforming use since the proposed building would be a maximum of one story (14 ft.) in height and would occupy approximately 10.5% of the area of the plot; that the proposed building, set back more than 100 ft. from the intersection of Queens Midtown expressway and Clinton avenue would enhance public safety by providing clear traffic visibility at the intersection; and

WHEREAS, the applicant states that the present owner has held title to the property since December 28, 1953 and that the assessed valuation of land is \$9,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant has filed revised plans showing no entrance on Clinton avenue and no other entrance except to the service road of Queens Midtown Highway, and the Committee has studied the plans and believes it to be to the best interests of the area that the application be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7e, for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and accessory uses, substantially as proposed and shown on plans filed with this application, marked "Received November 2, 1955", 1 sheet, March 21, 1956", 1 sheet, "May 11, 1956", 1 sheet and revised plans marked "Received June 14, 1956", 3 sheets, on

condition that all buildings and uses on the premises shall be removed and the site graded and constructed substantially as shown on such revised plans; that the accessory building shall have no cellar and shall be located on the northerly side, designed and arranged as proposed on revised plans; that its exterior shall be of Carrara glass except that the rear elevation may be of white brick, as shown; that the interior arrangement shall be substantially as shown on such plans; that there shall be erected on the easterly and northerly lot lines, retaining walls as may be necessary to support the adjoining property; that on such retaining wall or along all lot lines except along the service road there shall be erected a woven wire fence of the chain link type on a concrete base to a total height of not less than 5 ft. 6 in.; that such fence shall return along all building lines to the service road of the Midtown Expressway; that suitable terminating posts of masonry shall be erected at the termination of such fences; that curb cuts shall be restricted to four to the service road, where shown, each 30 ft. in width, with no portion of any curb cut nearer than 5 ft. to a lot line as prolonged; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that pumps shall be of a low approved type, erected not nearer than 15 ft. to the street building line of the expressway service road; that planting shall be maintained at the rear of accessory building and along the street lines of Clinton avenue and the side lot lines to the east, as shown, properly protected with a concrete curbing not less than 8 in. high and 6 in. wide and planting shall be of suitable plant material; that the balance of the premises where not occupied by accessory building, pumps and planting shall be paved with concrete or asphalt and properly rolled and drained to provide surface drainage; that the sidewalk and curbing abutting the site shall be reconstructed or restored to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that signs shall be restricted to permanent signs attached to the facade of the accessory building, facing the service road, and to the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the building line of the service road toward the east of one post standard, located where shown, to support a sign which may be illuminated, advertising only the brand of gasoline on sale, and permitting such sign to extend beyond the building line for a distance of not over 4 feet; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

915-55-BZ

APPLICANT—Leonard F. Rothkrug, for Samuel Weinstein, owner (Gilmark Paper Co., lessee).

SUBJECT—Application November 15, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and residence use district, the change of occupancy from a garage for more than 5 motor vehicles and motor vehicle repair shop and service station, to storage and distribution of paper products and office.

PREMISES AFFECTED—635-637 East 28th street, east side, 60 ft. north of Flatbush avenue, Block 5251, Lot 17, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Samuel Weinstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

MINUTES

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 19, 1956 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 28th street is in business and residence use, C area, class 1 height districts; Flatbush avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 17, 1955 acting on Alt. Applic. 3616-55, reads:

"1. Proposed change of occupancy to storage and distribution of paper products and offices in partly business and partly residence zone is contrary to Art. II, PP. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage on East 28th street by 100 ft. in depth, on which is located a one story building 16.5 ft. in height of class 3 construction erected in 1914 under N.B. Applic. 4283-14, occupied as a garage under certificate of occupancy No. 70853, altered under Applic. 958-33 and occupied under certificate of occupancy No. 71133 as a public garage for more than five cars, motor vehicle repair shop and service station; that it is proposed to change the occupancy to the storage and distribution of paper products and offices; and

WHEREAS, the applicant contends that a grant would not adversely affect the neighborhood in that the legal use of the premises as a public garage and auto repair shop would be more undesirable than the proposed use which is a permitted use in the business use district portion of the premises; that East 28th street converges with Flatbush avenue at the premises, thereby creating a unique tax block situation which results in the subject premises fronting on East 28th street and also be fronting on Flatbush avenue; that Flatbush avenue is in a business use district and the proposed use is in conformity with the uses established; that a grant would have no adverse effect upon the real estate values in the area in that the building was erected prior to 1916 and it is not proposed to change the external facade, but rather it would have a beneficial effect when compared to the use as set forth in the certificate of occupancy; that the building cannot be altered to permit a residential occupancy; and

WHEREAS, the applicant states that the present owner has held title to the property since September 29, 1945; that the assessed valuation of land is \$6,000 and of the building \$14,000 making a total of \$20,000; that the building was erected in 1914; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the building formerly occupied throughout as a garage and repair shop, to be occupied throughout as proposed, for the storage and distribution of light paper products and offices, substantially as proposed and indicated on plans filed with this application, marked "Received November 15, 1955", 4 sheets, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that no windows or other openings shall be constructed in the side or rear walls of the building; and that all permits, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

Adjourned: 3:40 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 19, 1956, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly.

1176-38-SM

APPLICANT—Louisville Cement Company, owner.

SUBJECT—Application for consideration—reopened September 14, 1954 as to amendment to resolution as to additional mill—re Brixment (Masonry Cement); previously approved.

APPEARANCES—

For Applicant: James Francis Martin.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 1176-38-SM

Subject: Amendment to resolution as to additional mill.

Louisville Cement Company, Louisville, Kentucky requested by letter dated July 19, 1954 that the resolution adopted March 28, 1939 under Cal. No. 1176-38-SM be amended so as to include Brixment as manufactured at the Louisville Cement Company mill located at Speed, Indiana. The application was reopened by a vote of the Board September 14, 1954. The application was subject to dismissal May 1, 1956 for lack of prosecution but was withdrawn from the dismissal list at the request of the applicant.

Purpose

The material is a masonry cement.

Description

The material as manufactured at the Speed, Indiana, plant is the identical to the material as manufactured at the Akron plant.

The applicant has submitted test reports from various laboratories showing that the material complies with requirements of ASTM-C91-53. The complete reports are on file with and are part of the record.

Recommendation

On the basis of the tests, the Committee on Test recommends that the resolution adopted March 28, 1939 under Cal. No. 1176-38-SM be amended so as to include the material Brixment (masonry cement) as manufactured at the applicants plant located in Speed, Indiana, on condition that the requirements of the resolution adopted March 28, 1939 under Cal. No. 1176-38-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,

Chairman,

JOHN A. DARTS,

Assistant Engineer.

GEORGE F. SKLENARIK,

Assistant Engineer,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 28, 1939 in accordance with the above report.

577-39-SA

APPLICANT—Iron Fireman Corporation, owner.

SUBJECT—Application for consideration—reopened January 17, 1956 as to amendment to resolution as to additional models and marketing under additional trade names—re Iron Fireman Oil Burner, Model M and M3; previously approved.

MINUTES

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly... 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 577-39-SA

Subject: Amendment to resolution as to additional models and marketing under additional trade names.

Iron Fireman Manufacturing Company requested by letter dated October 24, 1955 that the resolution adopted June 7, 1939 and amended through November 22, 1955 be amended so as to include additional models of oil burners and permission to market under additional trade names. The application was reopened by a vote of the Board January 17, 1956.

Purpose

The appliance is a gun-type pressure atomizing oil burner.

Description

The model M-2 is similar to the model M (approved by the Board June 7, 1939 under Cal. No. 577-39-SA) except that the capacity of the M2 ranges from 0.60 to 4.50 gph and the model M ranged from 1½ to 5 gpg. The model M2 is now designated as model M-15, capacity 0.6 to 1.5 gph. Model M-25, capacity 1.0 to 2.6 gph, model M-35, capacity 2.0 to 3.5 gph. The model M-3 (approved by the Board November 22, 1955) is now designated M-60 capacity 3.0 to 6.0 gph. In all other respects the burners are similar to the model M-2 and M-3.

Recommendation

The Committee on Test recommends that the resolution adopted June 7, 1939 and amended November 22, 1955 under Cal. No. 577-39-SA be amended so as to include the Models M-15, M-20, M-30 and M-60 and further that these burners may be marketed under the additional trade names of Petro P.15, P.20, P.30 and P.60 on condition that the requirements of the resolution adopted June 7, 1939 under Cal. No. 577-39-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer.
GEORGE F. SKLENARIK
Asst. Engr.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of June 7, 1939 through November 22, 1955 in accordance with the above report.

764-47-SA—Vol. II

APPLICANT—Clewell Equipment Co., for Mid-Continent Metal Products Co., owner.

SUBJECT—Application reopened November 15, 1955 as Vol. II—re Lo-Blast Economite Power Type Gas Conversion Burners, Models 150C, 300C and 500—re Lo-Blast Gas Conversion Burner; previously approved.

APPEARANCES—

For Applicant: R. L. Clewell.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 764-47-SA Vol. II

Subject: Amendment to resolution as to additional models of gas conversion burners.

Clewell Equipment Co., for Mid-Continent Metal Products Co., Chicago, Illinois requested by filing an application dated September 13, 1955 that the resolution adopted January 27, 1948 under Cal. No. 764-47-SA Vol. I be amended so as to include additional models. The application was reopened by a vote of the Board November 15, 1955 under Cal. No. 764-47-SA Vol. II.

Purpose

The appliance is a gas fired burner for domestic and/or commercial installation.

Description

The appliance is basically the same as the appliance approved by the Board January 27, 1948 under Cal. No. 764-47-SA Vol. I. The difference between the requested models, namely Models 150C, 300C and 500C and the approved models is in the nozzle. The nozzle in the approved models is a ceramic windbox which is basically a nozzle. The requested models have a steel outer shell and an inner cast iron cartridge, the two forming a gun type nozzle. The controls and balance of the equipment are identical on the requested and the approved models. The appliance has been approved by the AGA under 20-197-3.101 and 20-197.201.

Recommendation

The Committee on Test recommends that the resolution adopted January 27, 1948 under Cal. No. 764-47-SA Vol. I be amended so as to include the models 150C, 300C, 500 and 700 Lo-Blast Economite Gas Conversion Burners on condition that requirements of the resolution adopted January 27, 1948 under Cal. No. 764-47-SA Vol. I be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Assistant Engineer.
GEORGE F. SKLENARIK,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of January 27, 1948 in accordance with the above report.

409-54-SA

APPLICANT—Johnson Heater Corporation, owner.

SUBJECT—Application May 20, 1954—Johnson Gas-fired Heaters, Models JA15, JA20, JA25, JA30, JA35, JA40, JA50-HB75, HB1, HB2, HB3, HB4, HB5, JAS1, JAS1E, JAS1.5, JAS2, JAS2E, JAS3E, JAS3, JAS4, JAS5, JA.75, JA1, JA1.2, JA1.5, JA2.5, JA3, JA4, JA5, JA6, JA7, JA8, JA2, JA10, and JA12, approval of.

APPEARANCES—

For Applicant: Kenneth S. Johnson, Sr.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE VOTE TO RECONSIDER—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative: Commissioner Kleinert 1

MINUTES

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 409-54-SA

Subject: Johnson Gas-Fired Tubular Warm Air Heaters, Models, JA15, JA20, JA25, JA30, JA35, JA40, JA50, HB75, HB1, HB2, HB3, HB4, HB5, JAS1, JAS1E, JAS1, JAS2, JAS3E, JAS53, JAS4, JAS5, JA.75, JA1.5, JA2.5, JA3, JA4, JA5, JA6, JA7, JA8, JA2, JA10 and JA12.

Johnson Heater Corp., owner-manufacturer filed May 20, 1954 an application with the Board of Standards and Appeals for approval of the Johnson Warm Air Heaters (gas fired) and the above mentioned model numbers, under the provisions of Article 12, Chapter 26 of the Administrative Building Code.

Purpose

Gas fired heaters for heating domestic, commercial and industrial buildings.

Description

The principal features of the Johnson Tubular Warm Air Heaters are that these heaters are of all welded steel and gas tight construction using as prime direct heating surfaces, multiple banks of practically self cleaning criss cross single pass air heating tubes placed directly over the fire for the highest possible transfer of heat from the fire to the air. The heater construction is such that the external air pressure surrounding the tubular heater cone of the heater is always greater than the internal pressure within the combustion chamber and in no case can any product of combustion escape into the circulated air being heated. The hot flue gases from the fire rise upward between multiple banks of air heating tubes so that no tube resulting in high heat transfer to the confined air streams which are forced through the air heating tubes by a motor driven blower. The air heating tubes are located in such a manner that an air pressure is formed at the lower end of the air heating tubes. There is a further control of the passage of flue gases through the heaters by a Johnson or equal flue gas control that is adjusted permanently to maintain a slight draft above the fire.

Large open buildings are heated with these heaters, using the exclusive Johnson method of heating by discharging large volumes of low temperature air at a low velocity into the area to be heated from outlets at the heater only. Areas in excess of 1,500,000 cubic feet are being heated by this method using only one free standing heater using no duct work or conveying piping.

The heaters are designed, however, for use with conventional duct system where required. The controls consist of a pressure regulator Enco or equal, an automatic main control valve General Controls or equal. A diaphragm controller, an automatic and electric ignition. The models differ as to size and BTU rating. Suspended models from 138,000 to 1,000,000 BTU. Other floor models from 75,000 to 5,000,000 BTU capacity.

Firing devices used with gas as fuel and shipped as standard equipment are as follows: Nordensen, Mettler and other approved Power Type Burners and AGA approved atmospheric type burner equipment. The firing devices are interlocked with the blower on large models to prevent input of fuel into combustion chamber unless the blower is in operation.

Inspection and Test

A model of this heater was inspected and tested at the Studebaker Corp., New Hyde Park, Long Island and found to operate as designed. Present at the test were Chief Engr. L. V. Huber of the Committee on Test and K. S. Johnson and K. S. Johnson, Jr., representing the applicant. The appliance operated as designed.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Johnson Gas-Fired Tubular Warm Air

Heaters, Models JA15, JA20, JA25, JA30, JA35, JA40, JA50, HB75, HB1, HB2, HB3, JAS1, JAS1E, JAS1, JAS2, JAS53, JAS3E, JAS4, JAS5, JA.75, JA1.5, JA2.5, JA3, JA4, JA5, JA6, JA7, JA8, JA2, JA10 and JA12 for use in New York City when installed and operated in accordance with this report and the requirements of C26, Article 12 of the Administrative Building Code, provided each heater bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 409-54-SA." and provided further that in garages the heater shall be located 8 ft. above the floor and shall be equipped with a 40/40 mesh screen over the combustion air intake.

(Sgd.) HARRIS H. MURDOCK,

Chairman,

JOHN A. DARTS,

Assistant Engineer.

GEORGE F. SKLENARIK,

Assistant Engineer.

Committee on Test.

Resolved that the Board of Standards and Appeals does hereby approve this appliance in accordance with the report.

206-55-SA

APPLICANT—Merjian Brothers, Inc., for United Vacuum Appliance Corp., owner.

SUBJECT—Application March 2, 1955—Connersville Multi-Jet Gas Rug Dryer Model MJ-443-1350, approval of.

APPEARANCES—

For Applicant: J. W. McClancy, Jr.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Con-

nolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 206-55-SA

Subject: Connersville Multi-Jet Gas Rug Dryer, Model MJ-443-1350.

Merjian Brothers, Inc., for United Vacuum Appliance Corporation of Connersville, Indiana owner-manufacturer filed March 2, 1955 an application with the Board of Standards and Appeals for approval of the Connersville Multi-Jet Gas Rug Dryer, Model MJ-443-1350 under the provisions of C26-178.0.b and Article 12 Administrative Building Code.

Purpose

A rug washing and drying apparatus.

Description

The Connersville multi-jet dryer is a direct gas-fired unit consisting of a combustion chamber containing 3 centrifugal fans on a common shaft driven by a V-belt, maxon premix burner and maxon safety shut-off valve (approval Cal. No. 203-44-SA) with lino-flame assembly, protectoglo combustion safety guard controls, Minneapolis-Honeywell Regulator Company. The Premix Burner together with large volume of secondary air assures complete combustion. All products of combustion are introduced directly into the dry room and vented to outdoors. Dry room doors are provided with limit switches to automatically cut off burner if door is opened while unit operating.

Inspection and Test

The appliance was inspected and tested at 121-06 22nd Avenue, College Point, New York as found to operate as designed. Present at the test were Chief Engr. L. V. Huber of the Committee on Test and representatives of the applicant.

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Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Comersville Multi-Jet Gas Rug Dryer, Model MJ-443-1350 for use in New York City under the provisions of C26-178.0.b and Article 12 of the Administrative Building Code when installed and operated in accordance with this report and the provisions of Article 12 of the Administrative Building Code on condition that each appliance bears a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 206-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer.

GEORGE F. SKLENARIK,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

522-55-SM

APPLICANT—Ribelle V. Perotto, for Alpha Tank Co., Inc., owner.

SUBJECT—Application June 15, 1955—Alpha 275 Gallon Gasoline Storage Tank, approval of.

APPEARANCES—

For Applicant: Ribelle V. Perotto.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal 522-55-SM

Subject: Alpha 275 Gallon Gasoline Storage Tanks.

Mr. Ribelle V. Perotto for Alpha Tank Company, Inc., 1850 Steinway Street, Queens, filed June 15, 1955 an application with the Board of Standards and Appeals for approval of the Alpha 275 Gallon Gasoline Storage Tanks under the provisions of Section C19-69.0 Administrative Code.

Purpose

Steel tanks for the underground storage of gasoline.

Description

All steel, welded tanks of 275 gallon capacity. Shells are made of a single sheet with a welded 2 inch lap joint. Heads are made of a single sheet, dished and flanged, with flanges inserted within the tank shell and welded. Shell and head thicknesses are $\frac{1}{4}$ inch.

The tanks will be made in three dimensions all 275 gallon capacity.

24 inch. dia. x 11 ft. 11½ inches overall length.

30 inch. dia. x 7 ft. 10¼ inches overall length.

36 inch. dia. x 5 ft. 8 inches overall length.

All tanks will be provided with five threaded openings for connecting piping.

A coat of black asphaltum is applied to each tank.

Inspection and Test

A sample tank, 36" x 5' 8", was hydrostatically tested at a pressure of 105 pounds per sq. inch for more than 30 minutes without leakage or distortion. This test was made at the premises of the applicant.

Present were Asst. Engr. G. F. Sklenarik, Committee on Test, Mr. R. Perotto and Mr. Forman of Alpha Tank Company.

Recommendation

On the basis of the data filed and the test made, the Committee on Test recommends the approval of the Alpha 275 Gallon Gasoline Storage Tanks for use in New York City when constructed in accordance with this report under the provisions of C19-69.0 Administrative Code and provided that each tank bears a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 522-55-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

JOHN A. DARTS,
Assistant Engineer.

George F. Sklenarik
Assistant Engineer
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

761-55-SM

APPLICANT—The Graymor Chemical Co., Inc., owner.

SUBJECT—Application September 20, 1955—Graymor Chemical Co., Inc., Flameproof Resin, (for flameproofing, cotton, rayon and paper), approval of.

APPEARANCES—

For Applicant: Alvin Gordon.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 761-55-SM

Subject: Graymor Chemical Co. Inc., Flameproof Resin (for flameproofing fabrics)

Graymore Chemical Company, Inc., New York filed September 20, 1955 an application with the Board of Standards and Appeals for approval of the material known as Graymor Chemical Company, Inc., Flameproof Resin under the provisions of the Flameproofing Rules of the Board.

Purpose

The material is a flameproofing compound for the flameproofing of fabrics to be used in places of public assembly.

Description

The material is a mixture of borates, phosphates and ammonium compounds. The resultant is a viscous liquid. When it is used to flameproof a fabric, this liquid is mixed with water to form a solution. The amount of water added is dependent on the type of fabric to be flameproofed, for example for all cotton velveteen, the flameproofing is 20% solution and a mixture of rayon and cotton of 15% solution is required.

Inspection and Test

Various fabrics flameproofed with the compound were tested at the Better Fabrics Testing Bureau in the presence of Asst. Engrs. J. A. Darts and G. Sklenarik Committee on Test and Messrs M. & A. Gordon representing the applicant. Results were as follows:

1. All cotton Velveteen flameproofed with 20% solution. No flashing or flaming and the time of glow within the charred area was 2 minutes and 8½ seconds.

2. Cotton Back—Rayon Face—fleece type 15% solution. No flashing or flaming and the time of glow within the charred area was 1 minute and 11 seconds.

3. Cotton Back—Rayon face—plu-li, 15% solution.

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No flashing or flaming and the time of glow within the charred area was 1 minute and 53 seconds.

4. Rayon Warp—Cotton filling, 15% solution. No flashing. Average time of flaming was $2\frac{3}{4}$ seconds and the time of glow within the charred area was 54 seconds.

5. Viscose Rayon and Cotton Drapery Fabric, 15% solution. No flashing and no flaming and the average time of glow in the charred area was 29 seconds.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test concludes that fabrics herein described namely all cotton velveteen, cotton-back—rayon face fleece type, Cotton-back rayon face plush, Rayon warp, Cotton filling, jacquard and Viscose rayon and cotton drapery fabric when flameproofed with the compound known as Graymor Chemical Company, Inc., Flameproof Resin possesses inherent flameproofing properties and accordingly recommends approval of this material.

Test for each specific installation or any retests thereof, shall be made by the Fire Commissioner or in a Laboratory approved by him in accordance with the requirements of the Flameproofing Rules of the Board.

The Committee further recommends that each container in which the material is marketed shall be labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 761-55-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

942-55-SA

APPLICANT—General Air Conditioning Corp., owner.

SUBJECT—Application November 15, 1955—General Chef Combination Gas Range Refrigerator (without garbage disposer), Models R600, LKR520, RS1004, R1004 and R1004-2, approval of.

APPEARANCES—

For Applicant: Carlos J. Stolbrand.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 942-55-SA

Subject: General Chef, Combination Gas Range Refrigerator (without garbage disposer), Models R600, LKR520, RS1004, R1004 and R1004-2.

The General Air Conditioning Corp., Los Angeles, California, owner-manufacturer, filed November 15, 1955 an application with the Board of Standards and Appeals for approval of General Chef Combination Gas Range Refrigerator (without garbage disposer) Models R600, LKR520, RS1004, and R1004 and R1004-2 under the provisions of C19-96.0 and C26-695.0 Administrative Code and for use under section 64 of the Multiple Dwelling Law.

Purpose

Domestic type combination refrigerators and gas ranges for cooking and for food storage.

Description

All five models are cabinet types made of double walled sheet steel insulated with fibreglas. The tops are made of porcelain and the sides are finished in baked enamel.

The model R600 consists of a double sink with three gas burners on the top with a 6 cubic foot electric refrigerator and a gas fired oven and broiler beneath.

A pilot light is provided for the top burners and the oven has thermostatic temperature control.

The model LKR520 consists of a single sink and three gas burners on top and a 4 cubic foot refrigerator and storage drawer beneath.

A pilot light is provided for the burners.

The model RS1004 is similar to the LKR520 except that the sink is not provided.

The models R1004 and R1004-2 are four and two burner ranges respectively, each with a 4 cubic foot electric refrigerator and a storage bin beneath. No pilot lights are provided on these models.

The refrigerators in these appliances have the same type refrigerating system consisting of a Tecumseh hermetically sealed compressor and motor air cooled condenser, capillary tube refrigerant control and evaporator. A charge of approx. $\frac{1}{2}$ lbs. of F-12 is used as refrigerant. A neoprene bushing around the motor terminals is used as a means of pressure relief in case of excess internal pressure as might be caused by a fire surrounding the unit.

Inspection and Test

All data submitted was examined at the offices of the Board by Asst. Engr. G. F. Sklenarik, Committee on Test.

WHEREAS, it was noted that the method of pressure relief provided for the refrigerating systems was not in literal compliance with Section C19-104.C Administrative Code, it meets the intent of that section and has been found acceptable by the Underwriters Laboratories as evidence by their report SA#1163 dated May 3, 1954.

Except for the R1004-2 all other models have AGA approval.

Recommendation

As the wording of Section 64 as amended by Int. 1142 of the Multiple Dwelling Law reads in part as follows: "All automatically controlled gas appliances shall be equipped with a device which shall shut-off automatically the gas supply when the pilot light or other constantly burning flame in such appliance is extinguished" and as the American Standard for Installation of Gas Piping and Gas Appliances in Buildings as approved by ASA and sponsored by AGA 1954 gives the following definitions:

1. Appliance automatically controlled—appliance equipped with an automatic pilot and other automatic devices which (a) accomplish complete turn-on and shut-off of the gas to the main burner or burners.

(b) graduate the gas supply to the burner or burners but do not effect complete shut-off of the gas.

2. Automatic Ignition—automatic ignition shall be interpreted as means which provide for ignition of the gas at a burner when the gas burner valve controlling the gas to that burner is turned on and will effect reignition if the flames on the burner have been extinguished by means other than closing the gas burner valve.

3. Thermostat—an automatic device actuated by temperature changes; designed to control the gas supply to a burner or burners in order to maintain temperatures between predetermined limits; the Committee on Test Recommends as follows:

Models R1004 and R1004-2 may be constructed without a device which shall automatically shut-off the gas as there are no pilot lights or constantly burning flames or thermostats; all installations shall be in accordance with the requirements of Sections C19-96.0 and for the Model R1004—C26-695.0.2.a, and for the Model R1004-2—C26-695.0.2.b Administrative Code as the latter has not been approved by a recognized testing laboratory.

Models R600, LKR520 and RS1004 shall be constructed with an approved device which shall shut-off automatically

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the gas supply when the pilot light or other constantly burning flame is extinguished as these models are considered to be automatically controlled gas appliances under the definitions as herein set forth and the requirements of Section 64 of the Multiple Dwelling Law; all installations may be in accordance with Sections C19-96.0 and C26-695.0.2.a Administrative Code as the above models have been approved by a recognized testing laboratory and further these ranges may be used under the provisions of Section 64 of the Multiple Dwelling Law.

The Committee further recommends that all appliances bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 942-55-SA," and in addition thereto shall also designate the model.

The Committee further recommends that models R600, LKR520 and RS1004 shall carry in addition to the wording required on the label described above, the wording "Equipped with approved automatic shut-off" and that each range shall have attached thereto a decal or plate showing the location of the automatic shut-off.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

1043-55-SM

APPLICANT—Delco-Tapestron Distributors, Inc., owner.
SUBJECT—Application November 17, 1955—Tapestron (for sliding walls, doors, draperies, etc.), approval of.
APPEARANCES—

For Applicant: Eve Williamson.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,
Commissioner Keating and Deputy Chief Connolly... 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 1043-55-SM

Subject: Tapestron (drapery material).

Delco Tapestron Distributors, New York filed November 17, 1955 an application with the Board of Standards and Appeals for approval of the material known as Tapestron (drapery material) under the provisions of C26-721.0 Administrative Building Code and the Flameproofing Rules of the Board.

Purpose

The material is a flameproof drapery material for use in places of public assembly.

Description

The material is produced by coating a modified cellulose acetate on "Saran" (a vinyl vinylidene chloride) mono-filament woven mesh. The acetate coating contains phosphate which renders the material self-extinguishing.

Inspection and Test

The material was tested at the Better Fabrics Testing Bureau in the presence of Asst. Engr. J. A. Darts, Committee on Test, in accordance with the requirements of the Flameproofing Rules of the Board. There was no flashing and the average time of flaming was one half second.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test is of the opinion that the material has inherent flameproofing qualities and accordingly recommends the approval of the material Tapestron as a flameproof fabric.

Test for each specific installation and any retests, thereof, shall be made by the Fire Commissioner or in a laboratory approved by him, in accordance with the requirements of the Flameproofing Rules of the Board.

The Committee further recommends that each bolt of this material or the container in which the material is marketed shall be tagged or marked as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 1043-55-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

52-56-SA

APPLICANT—Acme National Refrigeration Co., Inc., owner.

SUBJECT—Application October 31, 1955—Acme Refrigerator-Range (gas-fired), Model RG5F, approval of.

APPEARANCES—

For Applicant: Irving Horowitz.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert,
Commissioner Keating and Deputy Chief Connolly... 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 52-56-SA

Subject: Acme Refrigerator-Range (gas-fired) Models RG5F and RGS4AF.

The Acme National Refrigeration Co., Inc., of New York, filed October 31, 1955 an application with the Board of Standards and Appeals for the approval of the Acme Refrigerator-Range (gas-fired) Models RGF5 and RGS4AF under the provisions of C19-96.0 and C26-695.0 Administrative Code and for use under Section 64 of the Multiple Dwelling Law.

Purpose

Household refrigerator and gas burning range combinations.

Description

The model RG5F combines a small refrigerator and a four burner gas range in a steel cabinet of double walled construction insulated with fibreglas. The fibreglas insulates the refrigerator and is applied in two inch thickness at the sides and bottom and in three inch thickness at the top and in the door.

The range is provided with a pilot light.

The refrigerating system used in the Model RG5F is made up of a hermetically sealed compressor, air cooled condenser, capillary tube refrigerant control and an evaporator. Silver soldered joints are used for the copper tubing connections.

Refrigerant charge is held to 1/2 lbs. of F-12. Excessive pressure within the system, as may be caused by fire, is provided relief through a neoprene compression ring used to seal the compressor motor terminals.

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The model RGS4AF combines a small refrigerator, a two burner gas range and a stainless steel sink in a steel cabinet constructed in the same manner as in the RG5F. The range is not provided with a pilot light.

Inspection and Test

The above model refrigerator-gas range combinations were inspected at the premises of the applicant, 29-24 40th Avenue, New York City, by Asst. Engr. G. F. Sklenarik, Committee on Test. Also present was Joseph Rosenhaft of the Acme National Refrigeration Company, Inc.

WHEREAS, it was noted that the method of pressure relief provided for the refrigerating system does not literally comply with Section C19-104.C of the Administrative Code, it meets the intent of that section and has been found acceptable by the Underwriter's Laboratories as evidenced by their report SA #1666 dated May 22, 1952.

The Model RG5F, equipped with pilot, is AGA approved.

The Model RGS4AF, not equipped with pilot, is not AGA approved.

Recommendation

As the wording of Section 64 as amended by Int. 1142 of the Multiple Dwelling Law reads in part as follows: "All automatically controlled gas appliances shall be equipped with a device which shall shut-off automatically the gas supply when the pilot light or other constantly burning flame in such appliance is extinguished" and as the American Standard for Installation of the Gas Piping and Gas Appliances in Buildings, approved by ASA and sponsored by the AGA 1954 gives the following definitions:—

1. Appliances automatically controlled—appliances equipped with an automatic pilot and other automatic device which

- (a) accomplish complete turn-on and shut-off of the gas to the main burner or burners.
- (b) graduate the gas supply to the burner or burners but do not effect complete shut-off of the gas.

2. Automatic ignition—automatic ignition shall be interpreted as means which provide for ignition of the gas at a burner when the gas burner valve controlling the gas to that burner is turned on and will effect reignition if the flames on the burner have been extinguished by means other than closing the gas burner valve.

3. Thermostat—an automatic device actuated by temperature changes designed to control the gas supply to a burner of burners in order to maintain temperatures between predetermined limits; the Committee on Test recommends as follows:

Model RGS4AF may be constructed without a device which shall automatically shut-off the gas as there is no pilot or constantly burning flame or thermostat; all installations shall be in accordance with the requirements of C26-695.0.2b as this model has not been approved by a recognized testing laboratory.

Model RG5F shall be constructed with an approved device which shall shut-off automatically the gas supply when the pilot light or other constantly burning flame is extinguished as this model is considered to be an automatically controlled gas appliance under the definitions as herein set forth and the requirements of Section 64 of the Multiple Dwelling Law; its installation may be in accordance with the requirements of C26-695.0.2a and C19-96.0 Administrative Code as this model has been approved by a recognized testing laboratory and further these ranges may be used under the provisions of Section 64 Multiple Dwelling Law.

The Committee further recommends that these appliances bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 52-56-SA", and in addition there to shall also designate the model.

The Committee further recommends that model RG5F shall have in addition to the wording required on the label described above, the wording, "Equipped with approved automatic shut-off" and that each such range shall have at-

tached, thereto, a decal or plate showing the location of the automatic shut-off.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Asst. Engr.,
GEORGE F. SKLENARIK,
Asst. Engr.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

294-56-SM

APPLICANT—American Metal Products Co., Inc., owner.
SUBJECT—Application March 19, 1956—Amerivent Gas Vent (Type B), Style O (oval) and Style R (round) and Amerivent Gas Vent, Type BW, Style O (oval) and All Amerivent Fittings and Vent Caps, approval of.

APPEARANCES—

For Applicant: Harry Silverman.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 294-56-SM

Subject: Amerivent Gas Vent, Type B Style O and Style R, Type BW, Style O and all Amerivent Fittings and Vent Caps.

Harry Silverman for American Metal Products Company, Inc., Los Angeles, California filed March 13, 1956 an application with the Board of Standards and Appeals for approval of the material known as Amerivent Gas Vent Type B, Style O and Style R, Type BW, Style O and All Amerivent Fittings and Vent Caps under the provisions of C26-88.0 and C26-696.0.C.4 Administrative Building Code.

Purpose

The material is to be used as an outlet pipe for gas appliances.

Description

The outlet pipe is designed for gas appliances having a maximum outlet temperature of flue gases of 550°F.

The piping and fittings are of double wall construction, both inner and outer wall being of aluminum. The alloy used contains a minimum of 99.0% aluminum and the balance consists of small percentages of silicon, iron, copper, manganese, magnesium, chromium, zinc and other elements.

The sections are formed with die formed male and female ends, the male end having a snap on coupler and the female end snap locks over the mating male end.

The space between the outer and inner shells is one half inch thus insuring ventilation.

The Style R is furnished in lengths of 0'-6", 1'-0", 3'-0" and 5'-0" with internal diameters of 3, 4, 5, 6, 7 and 8 inches.

Style O is furnished in one size having internal diameter of 2 1/8" by 6 1/2".

Inspection and Test

Samples of the vent were inspected by Asst. Engr. J. A. Darts Committee on Test and were found to meet the requirements of C26-88.0 Administrative Building Code. The material has also been approved by the Underwriters Laboratory under Misc. Hazard 5102. The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the

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approval of the material known as Amerivent Gas Vent, Type B, Style O and Style R and Type BW, Style O and All Amerivent Fittings and Caps, as having met the requirements of C26-88.0 Administrative Building Code for use in New York City under the provisions of C26-696.0.4.C Administrative Building Code on condition that each carton in which the material is marketed shall be labeled, stamped or marked as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 294-56-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
JOHN A. DARTS,
Asst. Engr.
GEORGE F. SKLENARIK,
Assistant Engineer.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

237-54-A

APPLICANT—Nathan C. Horwitz and Frederick E. M. Ballon, for Fifty West Forty-Fourth Corp., owner.

SUBJECT—Application March 26, 1954—Appeal from an order and a decision of the fire commissioner—re sprinkler system.

PREMISES AFFECTED—1120-1136 Avenue of the Americas, east side, from West 43rd street to West 44th street; 51-75 West 43rd street and 48-76 West 44th street, Block 1259, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Nathan C. Horwitz.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, Order #97228 LC issued by the Fire Commissioner September 9, 1953, and repeated in his decision of February 26, 1954, reads:

Permit No. D183046
Expiring December 1953
Storage Garage

Gentlemen:

An inspection of your premises discloses that the following order must be complied with, otherwise your permit indicated above will be revoked. Kindly notify this department when such order has been complied with.

1. Install an approved wet automatic sprinkler system on the 2nd and 3d floors of garage having at least one source of supply, arranged and equipped as per Chapter 26, Article 16, Administrative Code. C19-10, Adm. Code."

and

WHEREAS, the applicant states the building is 5 stories, 59 ft. 2 in. in height, 200 ft. 7¼ in. front by 239 ft. 9¼ in. in depth, of Class 1 construction, erected in 1953 in a retail use, B area, Class 2 height district; used and occupied: Cellar—garage and mechanical equipment, 10 persons; 1st floor—garage, 50 persons; stores, 300 persons; 2nd and 3d floors—garage, 10 persons per floor; 4th floor—offices and 5% manufacturing, 412 persons; 5th floor—offices, 412 persons; 6th, 7th and 8th floors, 412 persons each. The building is provided with an approved standpipe system and a partial approved two-source sprinkler system; there are three interior stairs and one fire tower of fire-proof construction; and

WHEREAS, Certificate of Occupancy #42079 issued January 15, 1954, against N.B. 80/51 permits the existing use and occupancy, pursuant to a variance granted by the City Planning Commission September 12, 1951, under Cal No.

48, as approved by the Board of Estimate September 20, 1951, Cal. 192 and June 26, 1952, Cal. No. 210; and

WHEREAS, the applicant contends that the building conforms to existing requirements of law and the standpipe system, cellar sprinkler system, interior fire alarm system and exterior fire extinguishing and fire prevention appliances and means of ventilation and egress are adequate and sufficient; that the Fire Department inspected the premises and found full compliance with all garage requirements and tested the standpipe, sprinkler and interior fire alarm systems and certified their approval to the Department of Buildings, which department issued Certificate of Occupancy #42079; and

WHEREAS, the applicant states that pursuant to the requirements of the City Planning Commission, the owner submitted the garage proposal showing no windows on the 2nd and 3d floors to the Fire Department, at which time the Chief Inspector of the Fire Department suggested that sprinklers be provided throughout the building and the Chief Inspector of the Division of Combustibles, having jurisdiction over garages believed no sprinklers were required in view of the standpipe, cellar sprinkler system and interior fire alarm system; that the matter was submitted to the Fire Commissioner and conferences held and the owner outlined the proposed cellar sprinkler system and the Commissioner advised the owner in writing to include an approved wet automatic sprinkler system in the cellar and basement and made no requirement for sprinklers on the 2nd and 3d floors and thereafter the building was constructed; that subsequently the Deputy Chief in Command of the Division of Combustibles was succeeded by another deputy chief who has requested sprinklers on the 2nd and 3d floors of the building after it has been constructed; that his recommendation was referred to the Fire Commissioner and the Board of Hazardous Trades who have upheld his requirement and the sprinkler order in question was thereafter issued; and

WHEREAS, the applicant contends the entire building is Class 1 fireproof construction and entire building equipped with an approved interior fire alarm system; that the building is provided with an approved standpipe system and a fire tower; that the garage space is provided with mechanical ventilation and auxiliary fire extinguishing appliances; that the cellar is equipped with an automatic two-source sprinkler system; that the 2nd story is without windows, is brick-faced and has enclosed stairs leading to street; the 3d story is without windows, is brick and aluminum faced, has enclosed stairs leading from 2nd floor; that the public leaves their cars on the 1st story and the garage employees only used the upper garage space; and

WHEREAS, the applicant states it is proposed to maintain two unobstructed aisle spaces on each of the 2nd and 3d floors, each 20 ft. wide for the depth of each floor, running from the Avenue of the Americas; that it is proposed to provide on the 2nd floor, opening directly into each unobstructed aisle space, an aluminum access door, 4 ft. 8 in. by 4 ft. 8 in. with a 3 ft. sill, opening into building, kept unlocked but held in check by rubber wedges, and kept accessible for operation by Fire Department from exterior of building; that on the 3d story, it is proposed to provide, opening directly into each unobstructed aisle space, two aluminum access doors, 2 ft. 6 in. by 4 ft. 10 in. with a 2 ft. sill, opening into building, unlocked but held in check by rubber wedges and accessible to the Fire Department from exterior; that it is proposed to provide for the garage space additional fire extinguishers, pails with sand, waste cans and no smoking signs; and

WHEREAS, the applicant states that open ramps from the 1st floor to 2nd and 3d floors provide natural ventilation to supplement mechanical ventilation maintained for all floors.

Resolved, that the decision of the Fire Commissioner dated September 9, 1953 and repeated in his decision of February 26, 1954, acting on Order No. 97228LC be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that in lieu of the sprinkler system required to be installed there shall be access doors accessible and openable, two on the second floor and four on the third

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floor, as indicated on plans marked "Received March 26, 1954" (5 sheets), and "May 29, 1956" (3 sheets); that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that the standpipe system, sprinkler system and interior fire alarm system shall be maintained in accordance with the requirements therefor.

637-50-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Midwood Manor Nursing Home, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new decision—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—966-970 Ocean parkway, west side, 140 ft. north of Avenue J, Block 6518, Lots 59 and 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider a new decision and substantial extension of use, subject to the regular procedure, applicant to furnish the Board with a list of owners within 100 ft. of the site for notice of public hearing when set.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

153-54-A—Vol. II

APPLICANT—Robert Gottlieb, for Carl Rubman, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider amendment as to number of occupants—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—721 Burke avenue, northeast corner of Cruger avenue, Block 4597, Lot 5, Borough of The Bronx.

APPEARANCES—

For Applicant: Benjamin Zlochow.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider amendment as to number of occupants.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

503-54-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Rozed Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new proposal—re Appeal from a decision of the borough superintendent; previously dismissed.

PREMISES AFFECTED—216-218 East 49th street, south side, 180 ft. east of 3rd avenue, 4th floor, Block 1322, Lot 42, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider a new proposal; previous proposal was dismissed under Vol. I; subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

447-55-A—Vol. II

APPLICANT—Harry Moskowitz, for Putnam Theatrical Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider objection as to new use—re Appeal from a decision of the borough superintendent—re fire escapes; exit; previously granted on condition.

PREMISES AFFECTED—17-21 Smith street, east side, 150 ft. south of Fulton street and 394-396 Fulton street, Block 155, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Theo. Jung.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider objection as to new use, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

173-55-A

APPLICANT—Oscar Heyman and Brothers, Inc., lessee, for Brooks Brothers, Inc., owner.

SUBJECT—Application February 25, 1955—Appeal from an order of the fire commissioner, re certificate of fitness.

PREMISES AFFECTED—642-650 5th avenue and 2 West 52nd street, southwest corner, Block 1267, Lot 41, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

724-51-A—Vol. III

APPLICANT—Selig Kaplan, for Pennsylvania Nursing Home, lessee (Pennsylvania Home, Inc., owner).

SUBJECT—Application reopened June 7, 1955 as Vol. III re Appeal from a decision of the borough superintendent—re increase in occupancy of existing nursing home.

PREMISES AFFECTED—452 Pennsylvania avenue and 658 Dumont avenue, southwest corner, Block 3805, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Selig Kaplan and Aaron I. Berk.

For Administration: Samuel L. Becker, Dep't of Buildings and Joseph A. Sweeney, Dep't of Hospitals.

ACTION OF BOARD—Laid over to July 3, 1956, at 2 P.M., for applicant to file revised plans prepared by professional engineer or licensed architect.

941-54-A

APPLICANT—DeRose and Cavalieri, for Libby Walker Levine, owner.

SUBJECT—Application December 10, 1954—Appeal from a decision of the borough superintendent—re egress.

PREMISES AFFECTED—4033-4039 3rd avenue, west side, 100 ft. 11 5/8 in. north of East 174th street, Block 2922, Lot 54, Borough of The Bronx.

APPEARANCES—

For Applicant: George Cavalieri.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 10, 1956, at 2 P.M., for consideration of revised plans and decision; hearing previously closed and premises inspected.

12-56-A

APPLICANT—Herman Kron, for Aeonitt Realty, owner.

SUBJECT—Application January 11, 1956—Appeal from a

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decision of the borough superintendent—re non-fireproof construction, live load, egress, etc.

PREMISES AFFECTED—38 West 53rd street, south side, 345 ft. east of Avenue of The Americas (6th), Block 1268, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Laid over to July 10, 1956, at 2 P.M., for inspection and decision; hearing previously closed.

647-17-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Max Goldman, owner. (James Miller, lessee).

SUBJECT—Application for consideration—reopening as to extension of time to obtain a certificate of occupancy—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the change in occupancy from garage to motor vehicle repair shop, body and fender repairs, painting and spraying, welding and garage for more than five motor vehicles.

PREMISES AFFECTED—1419 East New York avenue, north side, 111 ft. 1¼ in. west of Sterling place, Block 1419, Lot 25, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on May 3, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on September 20, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain a certificate of occupancy; and

WHEREAS, the applicant states that the work was actually completed before the expiration date, namely March 20, 1956, and an application for a certificate of occupancy was filed but not yet issued.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 11, 1917, as thereafter amended by resolutions adopted through September 20, 1955, only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that the work is complete and a certificate of occupancy has been applied for, that a certificate of occupancy shall be obtained within six months from the date of this amended resolution." (Alt. App. 1281/55)

576-23-BZ—Vol. III

APPLICANT—Henry Kroll, for Louis Schneider, owner. (Central Garage and Service Station, lessee).

SUBJECT—Application for consideration—reopening as to amendment—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a business and unrestricted use district, the change in use of an existing non-conforming use as garage, motor vehicle repair shop, auto laundry, sale and display of used cars, welding, painting and spraying, to include additional uses of bailing and storage of old clothes for export and storage of 7,000 gallons of lubricating oil.

PREMISES AFFECTED—64-01 to 64-25 Central avenue, and 64-02 to 64-24 Otto road, northeast corner, Block 3641, Lot 1, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Henry Kroll.

For Administration: Samuel L. Becker, Dep't of Buildings

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on April 10, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 10, 1956, only so far as it refers to the location of the gasoline dispensing pumps so that as amended this portion of the resolution shall read:

"That the gasoline dispensing pumps shall not be nearer to the street building line than as shown on revised plans marked "Received June 4, 1956" one sheet, that in all other respects the resolution above cited shall be complied with." (Alt. 2637/53)

32-26-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Demin Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired June 7, 1956—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the reconstruction of accessory building on existing gasoline service station (previously granted by the Board) to include motor vehicle repairs, auto laundry, lubricatorium, and office.

PREMISES AFFECTED—4919-4935 Kings Highway and 1550-1562 Utica avenue, northwest corner, Block 7733, Lot 53, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on February 25, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on June 7, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 25, 1953, as thereafter amended by resolutions adopted through June 7, 1955 only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"That all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." (Alt. App. 3696/52.)

911-26-BZ—Vol. II

APPLICANT—Henry C. Brockman, Gulf Oil Corporation, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired June 1, 1956 re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7i and

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7A of the zoning resolution, permitting in the business use district portion of a plot located in a residence and business use district, the extension in area and use of existing gasoline service station (previously granted by the Board for lot 70) to include lubritorium, auto laundry, (non-automatic), motor vehicle repairs and permitting the parking of cars waiting to be serviced with a business entrance (curb cut) nearer the residence use than is permitted.

PREMISES AFFECTED—3550 Boston road, southeast corner of Kingsland avenue, Block 4728, Lots 70 and 76, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 1, 1955, on certain conditions; and

WHEREAS, the resolution was amended on February 15, 1956; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 1, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that work has been substantially completed but additional time is required to obtain a certificate of occupancy, that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (N.B. App. 1352/54.)

492-27-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Howard Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to amendment as to four additional tanks—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use district, the change in occupancy from gasoline service station to gasoline service station, sales office, lubritorium, brake testing, wheel alignment and extension of existing structure.

PREMISES AFFECTED—1134-1144 East New York avenue and 2-12 East 98th street, southwest corner, Block 4600, Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on July 23, 1946, on certain conditions; and

WHEREAS, plans submitted as being in substantial compliance with the Board's resolution were approved on November 4, 1953; and

WHEREAS, the resolution was amended on January 19, 1954; and

WHEREAS, time to obtain permits and complete the work was extended on November 9, 1954 and November 15, 1955; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 28, 1933, as thereafter amended by resolutions adopted through November 15, 1955, only so far as it refers to the gasoline tanks so that as *amended* this portion of the resolution shall read:

"that there may be four additional 550 gallon approved gasoline storage tanks; that the tanks may be installed near the westerly fence wall instead of attached to the present tanks as previously permitted and as passed on by the Borough Superintendent under Misc. App. 2186/51 and as shown on plans filed with this request marked "Received May 29, 1956", (one sheet), *on condition* that in all other respects the requirements of the resolution above cited shall be complied with." (Alt. 3441-45)

594-29-BZ—Vol. IV

APPLICANT—Kitzler and Nurick, for Jeanne Frisching, owner. (Morey Motors, lessee).

SUBJECT—Application for consideration—reopening as to minor amendments of the resolution—re Application (decision of the borough superintendent); previously granted on condition under sections 7f and 7e of the zoning resolution, permitting in a business and residence use district, the proposed change in occupancy from auto showroom, simonizing, greasing, washing, auto repairs for more than five cars (hand tools only), office and dressing room to auto showroom, simonizing, greasing, washing and auto repairs (hand tools only) for more than five cars, and gasoline service station.

PREMISES AFFECTED—5810-5824 Bay parkway and 2177-2183 59th street, northwest corner, Block 5508, Lot 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: S. H. Kitzler.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. IV, on April 24, 1956, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 24, 1956, under Vol. IV of this calendar number by adding thereto:

"that in the event the owner desires to make minor changes in the arrangement of the station, so that it may be 25 ft. 6 in. back from the street building line, as now shown on revised plans marked "Received June 18, 1956", (1 sheet); that the auto showroom may be squared out so as to be not nearer than 25 ft. 6 in. from the street building line of Bay Parkway; that two pump islands may be maintained where shown, with pumps of a low approved type located where shown; that the distance back from the front of the repair shop building to the street building line may be reduced as shown to 17 feet; that the permission for automobile repairing heretofore granted may be continued and that in all other respects the requirements of the resolutions above cited shall be complied with, as shown on plans herein referred to." (Alt. 1356/55)

293-31-BZ

APPLICANT—J. & V. Beach Holding Corp., former owner, Sohas Realty Corp., new owner.

SUBJECT—Application for consideration—reopening, as to amendment and extension of the term of variance—re

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Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a retail (formerly business) use district, the erection and maintenance of a gasoline service station for a temporary term.

PREMISES AFFECTED—Southeast corner of Layton avenue and Shore drive, Block 5467, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, and Gussie E. Rotner, Dep't of Buildings.

ACTION OF BOARD—Application reopened, resolution amended and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 15, 1932, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on May 8, 1956; and

WHEREAS, the applicant requested an amendment of the resolution and extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 8, 1956 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"granted under Section 7, subdivision f for a term of five years from May 8, 1956, to permit . . . and to note the change of zoning from business to retail, and to confirm the grant thereunder, *on condition* that the resolution above cited shall be complied with in all respects; that a new application shall be filed for the issuance of a new certificate of occupancy; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 332/31.)

177-32-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Skyway Midtown, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of ten years the erection and maintenance of a gasoline service station, office and lubritorium.

PREMISES AFFECTED—156-166 West End avenue, northeast corner of West 67th street, Block 1159, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on July 9, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on February 3, 1948; and

WHEREAS, the resolution was amended on June 16, 1947 and May 4, 1948; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 9, 1946 as thereafter *amended* by resolution adopted through May 4,

1948 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision f for a term of ten years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (N.B. App. 31/46.)

330-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e, 7h and 21 of the zoning resolution, permitting in a residence and local retail use district, the maintenance of existing uses of junk shop, auto wrecking, motor vehicle repair shop, refreshment stand and accessory parking of patron's cars, and permitting the reconstruction and increase in area of existing gasoline service station, with a two story accessory building and permitting the erection and maintenance of golf driving range with accessory parking for patron's cars.

PREMISES AFFECTED—227-15 to 228-21 (official 228-05) Northern boulevard, northeast corner of proposed 228th street, Block 6331, Lot 20, Block 6333, part of lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. IV, on June 28, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 28, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution. (Alt. App. 2054/54)

483-37-BZ—Vol. II

APPLICANT—Henry George Green, for R and P Associates, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired June 6, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 7c of the zoning resolution, permitting in a retail-1 and business-1 use district, the elimination of the most northerly store fronting on 7th avenue, to provide access from 7th avenue to the parking site.

PREMISES AFFECTED—821-827 7th avenue and 159-167 West 53rd street, northeast corner, Block 1006, part of Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy.

For Administration: Samuel L. Becker, Dep't of Buildings.

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ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on December 6, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 6, 1955, only as to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within six months from the date of this amended resolution." (Alt. App. 1585/54)

184-44-BZ

APPLICANT—Fitelson and Mayers, for Theatre Guild, Inc., lessee; Garrick Picture Production, Inc., present owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance which expired January 18, 1954—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a restricted retail (formerly residence) use and B area district, the alteration and conversion of occupancy of an existing building from a social club to offices, reading of plays and (theatrical) rehearsals, and also permitting the existing rear yard as established when building was erected in 1902.

PREMISES AFFECTED—23-25 West 53rd street, north side, 460 ft. west of Fifth avenue, Block 1269, Lot 18, Borough of Manhattan.

APPEARANCES—

For Applicant: Howard Gotbetter.

For Administration: Samuel L. Becker, Dep't. of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 9, 1944, on certain conditions; and

WHEREAS, the term of variance was extended on January 18, 1949; and

WHEREAS, the applicant requested an extension of the term of variance; and

WHEREAS, the zoning has been changed so that the premises are now in a restricted retail use district.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 18, 1949, only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under Section 7, subdivision e for a term of three years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution and that the requirements of the resolution adopted by the Board under Cal. 186-44-A and that such reference to this building as may be included in the resolution adopted under Cal. 851-55-A on February 15, 1956 shall be complied with." (Alt. 262/44)

612-45-BZ—Vol. III

APPLICANT—Louis Lieberman, for Jackson Motor Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7e of the zoning resolution, permitting in a residence and business use, C area district, the extension to existing gasoline service station, auto showroom and parts department.

PREMISES AFFECTED—94-15 to 94-23 Northern boulevard, 32-45 to 32-61 Junction boulevard, northeast corner and 32-44 to 32-60 95th street, Block 1424, Lots 32 and 33, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Louis Lieberman.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on February 18, 1947, on certain conditions; and

WHEREAS, plans, submitted as being in substantial compliance with the Board's resolution, were approved on May 20, 1947; and

WHEREAS, the resolution was amended on April 10, 1951; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 18, 1947, as thereafter *amended* by resolutions adopted through April 10, 1951, only so far as it refers to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted under Section 7, subdivision f for a term of ten years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. 2644/48)

670-44-BZ

APPLICANT—R. C. Weinberg and Associates, for Vinmont Land Corp., owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the borough superintendent); previously granted on condition, under section 21C of the zoning resolution, permitting in a residence use partly C and F area district, a one family residential development and not conforming to the area district requirements.

PREMISES AFFECTED—East side of Mosholu avenue, from West 254th street, to West 255th street, Block 3421C, Lot 1311 and Block 3421D, Lot 1417, Borough of The Bronx.

APPEARANCES—

For Applicant: R. C. Weinberg and A. E. Gershen.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 13, 1946, on certain conditions; and

WHEREAS, the resolution was amended and plans submitted as being in substantial compliance with the Board's requirements, were approved on June 23, 1946; and

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WHEREAS, the resolution was amended from time to time and last amended on May 15, 1951; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on May 24, 1955; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 13, 1946, as thereafter amended by resolutions adopted through May 24, 1955, by adding thereto:

"that in the event the owner desires to omit from the project the entire area in which the houses are proposed, for which applications have been filed with and approved by the Borough Superintendent under N.B. Apps. 123, 126, 127, 128, 137, 138, 139, 140, 147 and 148 of 1944, such portion of the premises may be omitted from the requirements of the above resolutions, *on condition* that in all other respects the balance of the premises shall comply with the requirements of such resolutions; and that the portion of the premises to be omitted shall be as shown on revised plan marked "Received June 13, 1956", (1 sheet).

313-46-BZ

APPLICANT—Siegel and Green, for 130 Willis Avenue Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a residence use district, the change in occupancy from drug factory to store front manufacturing, first floor and factory use on other floors.

PREMISES AFFECTED—400 East 134th street and 130-136 Willis avenue, southeast corner, Block 2278, Lot 5, Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 9, 1946, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 9, 1946, only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision e for a term of ten years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 279/46)

383-48-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7i and 21 of the zoning resolution, permitting in a residence and business use district, the reconstruction of existing gasoline service station to

include lubritorium, car wash, motor vehicle repairs and storage and sale of accessories and office and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—2755 Williamsbridge road, southwest corner of Boston road, Block 4515, Lot 13, Borough of The Bronx.

APPEARANCES—

For Applicant: Benjamin Mosher.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 7, 1954, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 28, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain a certificate of occupancy.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1954 as thereafter *amended* by resolutions adopted through June 28, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the attorney for the owner that all work has been completed and additional time is required to obtain a certificate of occupancy, that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (N.B. App. 6/53.)

145-52-BZ

APPLICANT—Samuel Gelfand, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—363-369 East 152nd street, north side, 100 ft. east of Courtlandt avenue, Block 2399, Lot 37, Borough of The Bronx.

APPEARANCES—

For Applicant: Samuel Gelfand.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 1, 1952, on certain conditions; and

WHEREAS, the term of variance and time to complete were extended on June 15, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 1, 1952 only so far as it refers to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under Section 7, subdivision h for a term of five years from the date of this *amended* resolution, to permit.....; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 72/52.)

MINUTES

709-54-BZ

APPLICANT—Lania, Proskauer and Prober, for Socony-Vacuum Oil Company, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district the reconstruction of existing gasoline service station (previously granted by the Board under Cal. No. 510-27-BZ) and accessory building to include, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and the addition of four 550 gallon gasoline storage tanks and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—65-14 to 65-28 (65-20 official) Cooper avenue and 77-02 to 77-14 Cypress Hills street, southwest corner, Block 3722, Lot 9, Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lania.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 7, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 7, 1955 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (N.B. App. 2934/54.)

831-54-BZ

APPLICANT—Samuel Rosenblum, for 231 Centre Street Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired June 6, 1956—re Application (decision of the borough superintendent); previously granted on condition, under sections 7b and 21 of the zoning resolution, permitting in a residence and restricted retail use district, the maintenance of existing photographic studio in basement and of existing showroom and interior decorator on first floor with three upper floors to remain as a multiple dwelling.

PREMISES AFFECTED—17 East 64th street, north side, 95 ft. west of Madison avenue, Block 1379, Lot 13, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 6, 1955, on certain conditions; and

WHEREAS, the resolution was amended on February 7, 1956; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 6, 1955 as thereafter *amended* by resolution adopted February 7, 1956 only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution.” (Alt. App. 1260/53.)

909-54-BZ

APPLICANT—Robert Gottlieb, for Davlor Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired May 10, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 7i of the zoning resolution, permitting in a retail and business use district, the extension of existing accessory building used for motor vehicle repairs, to be used as extended, for motor vehicle repairs.

PREMISES AFFECTED—1440-1446 Westchester avenue and 1164 Close avenue, southeast corner, Block 3736, Lots 34 and 38, Borough of The Bronx.

APPEARANCES—

For Applicant: Benjamin Zlochower.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 10, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 10, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (Alt. App. 982/54)

968-54-BZ

APPLICANT—Philip Freshman, for Storage Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired January 6, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—10 Pitt street, east side, 125.5 ft. north of Grand street, Block 336, Lot 4, Borough of Manhattan.

APPEARANCES—

For Applicant: Philip Freshman.

For Administration: Samuel L. Becker, Dep't. of Build-
ings.

ACTION OF BOARD—Application reopened and time ex-
tended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 6, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain a certificate of occupancy.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 6, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that all work has been completed and additional time is required to obtain a certificate of occupancy, all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 1774/54)

79-55-BZ

APPLICANT—Burke, Green and Groh, for Frank Pagano, owner (Metro Hoist and Body Company, Inc., lessee).

SUBJECT—Application for consideration—reopening as to extension of time to complete which expired May 6, 1956—re Application (decision of the borough superintendent); previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change in occupancy from garage for more than five motor vehicles to motor vehicle repair shop, welding and office.

PREMISES AFFECTED—32-61 110th street, east side, 96.17 feet north of Northern boulevard, Block 1704, Lot 148, Corona, Borough of Queens.

APPEARANCES—

For Applicant: John W. McClancy, Jr.

For Administration: Samuel L. Becker, Dep't. of Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 9, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain a certificate of occupancy.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 9, 1955, only as to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that all work has been completed and additional time is required to obtain a certificate of occupancy, all work shall be completed and a certificate of occupancy obtained within six months from the date of this amended resolution." (Alt. App. 2883/54)

724-20-BZ—Vol. II

APPLICANT—James E. Vassalotti, for 488 Throop Avenue, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new proposal, subject to regular procedure—re Application (decision of the borough superintendent) under section 7e of the zoning resolution; previously dismissed, as to public stable to public garage.

PREMISES AFFECTED—482-490 Throop avenue, 584-586 Gates avenue, southwest corner, Block 1815, Lot 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't. of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert, Commissioner Keating and Deputy Chief Connolly 4

Negative: 0

921-26-BZ—Vol. II

APPLICANT—Henry Nordheim, for B and R Holding Corporation, owner.

SUBJECT—Application for consideration—reopening as to amendment as to change in conditions—re Application (decision of the borough superintendent); previously granted on condition, under sections 7c, 7i and 21 of the zoning resolution, permitting in a business and unrestricted use district, the change in occupancy from garage for more than five motor vehicles and stores to garage for more than five motor vehicles and motor vehicle repair shop, for a term of years.

PREMISES AFFECTED—2100 Boston road, 1040 East 180th street, southeast corner, and 2085 Bronx street, Block 3140, Lot 16, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, waiving all requirements except a new decision of the borough superintendent, which has been filed, to consider amendment to the resolution as to separation of the two buildings, use of which has been changed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-

ert, Commissioner Keating and Deputy Chief Con-

nolly 4

Negative: 0

1148-27-BZ—Vol. III

APPLICANT—Larry Meltzer, for S. C. K. Realty Corp., owner (Sam Meitchik, owner).

SUBJECT—Application for consideration—reopening as Vol. III to consider reconstruction, subject to regular procedure—re Application (decision of the borough superintendent); previously granted on condition, under section 21 of the zoning resolution, permitting in a business district the change of occupancy of an existing building to a motor vehicle repair shop, which is to be included in a gasoline service station.

PREMISES AFFECTED—1146-52 Atlantic avenue, 567-571 Franklin avenue, southeast corner, Block 1199, Lot 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Elmar R. Meurer.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III, to consider reconstruction subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-

ert, Commissioner Keating and Deputy Chief Con-

nolly 4

Negative: 0

825-28-BZ—Vol. II

APPLICANT—Charles M. Spindler, for K. B. S. Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application (decision of the borough superintendent); previously withdrawn, under section 21 of the zoning resolution to permit in a business district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1950 Bronxdale avenue, 780-792 Niell avenue, west of 1951-61 Barnes avenue, Block 4261, Lot 60, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. II to consider a new application subject to the regular procedure.

PAID

Permit No. 4875
New York, N. Y.

University of Illinois Library
Chicago, Ill.
7-17-55

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative: 0

224-38-BZ—Vol. III

APPLICANT—Henry C. Brockman, for Gulf Oil Corpor-
ation, owner.

SUBJECT—Application for consideration—reopening as
Vol. III to consider extension in area, subject to regular
procedure—re Application (decision of the borough su-
perintendent); previously granted on condition, under
section 7f of the zoning resolution, for a term of ten
years, permitting in a business use district, the erection
and maintenance of a gasoline service station.

PREMISES AFFECTED—32-45 to 32-55 Francis Lewis
boulevard, northeast corner of 33rd avenue, Block 6025,
Lot 36, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Beck, Dep't of Buildings.

ACTION OF BOARD—Application reopened as Vol. III,
subject to the regular procedure to consider extension of
area.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Con-
nolly 4
Negative: 0

189-52-BZ—Vol. II

APPLICANT—James E. McKillop, for Archie Lakin,
owner.

SUBJECT—Application for consideration—reopening as to
extension of time to complete which expired January 12,
1955—re Application (decision of the borough superinten-
dent); previously granted on condition, under section 21
of the zoning resolution, permitting in a business use, C
area district, the erection and maintenance of a building
(store) using more than the area permitted.

PREMISES AFFECTED—602 Manhattan avenue, east
side, 200 ft. south of Nassau avenue, Block 2689, Lot 46,
Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. McKillop and Wm. Gundry.

For Administration: Samuel L. Becker, Dep't of Buildings.

ACTION OF BOARD—Application reopened, to be set for
hearing, subject to the regular procedure, waiving all re-
quirements except a new decision of the Borough Super-
intendent and two publications in the Bulletin, in view of
the time to complete having expired January 12, 1955.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

409-52-BZ

APPLICANT—Edwin F. Taylor, for Emanuel Lazzaro,
owner.

SUBJECT—Application May 23, 1952—(decision of the
borough superintendent) under sections 7c, 7h and 21 of
the zoning resolution, to permit in a residence use, D
area district the maintenance of existing structures and
uses on first floor for storage of materials, loading and
unloading, using more than the area permitted, and for
the parking and storage of motor vehicles accessory to
business on vacant portion of plot, and on the second
floor for two families.

PREMISES AFFECTED—72-88 Huntington street and
702-714 Henry street, southwest corner (Block 535, Lots
21, 26, 30, 31 and 32), Borough of Brooklyn.

APPEARANCES—

For Applicant: Edwin F. Taylor.

For Administration: Samuel L. Becker, Dep't of Buildings.

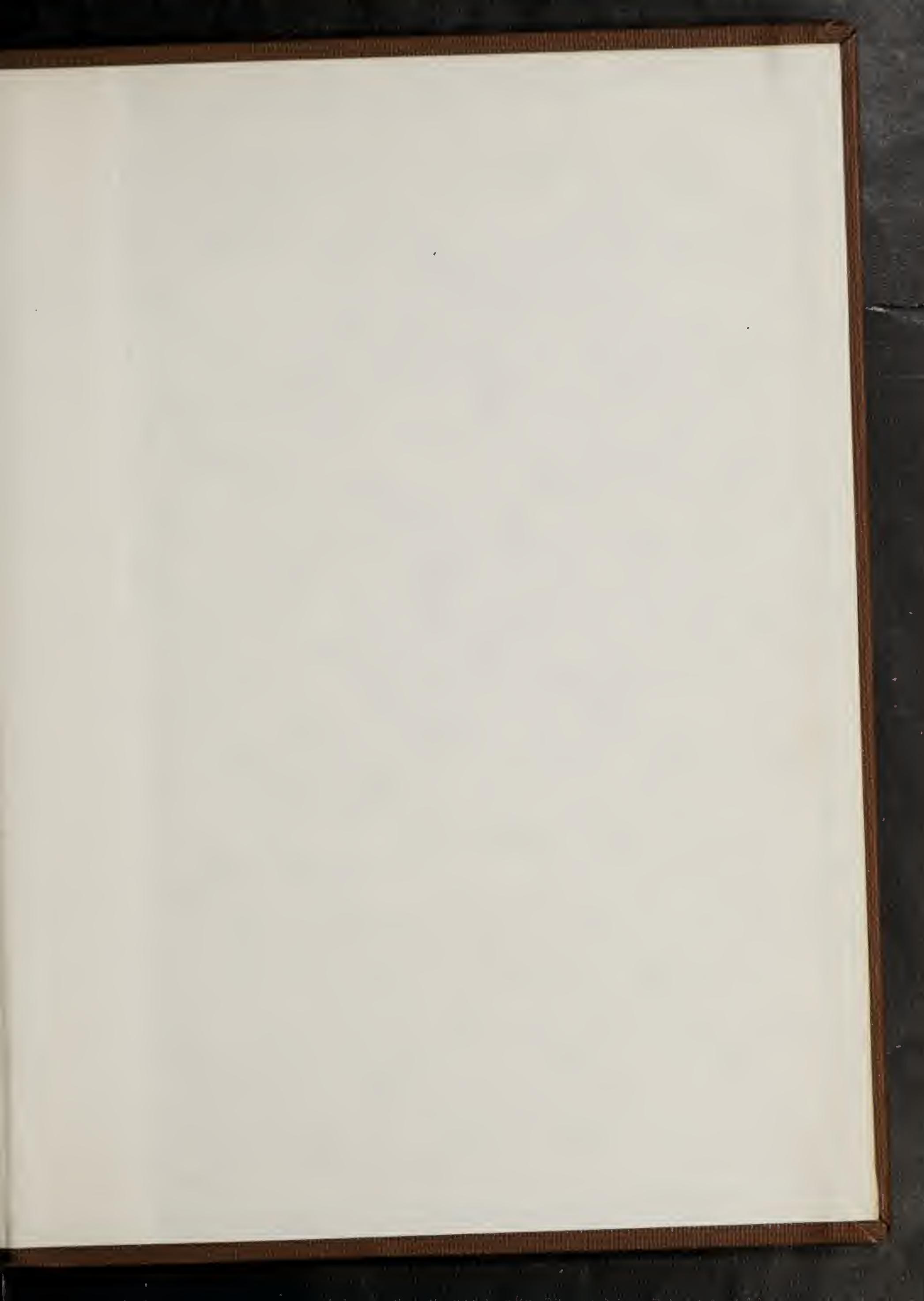
ACTION OF BOARD—Application withdrawn at request
of the applicant, because of change of zone by the Plan-
ning Commission.

THE VOTE—

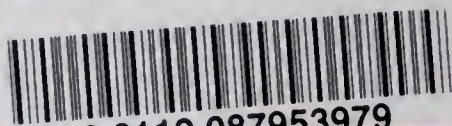
Affirmative: Chairman Murdock, Commissioner Klein-
ert, Commissioner Keating and Deputy Chief Connolly 4
Negative: 0

Adjourned: 5:30 P.M.

JOSEPH J. DOYLE, Chief Clerk.



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Bulletin.



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